



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M

APRIL 4, 2018

**Planning
Commissioners
2018**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger
Chairman

4th District
Bill Sanchez
Vice-Chairman

5th District
Eric Kroencke

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

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

AGENDA REGULAR MEETING RIVERSIDE COUNTY PLANNING COMMISSION COUNTY ADMINISTRATIVE CENTER First Floor Board Chambers 4080 Lemon Street, Riverside, CA 92501

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. 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)
- 1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33303** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Highway 79 Policy Area – Location: Northwesternly of Washington Street, southerly of Keller Road, and easterly of Coventry Lane – 9.7 Acres – Zoning: Winchester Specific Plan Zone 1800, Plan Number 286, Planning Area 4 – Approved Project Description: Schedule "A" subdivision of 9.7 acres into 24 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2021. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org.
- 1.2 **PLOT PLAN NO. 25942** – Receive and File – Applicant: Verizon/Cortel c/o Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Mixed Use Planning Area (CD-MUA) – Location: Northerly of Ramon Road, southerly of La Canada Way, and westerly of Desert Moon Drive – 7.92 Acres – Zoning: Mixed Use (MU) – **REQUEST:** Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60 ft. high mono-pine for Verizon Wireless with 12 eight (8) ft. tall antennas, one (1) four (4) ft. microwave dish, 12 Remote Radio Units, two (2) surge protectors units, two (2) equipment cabinets with two (2) Global Positioning Satellite antennas, one (1) DC generator, and an electrical meter box inside a 625 sq. ft. lease area on a raised 2½ ft. tall platform. The lease area is enclosed by a 6 ft. tall chain-link fence with brown slats and faux vines. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org.
- 1.3 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32185** – Applicant: Beazer Homes Holdings, LLC – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Cookie Road, southerly of Ruff Road, easterly of Leon Road, and westerly of Elliot Road and Winchester Road – 163.57 Acres – Zoning: One-Family Dwelling (R-1) – Approved Project Description: Schedule "A" subdivision of 163.57 acres into 426 single family residential lots with 7,200 sq. ft. minimum lot sizes. The development will also include 32 open space lots for landscaping, paseos, detention areas, and a park that consists of 10 acres – **REQUEST:** Second Extension of Time Request for Tentative Tract

Map No. 32185, extending the expiration date to November 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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

NONE

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

- 3.1 **GENERAL PLAN AMENDMENT NO. 1202/CHANGE OF ZONE NO. 7885/TENTATIVE TRACT MAP NO. 37254 – Intent to Adopt a Mitigated Negative Declaration** – EA42839 – Applicant: Koll Custom Homes, Inc. c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG-AG) (10 acre minimum) – Location: Northerly of Los Nogales Road and westerly of Camino Del Vino – 51.5 Acres – Zoning: Citrus/Vineyard (C/V-10) – **REQUEST: General Plan Amendment No. 1202** proposes to amend the General Plan Policy Area from the Temecula Valley Wine Policy Area – Winery District to the Temecula Valley Wine Country Policy Area – Residential District. **Change of Zone No. 7885** proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre minimum lot size (C/V-10) to Wine Country – Residential (WC-R) – **Tentative Tract Map No. 37254** a Schedule “D” subdivision proposes to subdivide approximately 51.5 acres into eight (8) single-family residential lots. The lots range in size from 6 to 8.5 gross acres. Continued from March 21, 2018. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

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

- 4.1 **CONDITIONAL USE PERMIT NO. 3761 – Intent to Adopt a Negative Declaration – EA42962 – Intent to Find a Public Convenience and Necessity** – Applicant: Saib Alrabadi – Engineer/Representative: CJC Design, Inc. – Owner: Aboy Bakr Almed – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Center Street, southerly of West Church Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – .28 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes the construction of a 76 Gas Station and 1,975 sq. ft. convenience store with the sale of beer and wine (Alcoholic Beverage Control License Type 20) for off-premises consumption (“Project”). The Project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 sq. ft. canopy, three (3) standard parking spaces, and one (1) accessible parking space. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

STAFF RECOMMENDS A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.

- 4.2 **ITEM MOVED TO PUBLIC HEARING – CONTINUED ITEMS.**

- 4.3 **CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – Intent to Adopt a Mitigated Negative Declaration** – EA42685 – Applicant: Fred Khoroushi – Engineer/Representative: CLE Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, and westerly of Avenida Caleta – 20.2 gross acres – Zoning: Residential Agricultural – 20 acre minimum – **REQUEST:** Change of Zone from Residential Agricultural 20 acre minimum (RA-20) to Residential Agricultural 5 acre minimum (RA-5) and a Schedule “H” subdivision to create four (4) residential parcels on 20.2 gross acres. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

- 4.4 **GENERAL PLAN AMENDMENT NOS. 1151 AND 1152, CHANGE OF ZONE NOS. 7872 AND 7873, PLOT PLAN NOS. 25837 AND 25838, TENTATIVE PARCEL MAP NOS. 36950 AND 36962 – Intent to Certify an Environmental Impact Report (EIR) No. 546** – EIR00546 – Applicant: Trammel Crow, Inc. – Representative: David Evans and Associates, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Community Development: Light Industrial (CD-LI) – Community Development: Business Park (CD-BP) – Location: Southerly of Oleander Avenue, northerly of Nance Street, westerly of Harvill Avenue, and easterly of Day Street – Zoning: Rural Residential – ½ acre minimum (R-R-½) – Medium Manufacturing (M-M) – Industrial Park (I-P) – **REQUEST: Building D - GENERAL PLAN AMENDMENT NO. 1151** proposes to change the General Plan Land Use Designation for Parcels 314-040-002 and 314-040-008 from Community Development: Business Park (CD-BP) to Community Development: Light Industrial (CD-LI) to make the entire Building D site Community Development: Light Industrial (CD-LI). **CHANGE OF ZONE NO. 7872** proposes to change the zoning classification for Parcels 314-040-002 and 314-040-008 from Rural Residential (R-R) to Industrial Park (I-P) and the portions of Parcels 314-040-001 and 314-040-003 that are zoned Medium Manufacturing (M-M) to Industrial Park (I-P) to make the entire Building D site Industrial Park (I-P). **PLOT PLAN NO. 25838** proposes the construction and operation of a 702,645 sq. ft. warehouse/distribution/manufacturing building on 37.08-acres (gross) consisting of 15,000 sq. ft. of office space, 10,000 sq. ft. of mezzanine, and 677,645 sq.

ft. of warehouse space with 109 truck loading bays, 251 trailer parking stalls, 439 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. **TENTATIVE PARCEL MAP NO. 36950** proposes a Schedule "H" subdivision of 37.08 gross acres to consolidate the existing four (4) parcels into one (1) parcel and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. **Building E - GENERAL PLAN AMENDMENT NO. 1152** proposes to change the General Plan Land Use Designation for Parcels 314-020-017 and 314-020-010 from Community Development: Business Park (CD-BP) to Community Development: Light Industrial (CD-LI) to make the entire Building E site Community Development: Light Industrial (CD-LI). **CHANGE OF ZONE NO. 7873** proposes to change the zoning classification for Parcels 314-020-010 from Rural Residential – ½ acre minimum (R-R-½) to Industrial Park (I-P) to make the entire Building E site Industrial Park (I-P). **PLOT PLAN NO. 25837** proposes the construction and operation of a 410,982 sq. ft. warehouse/distribution/manufacturing building on 21.52-acres (gross) consisting of 15,000 sq. ft. of office space and 395,982 sq. ft. of warehouse, with 51 truck loading bays, 80 truck trailer parking stalls, and 260 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. **TENTATIVE PARCEL MAP NO. 36962** proposes a Schedule "E" subdivision of 21.52 gross acres into two (2) parcels, one (1) for the proposed development and one (1) to be left vacant at this time, and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

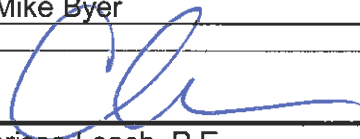
Agenda Item No.:

1.1

Planning Commission Hearing: April 4, 2018

PROPOSED PROJECT

Case Number(s):	TR33303E02	Applicant(s):	EPC Holdings 781, LLC
Area Plan:	Southwest		c/o Mike Byer
Zoning Area/District:	Rancho California Area		
Supervisory District:	Third District		
Project Planner:	Ash Syed		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map: Schedule 'A' subdivision of 9.7 acres into 24 single family residential lots with a minimum lot size of 7,200 square feet.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33303**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 24, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 33303 was originally approved at Planning Commission on February 21, 2007. It proceeded to the Board of Supervisors along with Change of Zone No. 7436 where both applications were approved on April 24, 2007.

The First Extension of Time was received on January 25, 2017, ahead of the expiration date. It was approved at Planning Commission on March 15, 2017.

The Second Extension of Time was received on February 21, 2018, ahead of the expiration date. The applicant and the County discussed conditions of approval and reached consensus on March 1, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of nine (9) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant March 1, 2018, indicating the acceptance of the nine (9) recommended conditions.

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

State Bills

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

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

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

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

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460,

replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The first extension of time extended the expiration date by one (1) year to April 24, 2018. The second extension of time will extend the expiration date by three (3) years to April 24, 2021, contingent upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period. If a final map has not been recorded prior to this date, a third extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

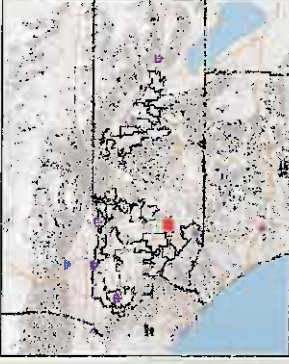
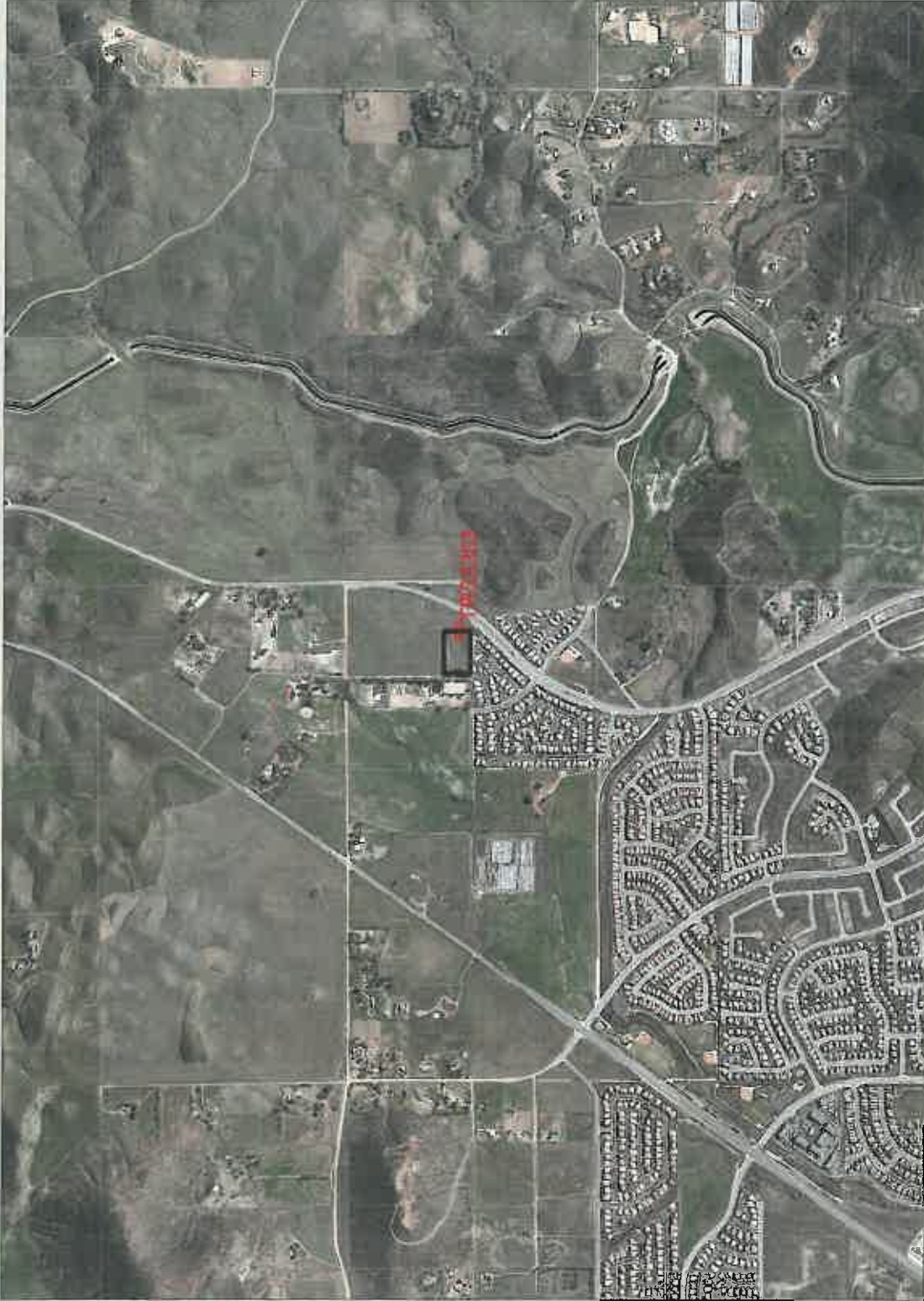
FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

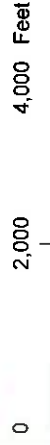
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

TR33303 Vicinity Map



Legend

- Display Parcels



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... 2/27/2018 3:29:44 PM

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Notes

COVENTRY LANE

TRACT 31700

STREET 'C'

TRACT 31700
R-1
MCR

WASHINGTON ST
EXISTING ALIGNMENT

WASHINGTON ST
PROPOSED REALIGNMENT
BY TRACT 29962

NOT A PART
APN 478-00-004
P-A-2 U2
MCR

BY TRACT 31700 (ALSO SEE)

ALL EXTERIOR EDGE CONDITIONS (PAVING, SLOPES)
MAY BE CONSOLIDATED BY TRACTS 31700 & 29962
NO DRAINAGE WILL FLOW OVER BOUNDARIES

TRACT 29962
SP 280
MCR

ALL EXTERIOR EDGE CONDITIONS (PAVING, SLOPES)
MAY BE CONSOLIDATED BY TRACTS 31700 & 29962
NO DRAINAGE WILL FLOW OVER BOUNDARIES

EXISTING BUILDING
HAS BEEN REMOVED

EXISTING STRUCTURES
HAVE BEEN REMOVED

EXISTING BUILDING
HAS BEEN REMOVED

EXISTING 40' ROP TO BE
INSTALLED BY TR 29962

EXISTING PAVING
TRANSITION TO BE REMOVED
FOR TR 29962

PROPOSED
PAVED AREA
54'-2'-0"

PROPOSED
PAVED AREA
54'-2'-0"

PROPOSED
PAVED AREA
54'-2'-0"

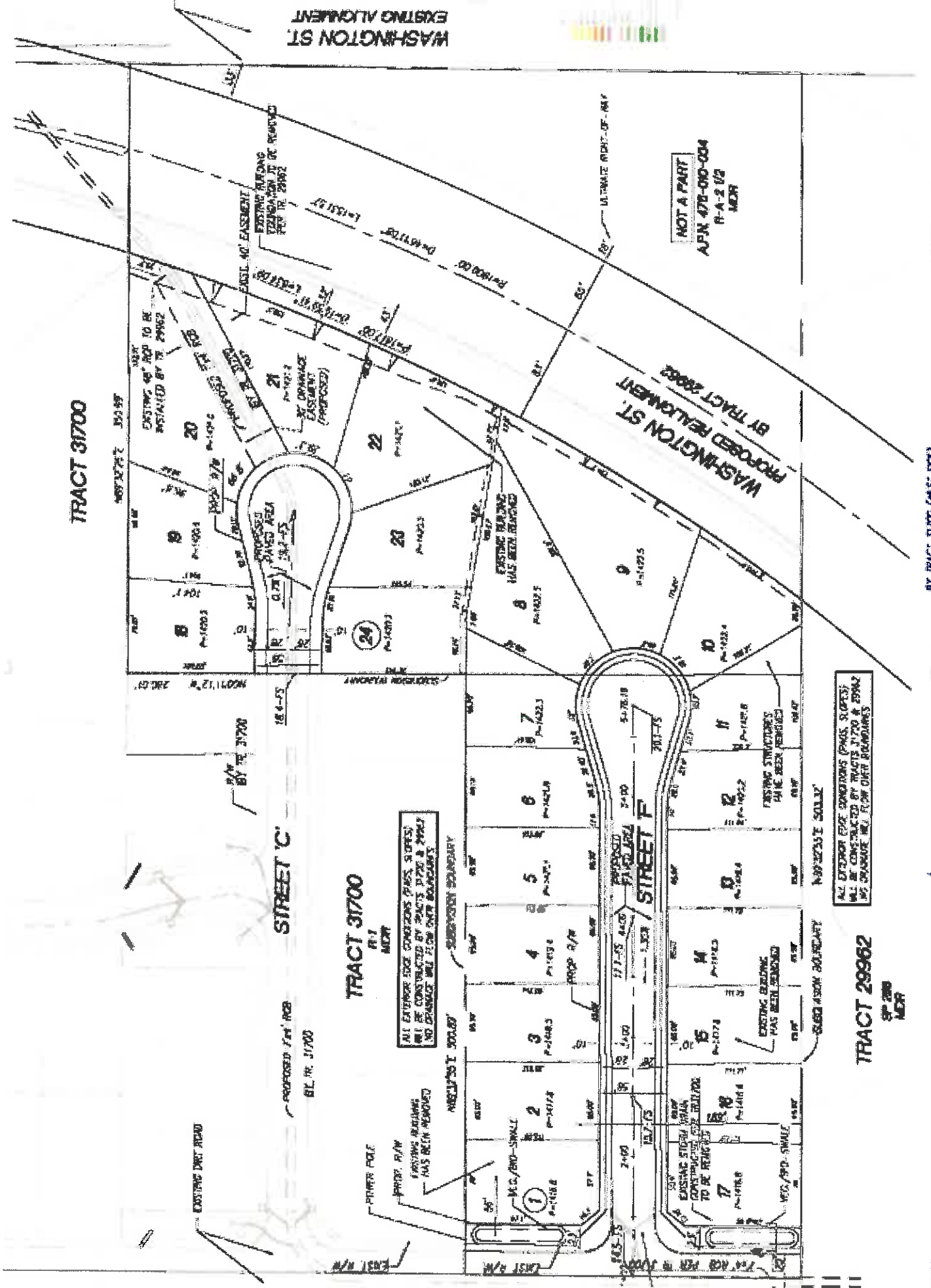
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54'-2'-0"

PROPOSED
PAVED AREA
54'-2'-0"



Extension of Time Environmental Determination

Project Case Number: TR33303
Original E.A. Number: EA40326
Extension of Time No.: Second
Original Approval Date: February 21, 2007
Project Location: Northwest of Washington Street, South of Keller Road, East of Coventry Lane.

Project Description: Schedule A subdivision of 9.7 acres into 24 single family residential lots with a minimum lot size of 7,200 square feet.

On February 21, 2007, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
Ash Syed, Project Planner

Date: February 27, 2018
Charissa Leach, P.E. Assistant TLMA Director

Syed, Ashiq

From: Mike Byer <mbyer@richlandinvestments.com>
Sent: Thursday, March 01, 2018 10:31 AM
To: Syed, Ashiq; Allison Adams
Cc: Mike Byer
Subject: RE: Recommended Conditions of Approval for 2nd EOT of TR33303

Ash –

Thanks for sending. I agree to the following new conditions, contingent upon the approved extension of time.

50 E. Health #1
50 Trans #1
60 BS Grade #1
60 Trans 1
80 Trans #1
90 BS Grade #1
90 Trans #1

Mike Byer
Senior Vice President – Acquisitions & Dispositions
Richland Communities, INC

3161 Michelson Drive, Suite 425
Irvine, CA 92612

Tel: 949.383.4137
Mob: 415.608.2525

From: Syed, Ashiq [mailto:ASyed@rivco.org]
Sent: Tuesday, February 27, 2018 4:45 PM
To: Mike Byer <mbyer@richlandinvestments.com>; Allison Adams <aadams@richlandinvest.onmicrosoft.com>
Subject: Recommended Conditions of Approval for 2nd EOT of TR33303

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33303

Hello Mr. Byer,

The County Planning Department, for this extension of time, has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

documentation will then be included in the staff report package. The attached document is a copy of the recommended conditions which are identified as follows:

- 50 E. Health #1
- 50 Trans #1
- 60 BS Grade #1
- 60 Trans 1
- 80 Trans #1
- 90 BS Grade #1
- 90 Trans #1

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

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

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

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

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



Ash Syed
Environmental Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
Email: asyed@rivco.org
Phone: 951-955-6035

Confidentiality Disclaimer

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

Plan: TR33303E02

Parcel: 476010051

50. Prior To Map Recordation

E Health

050 - E Health. 1 Gen - Custom Not Satisfied

REQ E HEALTH DOCUMENTS

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

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

Transportation

050 - Transportation. 1 Gen - Custom Not Satisfied

FINAL ACCESS AND MAINT

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 Gen - Custom Not Satisfied

REQ BMP SWPPP WQMP

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, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

Transportation

060 - Transportation. 1 Gen - Custom Not Satisfied

FINAL WQMP FOR GRADING

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

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Gen - Custom Not Satisfied

WQMP AND MAINTENANCE

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The

Plan: TR33303E02

Parcel: 476010051

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 Gen - Custom (cont.) Not Satisfied
project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 Gen - Custom Not Satisfied

WQMP REQUIRED

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

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

Transportation

090 - Transportation. 1 Gen - Custom Not Satisfied

WQMP COMP AND BNS REG

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
RECEIVE & FILE REPORT**

Agenda Item No.:

1.2

Planning Commission Hearing: April 4, 2018

PROPOSED PROJECT

Case Number(s):	PLOT PLAN NO. 25942	Applicant(s):	
Area Plan:	Western Coachella Valley	Representative(s):	
Zoning Area/District:	Thousand Palms District		
Supervisory District:	Fourth District		
Project Planner:	Tim Wheeler		

Verizon/Cortel c/o Andrea Urbas

Verizon/Cortel c/o Andrea Urbas

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60-foot-high monopine for Verizon Wireless with twelve (12) 8-foot-tall antennas; one (1) 4-foot microwave dish; twelve (12) Remote Radio Units; two (2) surge protectors units; two (2) equipment cabinets with two (2) Global Positioning Satellite antennas; one (1) DC generator; and one (1) electrical meter box inside a 625-sq.-ft. lease area on a raised 2 ½-foot-tall platform. The lease area is enclosed by a 6-foot-tall chain-link fence with brown slats and faux vines.

The project site is located north of Ramon Road, south of La Canada Way, west of Desert Moon Drive, on 7.92 acres. The projects address is 73400 Ramon Road.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on March 19, 2018.

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

ADOPTED a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42866 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PLOT PLAN NO. 25942, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT LOCATION MAP

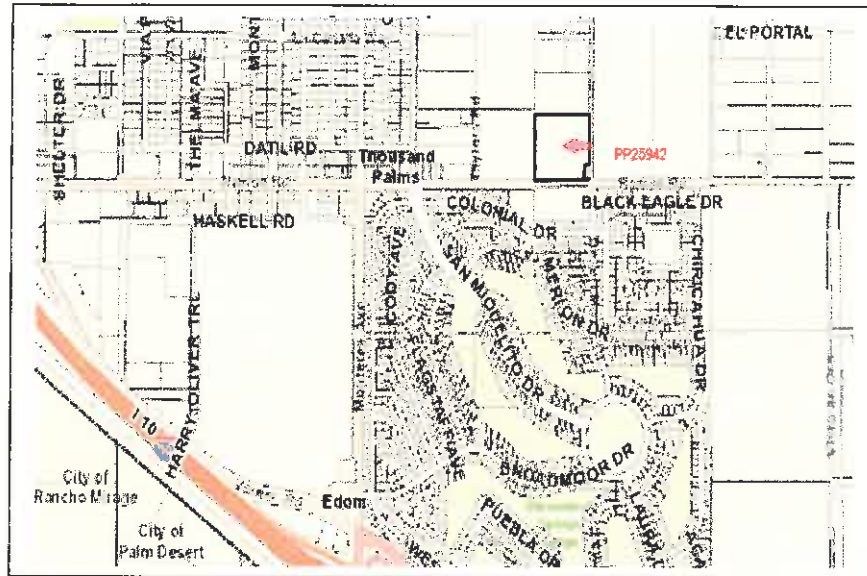


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed project was submitted on December 30, 2015. It proceeded to a Land Development Committee (LDC – initial review) meeting on January 21, 2016. Corrections were provided ranging from needed details on the plans, correct setback issues, landscaping, geotechnical report required, pending comments from archaeology, and roadway easements needed. Various revisions between the applicant and the County occurred with the culmination of the finalized plans as of June of 2017 meeting all requested comments and a copy of the fully executed lease agreement was provided as well. The Indemnification Agreement (IA) was fully executed. The project was heard before the Thousand Palms Community Council on January 25, 2018 and the Board of Supervisors, 4th District office was provided the project exhibits for the meeting.

Originally the project was set for the February 26, 2018 Director's Hearing. An error in the time of the hearings for that day (9:30 pm instead of 9:30 am); required the need to re-schedule the project for March 19, 2018 at 1:30 pm. The project was again re-noticed for a 20 days with the correct date and time.

Staff received email correspondences in opposition to the wireless facility and they were included in the staff report for the March 19, 2018 Director's Hearing. No one from the public appeared for the hearing.



**DIRECTOR'S HEARING
REPORT OF ACTIONS
MARCH 19, 2018**

1.0 CONSENT CALENDAR:

NONE

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

NONE

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

- 3.1 PLOT PLAN NO. 24690, REVISED PERMIT NO. 2 – Intent to Consider an Addendum to a Certified Environmental Impact Report No. 396 (EIR No. 396) – EA43050 – Applicant: Thermal Operating Company, LLC – Engineer/Representative: Webb Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Heavy Industrial (CD-HI) – Open Space-Conservation (OS-C) as reflected on the Land Use Plan for Specific Plan No. 303 – Location: Northerly of Avenue 62, southerly of Avenue 60, easterly of Tyler Street, and westerly of Polk Street, located in Thermal, CA – 269 Acres – Zoning: Specific Plan (S-P) – **REQUEST:** Plot Plan No. 24690, Revised Permit No. 2 proposes to add 7,040 sq. ft. trackside garage building with viewing deck, a members club complex consisting of 3,354 sq. ft. recreation center building, 1,647 sq. ft. fitness center building, 1,420 sq. ft. locker room building, two (2) pools, three (3) game courts, and six (6) future hotel suite pads of approximately 2,400 sq. ft. each. Also proposes to incorporate all approved changes from PP24690R1, prior Substantial Conformances (PP24690S1-S4), and removes from the boundary of the prior plot plan projects approved under separate plot plans for the BMW Facility (PP25677), Ascot and Jasper Plot Plans (PP26120 and PP26121). All conditions of approval and mitigation measures from previous approvals on the subject site will remain and have been incorporated into this plot plan revision. Project Planner: Jason Killebrew at (951) 955-0314 or e-mail at jkillebr@rivco.org.**
- Staff Report Recommendation:**
ADOPT Addendum No. 7 to Environmental Impact Report No. 396 for Environmental Assessment No. 43050; and
APPROVE Plot Plan No. 24690 Revision No. 2.
- Staff's Recommendation:**
ADOPTION of Addendum No. 7 to Environmental Impact Report No. 396 for Environmental Assessment No. 43050; and
APPROVAL of Plot Plan No. 24690 Revision No. 2.
- Planning Director's Actions:**
ADOPTED Addendum No. 7 to Environmental Impact Report No. 396 for Environmental Assessment No. 43050; and
APPROVED Plot Plan No. 24690 Revision No. 2, subject to the conditions of approval.
- 3.2 PLOT PLAN NO. 25942 – Intent to Adopt a Negative Declaration – EA42866 – Applicant: Verizon/Cortel c/o Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Mixed Use Planning Area (CD-MUA) – Location: Northerly of Ramon Road, southerly of La Canada Way, and westerly of Desert Moon Drive – 7.92 Acres – Zoning: Mixed Use (MU) – **REQUEST:** Plot Plan No. 25942 proposes to construct a wireless communication facility consisting of a 60 foot high mono-pine for Verizon Wireless with 12 eight (8) foot tall antennas, one (1) four (4) foot microwave dish, 12 remote radio units, two (2) surge protector units, two (2) equipment cabinets with two (2) global positioning satellite antennas, one (1) DC generator, and an electrical meter box inside a 625 sq. ft. lease area on a raised 2½ foot tall platform. The lease area is enclosed by a 6 foot tall chain-link fence with brown slats and faux vines. Project Planner: Tim Wheeler at (951) 955-6060 or e-mail at twheeler@rivco.org.**
- Staff Report Recommendation:**
ADOPT a Negative Declaration for Environmental Assessment No. 42866; and
APPROVE Plot Plan No. 25942.
- Staff's Recommendation:**
ADOPTION of a Negative Declaration for Environmental Assessment No. 42866; and
APPROVAL of Plot Plan No. 25942.
- Planning Director's Actions:**
ADOPTED a Negative Declaration for Environmental Assessment No. 42866; and
APPROVED Plot Plan No. 25942, subject to the conditions of approval.
- 4.0 PUBLIC COMMENTS:**



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

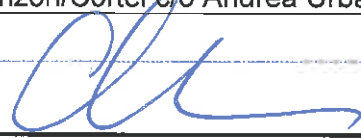
Agenda Item No.:

3.2

Director's Hearing: March 19, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 25942	Applicant(s):	Verizon/Cortel c/o Andrea Urbas
Select Environ. Type	NEGATIVE DECLARATION	Representative(s):	Verizon/Cortel c/o Andrea Urbas
Area Plan:	Western Coachella Valley		
Zoning Area/District:	Thousand Palms District		
Supervisory District:	Fourth District		
Project Planner:	Tim Wheeler		
Project APN(s):	650-300-015		


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60-foot-high monopine for Verizon Wireless with twelve (12) 8-foot-tall antennas; one (1) 4-foot microwave dish; twelve (12) Remote Radio Units; two (2) surge protectors units; two (2) equipment cabinets with two (2) Global Positioning Satellite antennas; one (1) DC generator; and one (1) electrical meter box inside a 625-sq.-ft. lease area on a raised 2 ½-foot-tall platform. The lease area is enclosed by a 6-foot-tall chain-link fence with brown slats and faux vines.

The project site is located north of Ramon Road, south of La Canada Way, west of Desert Moon Drive, on 7.92 acres. The projects address is 73400 Ramon Road.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42866**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 25942, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Community Development: Mixed Use Planning Area (CD: MUA)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	
Surrounding General Plan Land Uses	
North:	Community Development: Mixed Use Planning Area (CD: MUA)
East:	Community Development: Very Low Density Residential (CD: VLDR)
South:	Community Development: Medium Density Residential (CD: MDR)
West:	Community Development: Mixed Use Planning Area (CD: MUA)
Existing Zoning Classification:	Mixed Use (MU)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Mixed Use (MU)
East:	Scenic Highway Commercial (C-P-S)
South:	Mobile Home Subdivision & Mobile Home Park (R-T)
West:	Mixed Use (MU)
Existing Use:	Single Family Residence and Guest Quarters
Surrounding Uses	
North:	Vacant land
South:	Vacant land
East:	Mobile Home Subdivision/Park
West:	Vacant land

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	7.92 acres	N/A
Proposed Building Area/Project Area (SQFT):	Cell Site Project Area is 625 sq. ft.	N/A
Building/Tower Height (FT):	Disguised Monopine Height is 60 feet	70 feet Maximum

Located Within:

City's Sphere of Influence:	Yes – The project is just over one (1) mile from the Cities of Cathedral City and Rancho Mirage.
Community Service Area (“CSA”):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	Yes – The project is within the CVWD Flood Plain Review Area
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes – The project is located within a moderate liquefaction area
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP

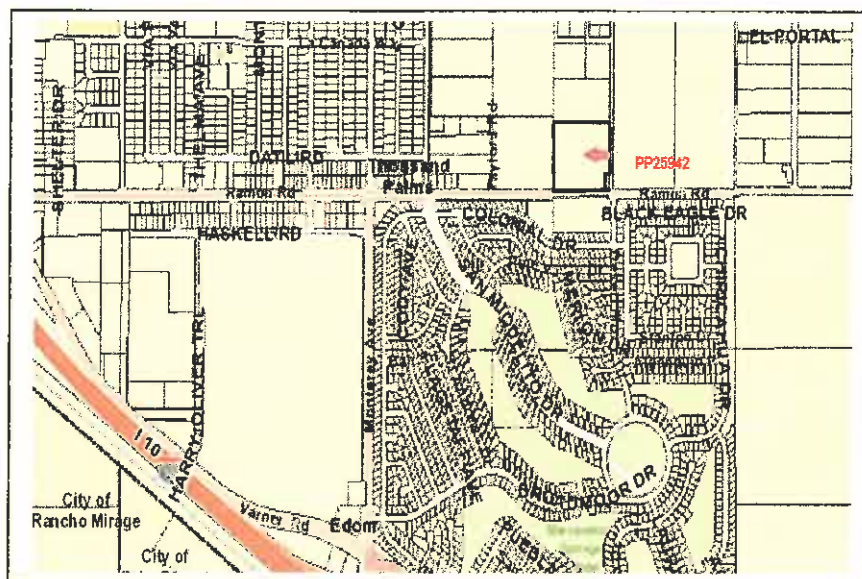


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed project was submitted on December 30, 2015. It proceeded to a Land Development Committee (LDC – initial review) meeting on January 21, 2016. Corrections were provide ranging from needed details on the plans, correct setback issues, landscaping, geotechnical report required, pending comments from archaeology, and roadway easements needed. Various revisions between the applicant and the County occurred with the culmination of the finalized plans as of June of 2017 meeting all requested comments and a copy of the fully executed lease agreement was provided as well. The Indemnification Agreement (IA) was fully executed.. The project was heard before the Thousand Palms Community Council on January 25, 2018 and the Board of Supervisors, 4th District office was provided the project exhibits for the meeting.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105.

Comment letters in response to the circulated IS and ND were not received. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

1. The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg “Wireless Communication Facilities,” including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:
 - i. The facility is designed and sited so that it is minimally visually intrusive because the proposed use is a disguised wireless communication facility that has been designed to be a pine tree (monopine) to assist in blending into the surrounding area on which the subject parcel is located and the facility matches the neutral earth tone colors with the surrounding areas landscape design.
 - ii. The supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area or is screened from view because the disguised wireless communication facility has a 6 foot tall chain-link fence with brown slats and faux vines and meets the Countywide Standard Design Guidelines.

- iii. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities, including a fully executed copy of the lease agreement entered into by the underlying property owner.
- iv. Pursuant to Section 19.404 A of Ordinance No. 348 (Appropriate Location), a disguised wireless communication facilities may be located in the Scenic Highway Commercial (C-P-S) zone. During the course of this entitlement process at this location for this project, the zoning classification changed from C-P-S to the Mixed Use (MU) zone. A disguised wireless communication facility is not a specifically listed use allowed within the MU zone. However parking lots and parking structures are permitted within the Mixed Use zone, subject to Plot Plan Approval. Pursuant to Section 9.86.D (Same Character and Intensity) of Ordinance No. 348, "Any use that is not specifically listed in subsections B. or C. may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections and therefore is consistent with the MU zoning classification. Such a use is subject to the permit process which governs the category in which it falls." A disguised wireless communication facility is similar to parking structures and parking lots for the following reasons:
 - a. A parking structure or lot and an unmanned wireless communication facility tower provides the general public and the community within the surrounding area with a needed service. A parking lot or structure provide commuters with means to park their vehicles to use various commercial projects and/or residential parcels within the area. An unmanned wireless communication facility's tower and equipment enclosure provide these same commuters with communication services, as they enjoy these surrounding commercial and residential parcels. Parking structures or lots would generally be a more intensive structure or use, having more daily vehicle trips to use them with multiple or hundreds of parking spaces provided; whereas with an unmanned wireless communication facility's tower and equipment enclosure the trips after construction would only be for maintenance purposes only and only requires one (1) parking space.
 - b. The service of a parking structure or lot to the nearby community can be visually impactful as parking structures are several stories or levels tall with a large overall footprint, many landscaped areas for screening, and painted to hopefully blend into the surrounding look of the community. Whereas with an unmanned wireless communication facility's tower and equipment enclosure; the tower is disguised (for this project the tower is disguised as a pine tree), painted to match the neutral color of the surrounding area with minimal landscaping (if needed), and a very smaller overall footprint or lease area.
 - c. Accordingly, for the reasons above, the Assistant TLMA Director finds that the proposed disguised wireless communication facility is substantially the same in character and intensity as the specifically listed use described above and may be permitted within the Mixed Use zone, subject to the Plot Plan approval.
- v. Pursuant to Sections 19.404.C and 19.410 of Ordinance No. 348, the application has met the location and development standards for disguised wireless communication facilities as follows:

- a. Disturbance to the natural landscape shall be minimized. This project meets this development standard because the disguised wireless communication facility is located among the clustered existing trees and shielded by the existing trees along the perimeter of the subject parcel. Only disturbance is within the enclosed lease area and once construction has concluded; the disturbed area outside the lease area will be remediated or returned to its original status.
- b. All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets this development standard because the disguised wireless communication facility is a 6 foot tall chain-link fence with brown slats and faux vines and meets the Countywide Standard Design Guidelines.
- c. Disguised wireless communication facilities in non-residential zone classifications shall not exceed seventy (70) feet. This project meets this development standard because the project site is located within the Mixed Use (MU) zone. The MU zone classification is classified, per the Planning Director, as a non-residential zone classification and the proposed disguised monopine is 60 feet in height, which is well under the height limitation and permissible for a non-residential zoning classification.
- d. All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. As demonstrated in the IS, the proposed project meets this development standard because the facility will result in no significant environmental impacts, is consistent with the CVMSHCP, and will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- e. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. This project meets the development standard because the proposed wireless communication facility is already located within existing trees, similar in species, on the subject property so no new landscaping is necessary.
- f. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. The project meets this development standard because the disguised wireless communication facility will have lighting integrated into the equipment cabinets for the site. This lighting is shielded and directed down into the lease area. The lighting can only be accessed by maintenance workers for the wireless facility at the periodic times they service the facility, when needed, and otherwise there will be no outside lighting.
- g. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the disguised wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the disguised wireless communication facility will not exceed 45

- decibels inside the nearest dwelling and 60 decibels at the property line (Condition of Approval 10. Planning-Noise Reduction.23). The nearest habitable dwelling is approximately 306 feet away.
- h. Temporary parking for service vehicles may be permitted but only on-site and paving for the parking shall be required, where appropriate. The proposed project meets this development standard because the disguised wireless communication facility provides space for on-site, temporary parking within the non-exclusive access easement from the road right of way to the project site enclosure location.
 - i. All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets this development standard because the disguised wireless communication facility provides an all-weather surface for access through a non-exclusive easement from the road right of way.
 - j. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets this development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground and minimize disturbance of existence vegetation and wildlife habitats during construction.
 - k. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project meets the development standard because the disguised wireless communication facility is not designed as a roof-mounted facility.
 - l. Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The project meets this development standard because the disguised wireless communication facility is not proposed within a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible and the concealed monopine is sited to blend into the surrounding area where the subject parcel is located and well below any ridgeline that could be viewed in any direction.
 - m. Disguised wireless communication facilities in or adjacent to non-residential zone classifications shall be setback from habitable dwellings at a distance equal to one hundred and twenty-five (125) percent of the facility height. This project meets the development standard because the disguised wireless communication facility is located within the non-residential zone of MU, as determined by the Planning Director, for this unmanned wireless communication facility project. With the height of the facility being 60 feet; the distance would need to be equal to 75 feet from a habitable dwelling. The disguised wireless communication facility is set back 306 feet from the nearest dwelling, which is much more than 500 percent of the facility height of 60 feet. Accordingly, even if a collocation were to be applied for in the future that included making the tower up to 20 feet taller, it would still meet this development standard.

- n. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. The project meets this development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area.
 - o. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. The project meets this development standard because the wireless facility's tower and equipment have been designed and painted to match in color and look with the surrounding pine trees and earth-tone colors.
- vi. Pursuant to Section 18.30 of Ordinance No. 348, the disguised wireless communication facility application has met the requirements for approval as follows:
- a. This project meets the requirements for consistency with the General Plan Land Use Elements of Area Plans, Foundational Components, and Land Use Designations by its location within the Western Coachella Valley Area Plan. As noted above, it has a Foundation Component of Community Development and a Land Use Designation of Community Development: Mixed Use Planning (CD: MUA). It is consistent with these designations because under the Western Coachella Valley Area Plan within the designated neighborhoods of the Ramon Road Neighborhood and the Desert Moon West Neighborhood; it is encouraged for mixed commercial uses and community services to operate within these neighborhoods. The Western Coachella Valley Area Plan policies 8.5 thru 8.7 encourages 25% of high residential development and local serving commercial uses within the neighborhoods. The subject property currently has two dwellings (a main dwelling and a guest quarters); plus the unmanned wireless communication facility will service the local constituents in the area, making it consistent with the Western Coachella Valley Area Plan, the Land Use Designation of Mixed Use (MU), and the General Plan Foundation Component of Community Development: Mixed Planning (CD: MUA). It is also in compliance with all other applicable land use policies and County ordinances.
 - b. Based on the above, the plot plan is such that the overall development of the land is designed for the protection of the public health, safety, and general welfare, which are protected through the project design.
 - c. Based on the above, the project conforms to the logical development of the land and is compatible the present and future logical development of the surrounding property. Because of the small lease area and type of use, there is no need for dedication or improvement of streets or sidewalks, and, as demonstrated in the EA, there are no topographical or drainage conditions of concern.
2. This project is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP); but not within a conservation area of the CVMSHCP. As it is not within the conservation area, no surveys are required for the CVMSHCP and any conditions will be cleared under building permits applied for the project.

3. This project is in the sphere of influence for the City of Cathedral City and City of Rancho Mirage. A transmittal letter and project information on the proposed disguised wireless communication facility was provided to the cities. No comments or communications were received from the cities as of the date of this staff report.
4. The project site is not located within a CAL FIRE State Responsibility Area or Fire Hazard zone.
 - i. Fire protection or suppression services will be available for the project by the Thousand Palms Fire Station No. 35 located approximately 0.94 miles west of the project site.
5. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 22, 2016. No response was received from the Soboba Band of Luiseno Indians, the Morongo Band of Mission Indians, or the Torres Martinez Band of Desert Cahuilla Indians. The San Manuel Band of Indians deferred to Tribes closer to the Project area, the Agua Caliente Band of Cahuilla Indians expressed no concerns in a letter dated April 20, 2016 and after review of the cultural report, in a letter dated January 30, 2017, the Twenty-Nine Palms Band of Mission Indians did not have any specific concerns regarding Tribal Cultural Resources. No Tribal Cultural Resources were identified by any of the Tribes. Consultation has been concluded with all responding Tribes. There will be no impacts to tribal Cultural Resources because there are none present.

PUBLIC HEARING NOTIFICATION AND OUTREACH

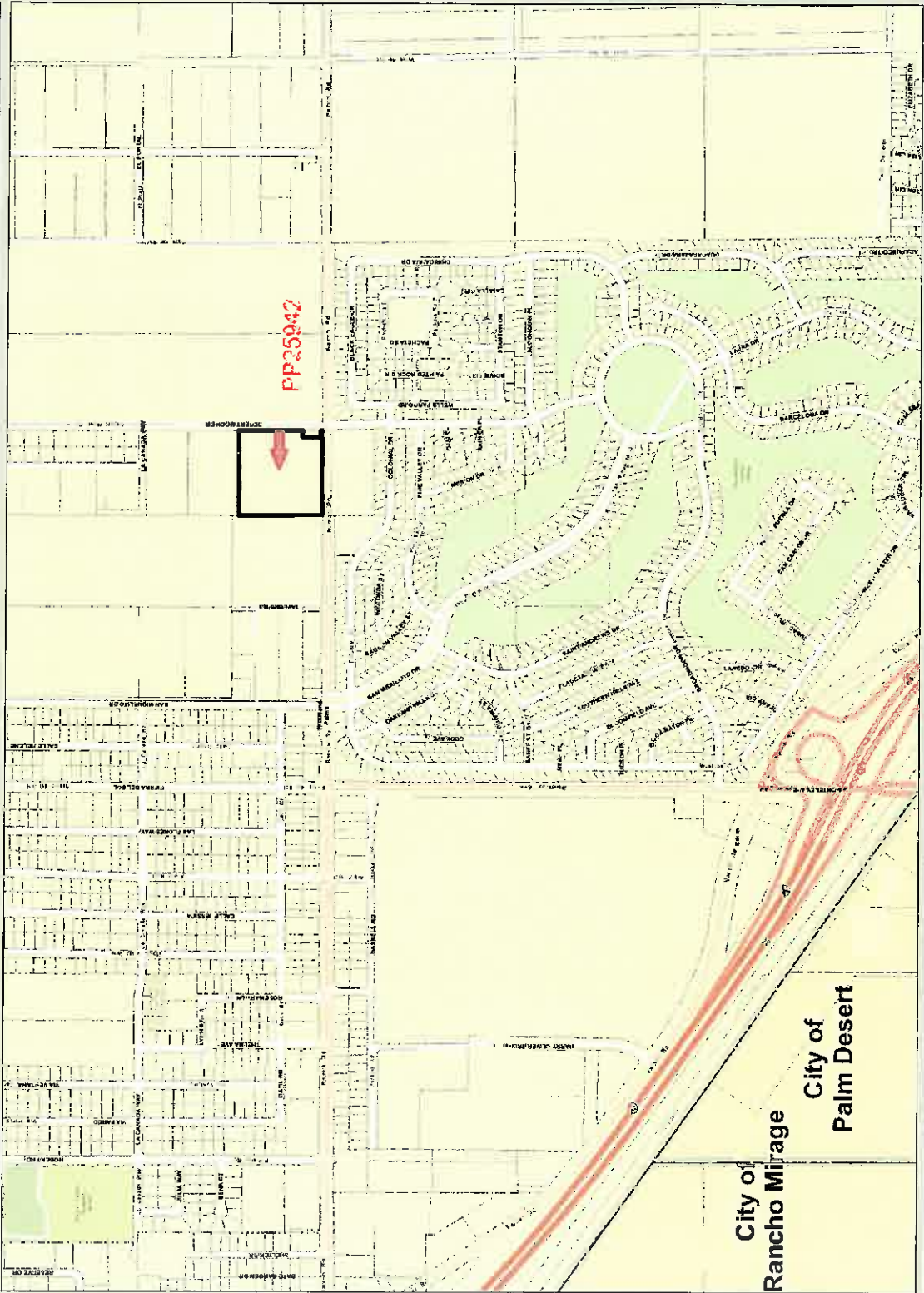
Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report Planning Staff has received written communication/phone calls from the public indicating opposition to the proposed project due to its residential location, height, and health concerns. Staff addressed these written communications/phone calls sighting Ordinance 348, Section 19.400 for wireless communication facilities stating that unmanned wireless communication facilities are allowed in residential zones' that the proposed tower is under the height for its zone classification; and that the County of Riverside cannot comment on health issues concerning or relating to wireless communication facilities as those are governed by the FCC and federal regulations.

APPEAL INFORMATION

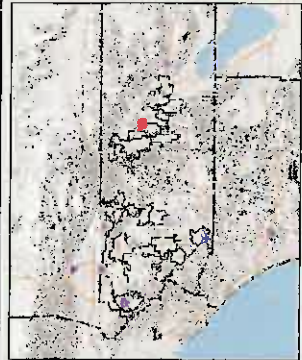
The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted to the Clerk of the Board, with the required fee set forth in Ordinance No. 671, within 10 days of the notice of decision appearing on the Planning Commission agenda.

Plot Plan No. 25942

Vicinity Map



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrography
 - waterbodies
 - Lakes
 - Rivers
 - World Street Map



Notes

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Plot Plan No. 25942

Land Use Map



Legend

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

Notes

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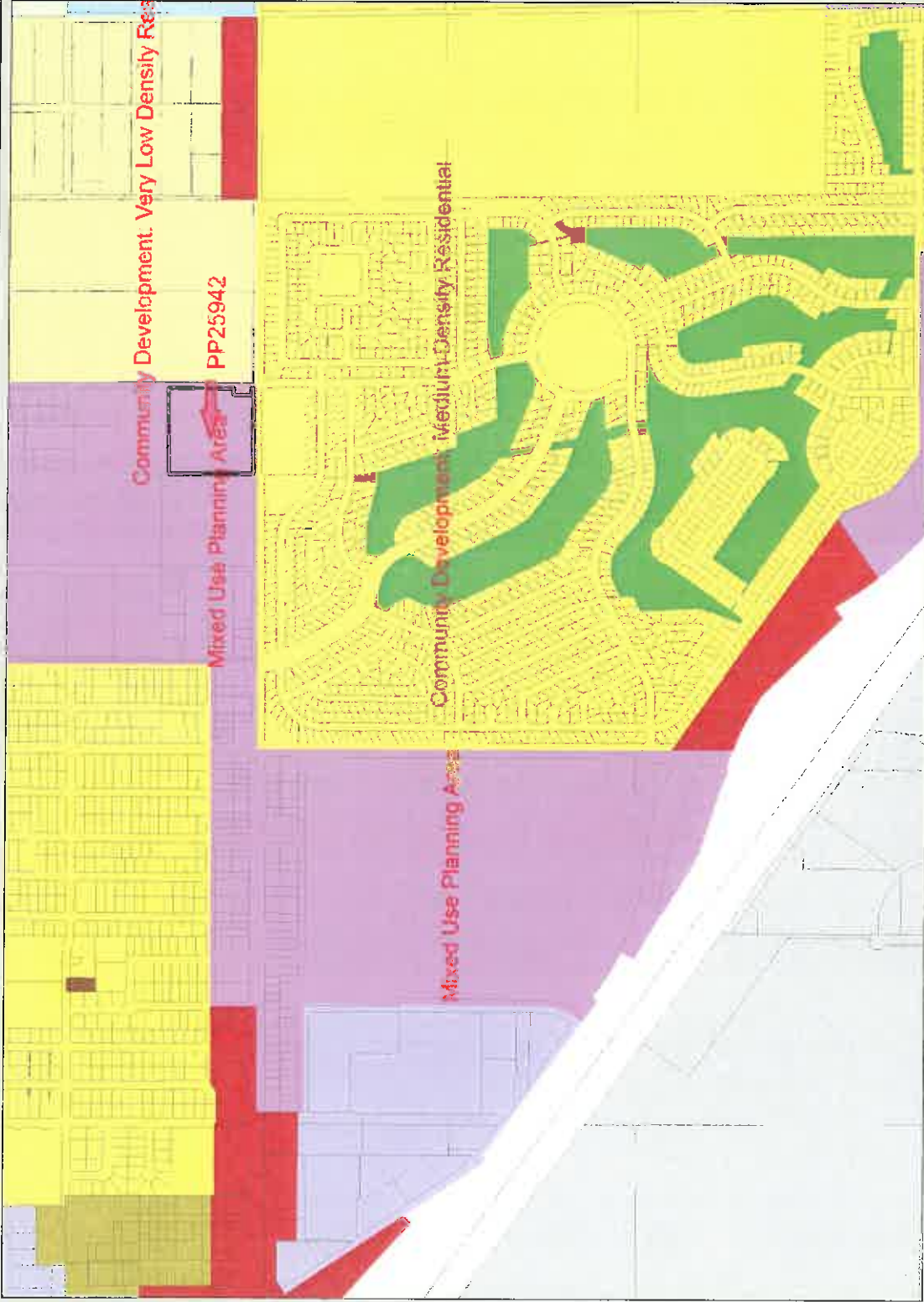
0 1,309 2,619 Feet

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Plot Plan No. 25942

General Plan Map



Legend

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

Notes

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Plot Plan No. 25942 Zoning Map

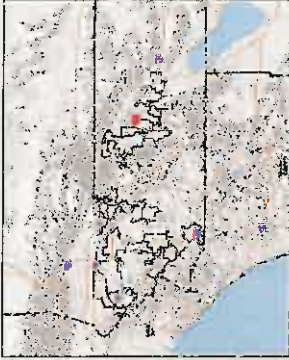


Legend

Zoning

	A-1
	A-1-1
	A-1-1 1/2
	A-1-1/2
	A-1-10
	A-1-15
	A-1-2
	A-1-2 1/2
	A-1-2 1/4
	A-1-20
	A-1-30000
	A-1-4
	A-1-40
	A-1-5
	A-2
	A-2-1
	A-2-10
	A-2-2
	A-2-2 1/2
	A-2-20
	A-2-5
	AD
	AP
	AP-10
	AP-2 1/2

OTHER ZONING



Notes

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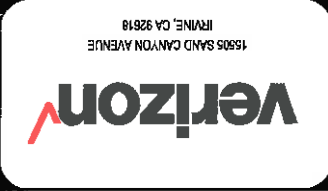
REPORT PRINTED ON... 9/6/2017 5:15:19 PM

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ISSUE	DATE	DESCRIPTION	BY
0	11/03/18	100% BIDDING	JAE
1	02/05/19	LOC COMMENTS	JAE



914-838-0100
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 IRVINE, CA 92618

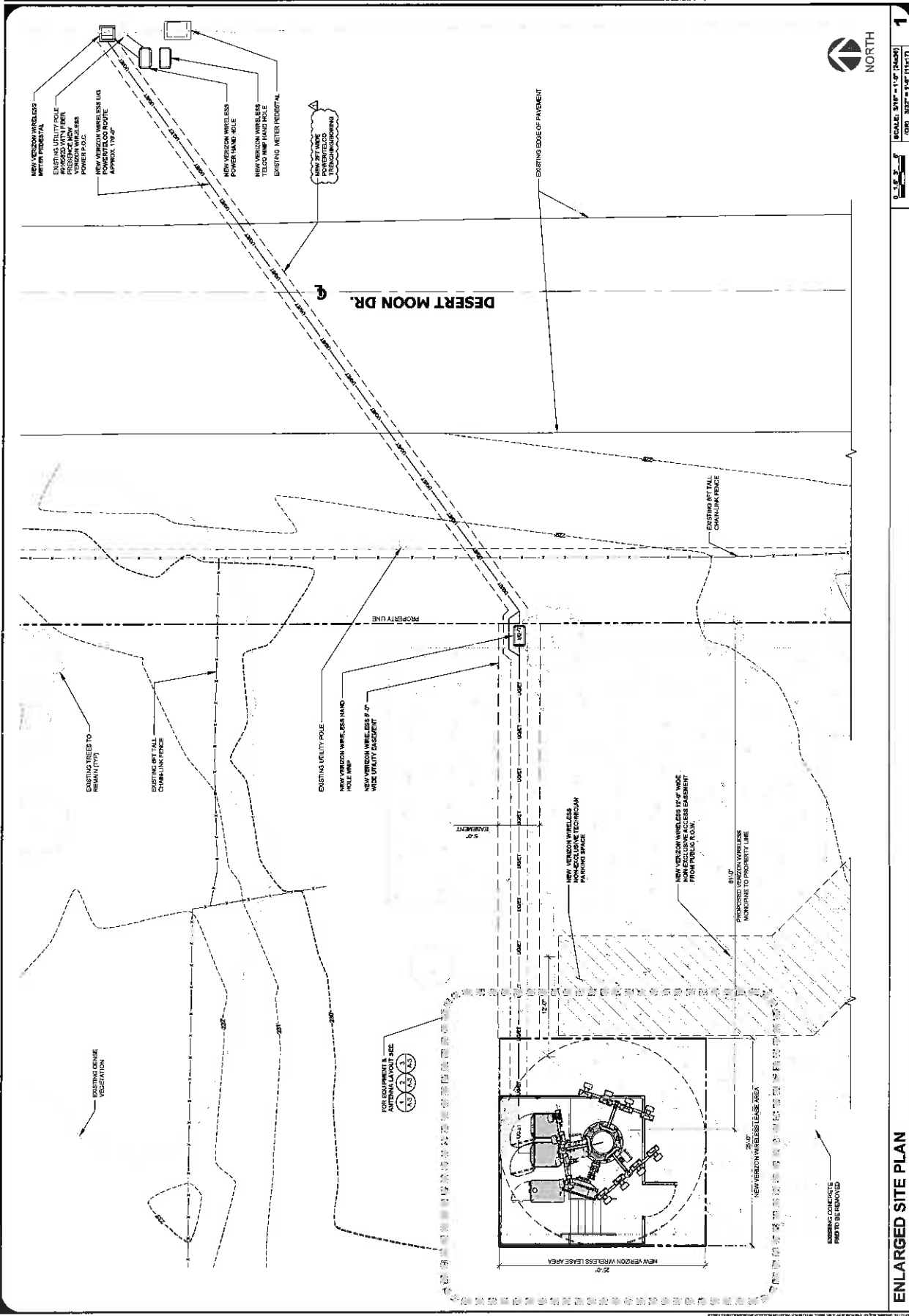


15305 SAND CANYON AVENUE
 IRVINE, CA 92618

ARBOL
 73400 RAMON RD
 THOUSAND PALMS, CA 92276

SHEET TITLE:
 ENLARGED SITE PLAN

A-2



NORTH

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

DATE: 02/05/19

1

ENLARGED SITE PLAN

REV#	DATE	DESCRIPTION	BY
0	1/10/19	100% CONDIM	AS
1	02/20/19	ISSUE COMMENTS	AS



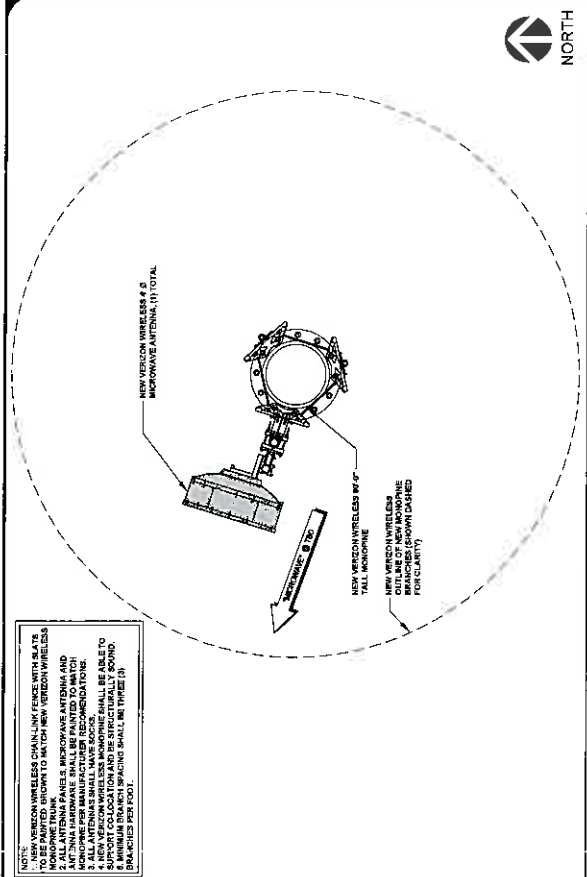
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 IRVINE, CA 92618

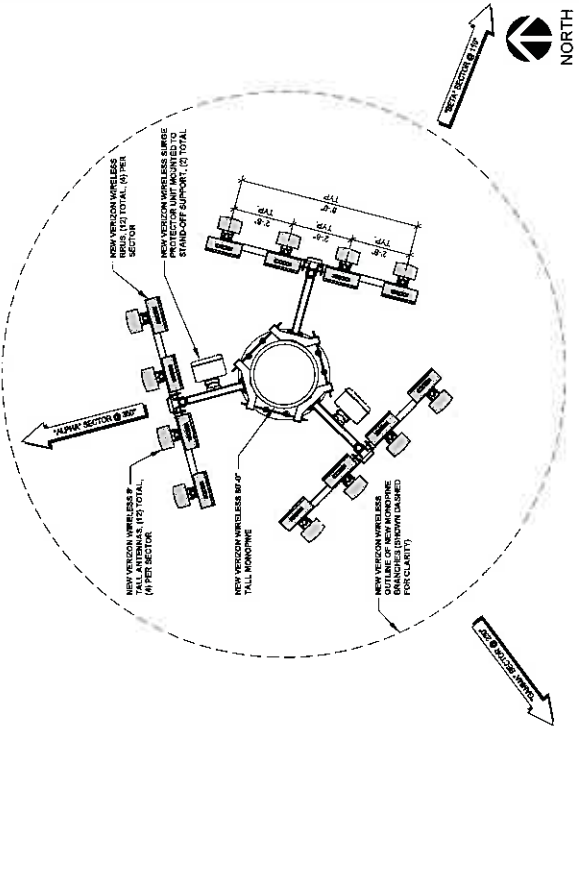
ARBOL
 73400 RAMON RD.
 THOUSAND PALMS, CA 92276

SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUT

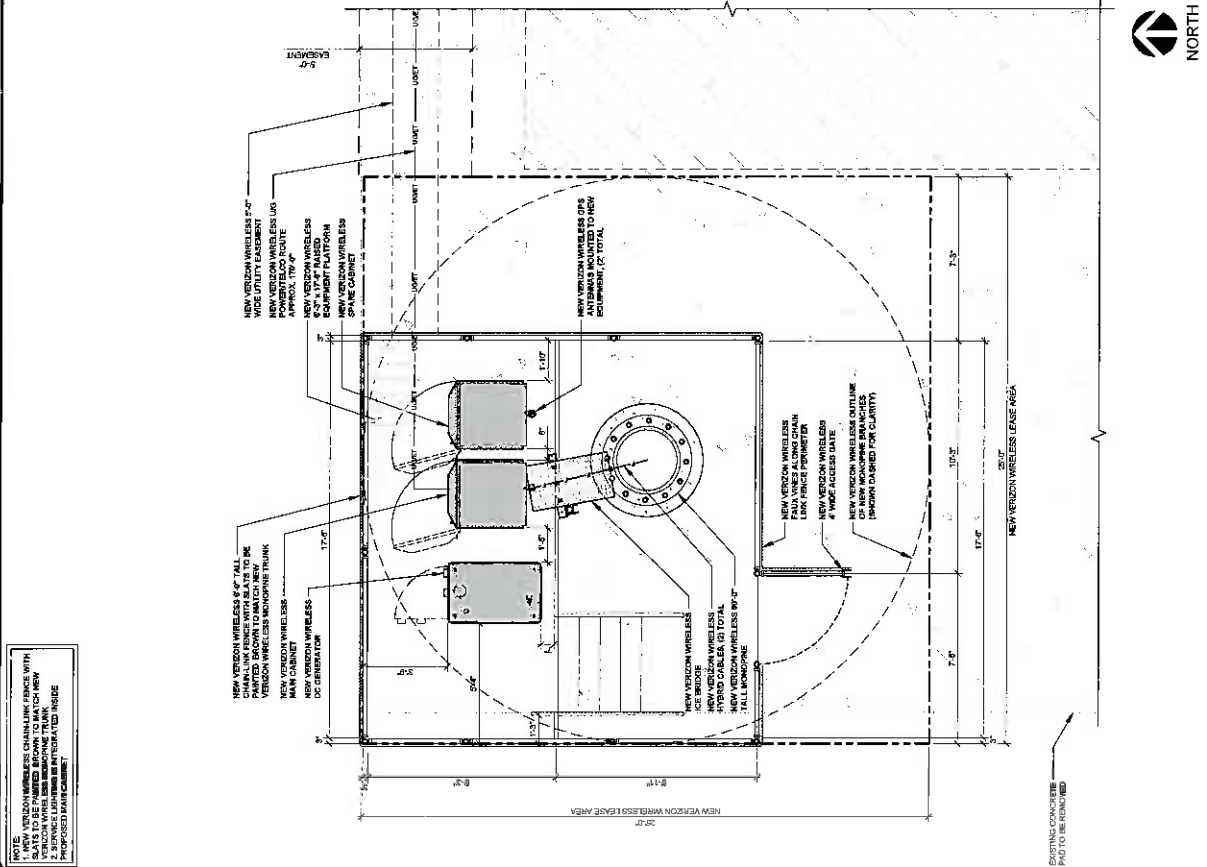
A-3



MICROWAVE ANTENNA LAYOUT



PANEL ANTENNA LAYOUT



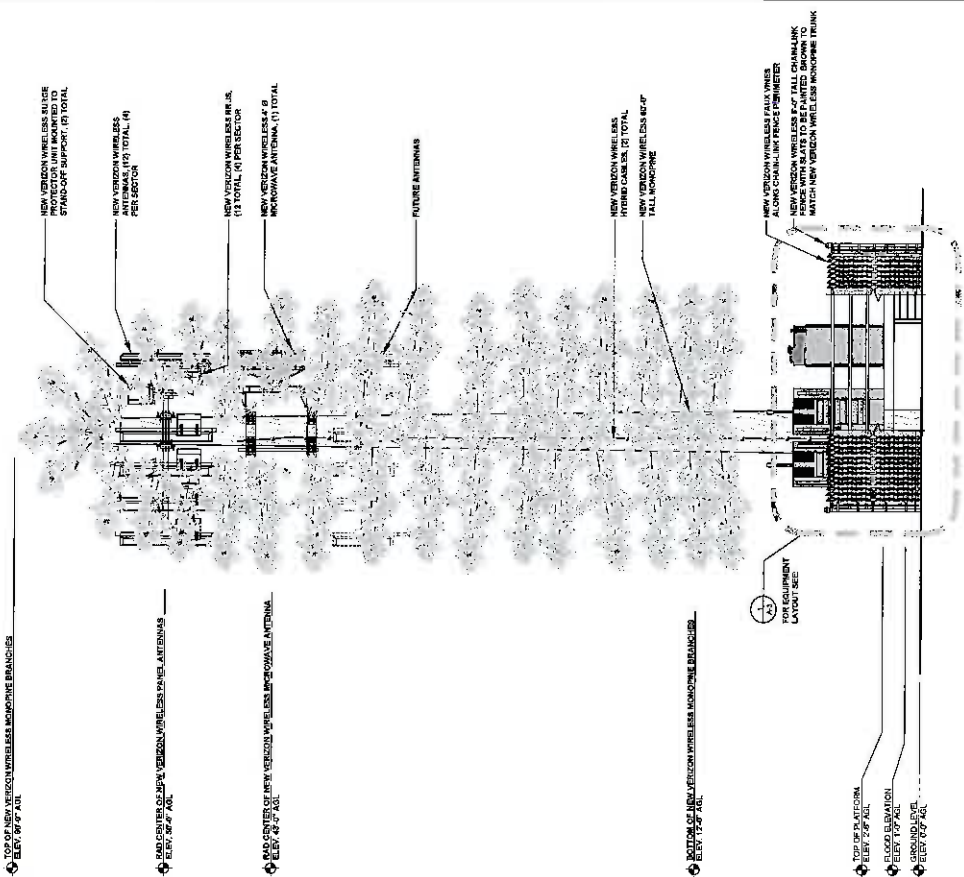
EQUIPMENT LAYOUT

NOTE:
 1. NEW VERIZON WIRELESS CHAIN LINK FENCE WITH SLATS TO BE PAINTED BROWN TO MATCH NEW VERIZON WIRELESS ANTENNA AND EQUIPMENT PANELS.
 2. ALL ANTENNA PANELS, MICROWAVE ANTENNA AND ANTENNA HARDWARE SHALL BE PAINTED TO MATCH EXISTING EQUIPMENT PANELS.
 3. ALL ANTENNA SHALL HAVE KOSOL SUPPORTS AS TO SUPPORT COLLOCATION AND BE STRUCTURALLY BOUND TO EXISTING STRUCTURE.
 4. MINIMUM BRANCH SPACING SHALL BE THREE (3) FEET.

NOTE:
 1. NEW VERIZON WIRELESS CHAIN LINK FENCE WITH SLATS TO BE PAINTED BROWN TO MATCH NEW VERIZON WIRELESS ANTENNA AND EQUIPMENT PANELS.
 2. ALL ANTENNA PANELS, MICROWAVE ANTENNA AND ANTENNA HARDWARE SHALL BE PAINTED TO MATCH EXISTING EQUIPMENT PANELS.
 3. ALL ANTENNA SHALL HAVE KOSOL SUPPORTS AS TO SUPPORT COLLOCATION AND BE STRUCTURALLY BOUND TO EXISTING STRUCTURE.
 4. MINIMUM BRANCH SPACING SHALL BE THREE (3) FEET.

NOTE:

1. NEW VERIZON WIRELESS CHARLI-MARK FENCE WITH SLATS MONOPINE TRUNK TO MATCH NEW VERIZON WIRELESS MONOPINE TRUNK.
2. NEW VERIZON WIRELESS CHARLI-MARK FENCE WITH SLATS MONOPINE PER MANUFACTURER RECOMMENDATIONS.
3. NEW VERIZON WIRELESS CHARLI-MARK FENCE WITH SLATS MONOPINE SHALL BE ASSEMBLED TO MATCH EXISTING MONOPINE TRUNK.
4. NEW VERIZON WIRELESS CHARLI-MARK FENCE WITH SLATS MONOPINE SHALL BE ASSEMBLED TO MATCH EXISTING MONOPINE TRUNK.
5. MONOPINE BRANCH SPACING SHALL BE THREE (3) BRANCHES PER FOOT.



1 NORTH ELEVATION

SCALE: 1/8" = 1'-0" (AS SHOWN)
 (CON) 1/8" = 1'-0" (AS NOTED)

REV	DATE	DESCRIPTION	BY
0	1/15/2018	100% DRAWING	AR
1	02/20/18	LOG COMMENTS	AR



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ARBOL
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 THOUSAND PALMS, CA 92276

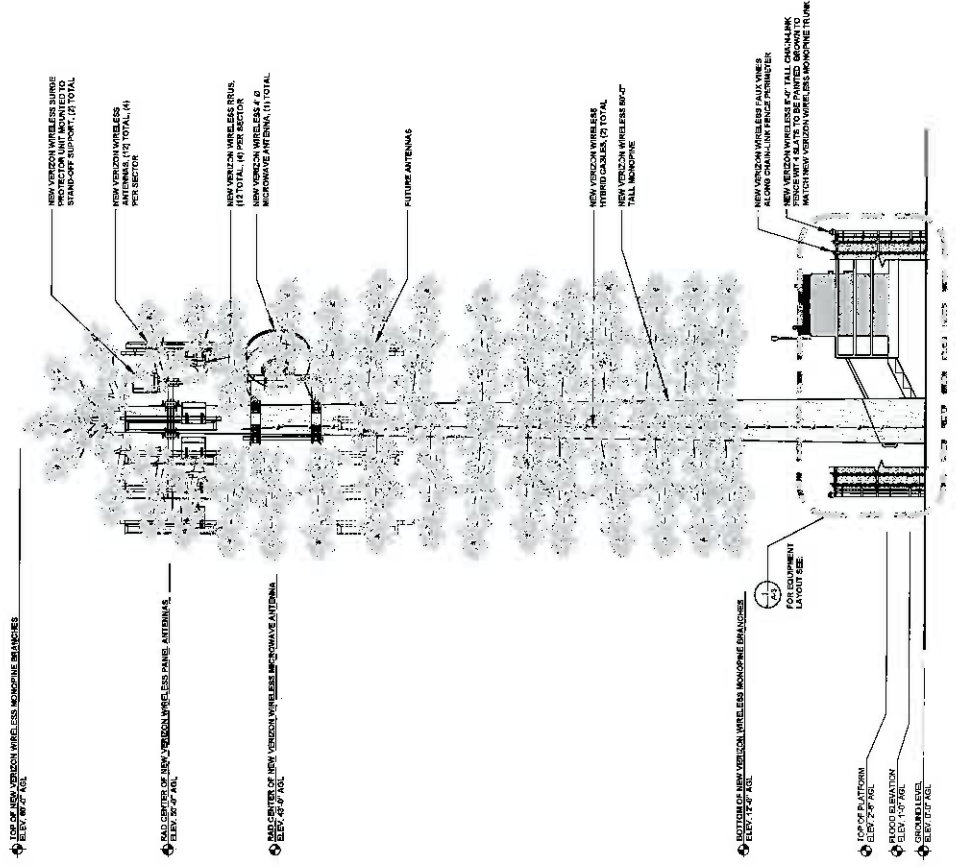
ARBOL
 73400 PALMSON RD.
 THOUSAND PALMS, CA 92276

SHEET TITLE:
 NORTH & EAST
 ELEVATIONS

A-5

2 EAST ELEVATION

SCALE: 1/8" = 1'-0" (AS SHOWN)
 (CON) 1/8" = 1'-0" (AS NOTED)



2 EAST ELEVATION

SCALE: 1/8" = 1'-0" (AS SHOWN)
 (CON) 1/8" = 1'-0" (AS NOTED)

Arbol



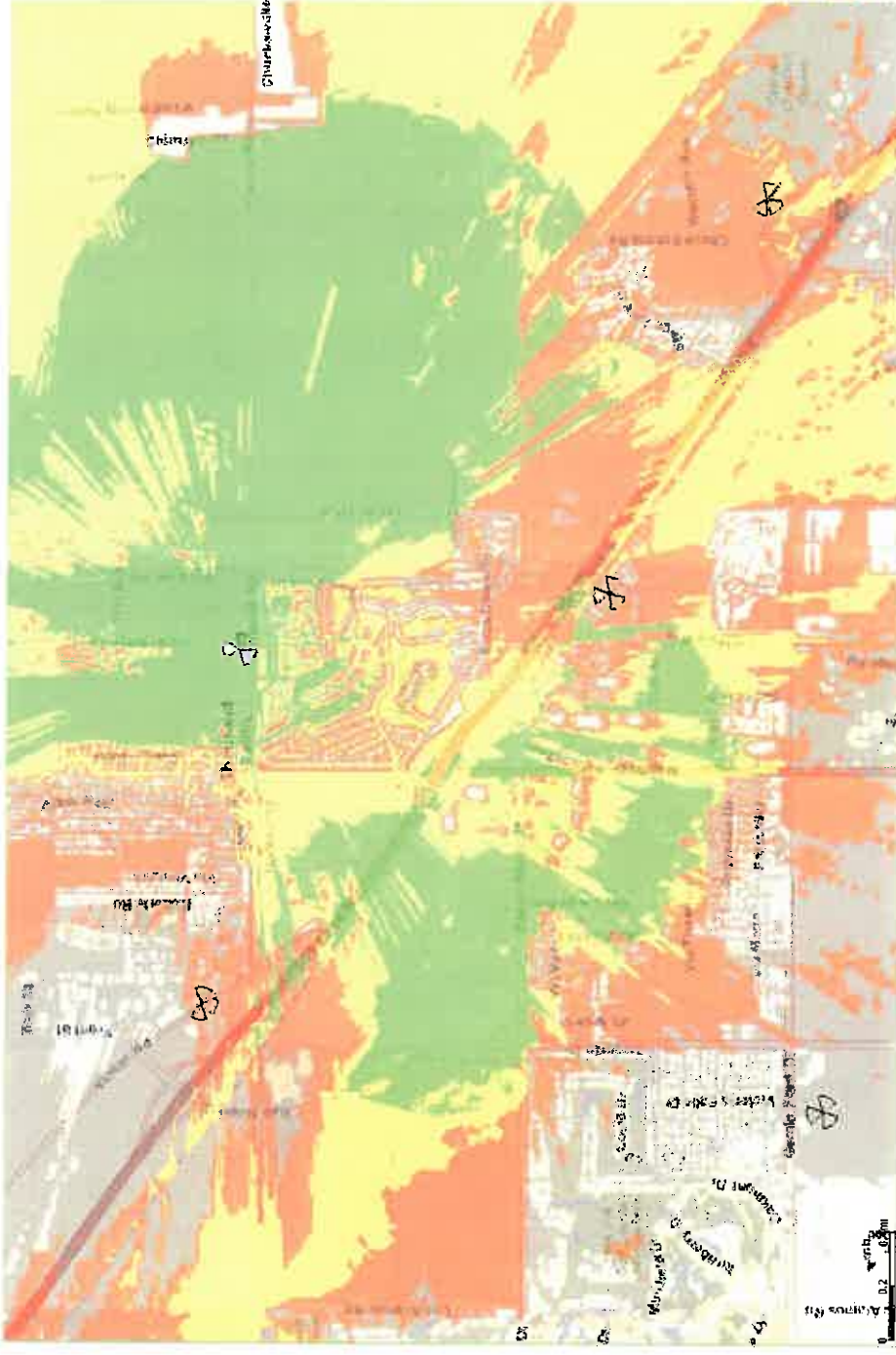
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December 21, 2015

RE: Verizon Wireless VZT Arbol Site Located at: 73400 Ramon Rd, Thousand Palms CA 92276

To Whom It May Concern,

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

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

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

Contact Name	Contact Email	Contact Phone
Steve Lamb	WestSoCalNetworkCompliance@VerizonWireless.com	949-243-4849

Sincerely,

Jeddy Lin
Manager-RF System Design
Verizon Wireless



RIVERSIDE COUNTY
PLANNING DEPARTMENT

*Charissa Leach,
Assistant TLMA Director*

NEGATIVE DECLARATION

Project/Case Number: PP25942/ EA42866

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment).

COMPLETED/REVIEWED BY:

By: Tim Wheeler Title: Project Planner Date: November 27, 2017

Applicant/Project Sponsor: VZW/Cortel c/o Andrea Urbas Date Submitted: December 30, 2015

ADOPTED BY: Planning Director

Person Verifying Adoption: Tim Wheeler Date: February 26, 2018

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 Tim Wheeler at 951-955-6060.

Please charge deposit fee case#: ZEA42866 ZCFG06238

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42866
Project Case Type (s) and Number(s): Plot Plan No. 25942
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Tim Wheeler
Telephone Number: 951-955-6060
Applicant's Name: Verizon/Cortel c/o Andrea Urbas
Applicant's Address: 1554 Barton Road #355 Redlands, CA 92373

I. PROJECT INFORMATION

Project Description:

Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60-foot-high monopine for Verizon Wireless with twelve (12) 8-foot-tall antennas; one (1) 4-foot microwave dish; twelve (12) Remote Radio Units; two (2) surge protectors units; two (2) equipment cabinets with two (2) Global Positioning Satellite antennas; one (1) DC generator; and one (1) electrical meter box inside a 625-sq.-ft. lease area on a raised 2 ½-foot-tall platform. The lease area is enclosed by a 6-foot-tall chain-link fence with brown slats and faux vines.

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

B. Total Project Area: Project Site: 7.92 acres, Total Lease Area: 625 sq. ft.

C. Assessor's Parcel No(s): 650-300-015

Street References: The project site is located north of Ramon Road, south of La Canada Way, west of Desert Moon Drive at 73400 Ramon Road.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South Range 6 East Section 17

E. Brief description of the existing environmental setting of the project site and its surroundings: Project site is currently used as a single family residence and guest quarters. Surrounding the project site is vacant lands and across Ramon Road is a mobile home park/subdivision.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Community Development: Mixed Use Planning Area (CD: MUA) land use designation. It is consistent with these designations because under the Western Coachella Valley Area Plan within the designated neighborhoods of the Ramon Road Neighborhood and the Desert Moon West Neighborhood; it is encouraged for mixed commercial uses and community services to operate within these neighborhoods. The Western Coachella Valley Area Plan policies 8.5 thru 8.7 encourages 25% of high residential development and local serving commercial uses within the neighborhoods. The subject property currently has two dwellings (a main dwelling and second unit dwelling); plus the unmanned wireless communication facility will

service the local constituents in the area, making it consistent with the Western Coachella Valley Area Plan, the Land Use Designation of Mixed Use (MU), and the General Plan Foundation Component of Community Development: Mixed Planning (CD: MUA). It is also in compliance with all other applicable land use policies and County ordinances.

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. Additionally, this is a wireless communication facility that requires occasional maintenance personnel to access the site. 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 a fault zone or within any other special hazard zone (including dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services and safety measures to the project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures to prevent any foreseeable significant 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 project is for a wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Community Development: Mixed Use Planning Area (CD: MUA)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Western Coachella Valley

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

3. **Land Use Designation(s):** Community Development: Mixed Use Planning Area (CD: MUA); Community Development: Very Low Density Residential (CD: VLDR); and Community Development: Medium Density Residential (CD: MDR).

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: Mixed Use (MU)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Mixed Use (MU); General Residential – 6000 sq. ft. minimum (R-3-6000) and Scenic Highway Commercial (C-P-S); and Mobile Home Subdivision & Mobile Home Park (R-T).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

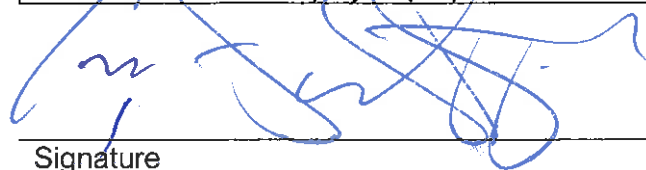
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the

proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

November 27, 2017

Date

Tim Wheeler

Printed Name

For Charissa Leach, Asst. 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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure 9 for Western Coachella Valley Area Plan "Scenic Highways"

Findings of Fact:

a) According to the Riverside County General Plan Figure 9 for Western Coachella Valley Area Plan, Scenic Highways, there are no State Eligible Scenic Highways within the vicinity and the Project site is over ¾ of a mile (0.89 miles) from Highway 10 (a County Eligible Scenic Highway); still not within the surrounding vicinity of the project site. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor, and no impact would occur.

b) The proposed Project is located on a 7.92 acre parcel. Under current conditions, the Project site contains a single family residence and a guest quarters. There are no natural open spaces on the Project site. Accordingly, the Project site would not disturb any scenic resources.

With respect to the visual character of the surrounding area, the proposed monopine Project would be similar in character to the existing trees on the Project site. Accordingly, the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Any future co-locations that may occur to the site would not affect the scenic resources as they too would be contained within the established area of the lease for the facility. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 42.22 miles from the Mt. Palomar Observatory. The Project does not propose any outdoor lighting except temporary lighting for use only when maintenance is occurring, which would nevertheless be shielded and directed down into the lease area. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed wireless communications facility may provide a service light inside the equipment cabinet(s) to be used at the time of servicing the facility. However, it will rarely be used except during occasional maintenance and thus will not create a new source of light or glare in the area and will not expose residential property to unacceptable light levels. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 "Map My County," the project site is designated as "Other Lands". Areas surrounding the Project site are designated as "Other Lands" and "Urban-Built Up Land." No portion of the Project site or immediately surrounding areas contains "Prime Farmland," "Unique Farmland," or "Farmland of Statewide Importance." Accordingly, the Project would not result in the conversion of Farmland to a non-agricultural use, and no impact would occur.

b-c) According to "Map My County," there are no lands on the Project site or in the off-site improvement areas that are located within an agricultural preserve. As such, the Project would have no impacts to any Riverside County Agricultural Preserves.

Additionally, according to mapping information available from the CDC, the Project site is not subject to a Williamson Act Contract and is not located near a property subject to a Williamson Act Contract. No impact would occur.

The Project site is zoned Mixed Use (MU). According to "Map My County," zoning designations surrounding the Project site are designated Mixed Use (MU), General Residential – 6000 sq. ft. minimum (R-3-6000) and Scenic Highway Commercial (C-P-S), and Mobile Home Subdivision & Mobile Home Park (R-T). There is mostly vacant land surrounding the project site and it is adjacent to a mobile home park/subdivision. Therefore, there is a less than significant impact.

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. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of	<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-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Governing Board adopted the Final 2016 AQMP in March 2017. The 2016 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern

California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2016 AQMP are based on several assumptions. For example, the 2016 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2016 Regional Transportation Plan (RTP). The 2016 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

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

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

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

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

The 2016 Air Quality Management Plan (AQMP) demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAQMD are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. The project proposes a wireless communication facility on a property currently designated by Riverside County as Community Development: Mixed Use Planning Area (CD: MUA). Because the proposed Project is simply an unmanned wireless communication facility and would only require occasional routine maintenance, there would be an operational traffic trip generation rate that is less than that of the development of uses permitted by the CD: MUA land use generation. Thus, development of the project would not exceed the growth projections in the County of Riverside's General Plan and thus considered to be consistent with the AQMP.

As indicated above, the Project would not result in or cause NAAQS or CAAQS violations. Because the proposed Project is simply an unmanned wireless communication facility, there would be no change in any density ratio. Therefore, because the Project would not conflict with or obstruct

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation of the air quality plan established for this region, impacts associated with a conflict with applicable air quality plans would be less than significant.

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

Table 1 SCAQMD Regional Thresholds

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
No _x	100 lbs/day	100 lbs/day
VOC	75 lbs/day	75 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day

(AQMD)

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

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

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

The proposed Project is not expected to exceed the maximum daily thresholds during the construction phase nor the operational phase. Minimal grading, heavy duty trucks, and construction disturbance is needed for the small area of where the cell site will occur on an already development parcel for a residential dwelling and detached structure. Additionally, once the cell site is complete, the unmanned

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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cell site should not produce any further air disturbance unless the back-up generator is needed for emergency purposes. Therefore, there would be a less than significant impact.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Thousand Palms Community Park located at 31001 Roberts Road Thousand Palms, CA 92276 at approximately 1.04 miles northwest of the Project site.

While there is a sensitive receptor approximately one mile from the Project site, an unmanned wireless communication facility is not the type of facility that will emit substantial amounts of toxic air contaminants. Therefore, the proposed Project would not expose sensitive receptors which are located within one mile of the Project site to substantial point source emissions, and impacts would be less than significant.

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

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of a concrete pad for the placement of the cell site equipment. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction. Therefore, odors associated with the proposed Project construction and operations would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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	<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
threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is on a built-up parcel next to an urbanized area. The project site currently has a single family residence and guest quarters on site. The proposal will disturb an approximately 625-square-foot lease area for the construction of the tower and associated equipment. Based on minimal disturbance, the site is not anticipated to have biological impacts due to an already existing land use on the subject parcel. Therefore, the project will have less than a significant impact.

b-c) The proposal will disturb approximately 625 square foot lease area for the construction of the tower and associated equipment. The site is currently developed with a single family residence and guest quarters. Because of the previous construction and existing development, the site is not anticipated to have any habitat modifications that would affect 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). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The project site is located adjacent to an urbanized area and on a parcel with an existing land use of a single family residence and guest quarters. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project site does not contain riverine/riparian areas or vernal pools. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies. The project is not located within the area covered by Ordinance No. 663 (Stephen's Kangaroo Rat). With this project site already being a disturbed site consisting of a single family residence and guest quarters, no other biological resources, such as a tree preservation policy or ordinance will be affected. Therefore, there is a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: 2016 Helix- PDA05035; Phase I Cultural Resources Assessment, Verizon Wireless Facility Candidate 'Arbol', Thousand Palms, Riverside County California

Findings of Fact:

a-b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist Sarah Williams on October 25, 2016, it has been determined that the project site does not contain any historical resources. The results of the survey are provided in a survey report entitled, "Phase I Cultural Resources Assessment, Verizon Wireless Facility Candidate 'Arbol', Thousand Palms, Riverside County, California", prepared by Helix Environmental, and dated December 06, 2016. The Project will not alter or destroy a historic site or cause a substantial change in the significance of a historical resource because there are none present. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: 2016 Helix- PDA05035; Phase I Cultural Resources Assessment, Verizon Wireless Facility Candidate 'Arbol', Thousand Palms, Riverside County California, and Tribal Consultation

Findings of Fact:

a-b) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist Sarah Williams on October 25, 2016, it has been determined that the project site does not contain any archaeological resources. The results of the survey are provided in a survey report entitled, "Phase I Cultural Resources Assessment, Verizon Wireless Facility Candidate 'Arbol', Thousand Palms, Riverside County, California", prepared by Helix Environmental, and dated December 06, 2016. The Project will not alter or destroy an archaeological site or cause a substantial change in the significance of an archaeological resource because there are none present. Therefore, there will be no impacts in this regard.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological 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 measures are required.

Monitoring: No monitoring measures are required.

TRIBAL CULTURAL RESOURCES Would the project

10. Tribal Cultural Resources

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: AB 52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 22, 2016. No response was received from the Soboba Band of Luiseno Indians, the Morongo Band of Mission Indians, or the Torres Martinez Band of Desert Cahuilla Indians. The San Manuel Band of Indians deferred to Tribes closer to the Project area, the Agua Caliente Band of Cahuilla Indians expressed no concerns in a letter dated April 20, 2016 and after review of the cultural report, in a letter dated January 30, 2017, the Twenty-Nine Palms Band of Mission Indians did not have any specific concerns regarding Tribal Cultural Resources. No Tribal Cultural Resources were identified by any of the Tribes. There will be no impacts to tribal Cultural Resources because there are none present. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

Findings of Fact:

a-b) The Project site is not located within a currently designated State of California Alquist-Priolo Earthquake Fault Zone and no active faults have been identified on or adjacent to the site. The site does not lie within a fault zone established by the County of Riverside. There is not a fault within a ½ mile the Project site. Therefore, the potential for active fault rupture at the site is considered very low and no direct seismically-induced rupture impacts would occur.

Additionally, through mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures proposed to be constructed on the site would be designed and constructed to resist

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the effects of seismic ground motions. Thus, impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to-grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, flotation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to "Map My County," the Project site is identified as having "moderate" liquefaction susceptibility. The potential for liquefaction to affect the subject site during a large earthquake is low. To prevent potential adverse effects of liquefaction hazard, a combination of soil improvements and compliance with the California Building Code (CBC) is recommended. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. A less than significant impact will result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

According to "Map My County," the Project site is not located in a fault zone or within a 1/2 mile of any identified fault. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

Based on the relatively flat topography across the site and the surrounding area, the potential for landslides is considered low. Accordingly, the proposed Project would not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards. Thus, impacts are less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

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

Findings of Fact:

The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to "Map My County," the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation process. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

The Project site is more than 90.00 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water (the Salton Sea is 27.42 miles away). Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. Due to the relatively flat topography of the Project site and surrounding areas, there is no potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

Source: Riv. Co. 800-Scale Slope Maps, County Geologic Report (GEO) No. 2509, and Project Application Materials

Findings of Fact:

a-b) Under existing conditions, the Project site is relatively flat. Implementation of the proposed Project would require minimal grading of the site to accommodate the proposed development. Due to the limited scale of the proposed Project, the site's existing topographic conditions would be maintained. Therefore, impacts would be less than significant and no mitigation would be required.

c) Under existing conditions, the Project site comprises of built-up land. Due to the limited scale of the proposed Project, however, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007),	<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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creating substantial risks to life or property?

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

Findings of Fact:

a) Construction activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. However, due to the project's limited scale, and with incorporation of Best Management Practices (BMP's) potential impacts resulting from erosion are expected to be less than significant.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code (CBC). Therefore, there would be no risk to life or property. No impact would occur. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

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

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

Findings of Fact:

a) The proposed Project is located on disturbed, built-up land. Due to existing conditions and the limited scale of the proposed Project, any potential impact related to erosion is expected to be less than significant. Additionally, the proposed Project is not located in the vicinity of a stream or lake and will not change deposition, siltation, or erosion that may modify the channel of a river, stream, or bed of a lake.

b) Due to the limited scope of the proposed Project, an increase in water erosion either on site or off-site is not expected. Therefore, there would be a less than significant impact.

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

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

The Project site is considered to have a "high" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds. Following construction, wind erosion would be non-existent, as the disturbed areas would be covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21. 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 "Map My County," the project site has been mapped as having a low potential for paleontological resources. Additionally, the proposed Project will be located on a site which is already disturbed and built-up. Therefore, the proposed Project would have a less than significant impact due to the existing conditions on the Project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a) The Project proposes the installation of a 60-foot tall unmanned wireless communication facility within a 625 square foot lease area. The installation of the communication facility will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. There will be no impact.

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

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

e) The site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, its development would not create a significant hazard to the public or the environment. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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-20 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan. The closest airport is Palm Springs International Airport which is located approximately 6.6 miles west of the project site.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

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 an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Hazardous Fire Area

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

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

Findings of Fact:

According to County of Riverside General Plan, Western Coachella Valley Area Plan, Figure 11, *Plan Wildfire Susceptibility*, the Project site is located within a "Moderate Area" and per Map My County, the project site is not in a fire hazard zone or fire responsibility area. With adherence to Riverside County Ordinance No. 787 and California Building Code Guidelines, which contain provisions for prevention and fire hazards, the proposed Project would have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

26. Water Quality Impacts

a) Substantially alter the existing drainage pattern of 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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) Due to the limited scope of the proposed Project, an unmanned wireless communication facility, there will not be a substantial alteration to the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore, the impact is considered to be less than significant.
- b) Due to the character and limited scope of the proposed Project, it is not anticipated that implementation of the proposed Project will violate any water quality standards or waste discharge requirements. Therefore, there would be a less than significant impact.
- c) The proposed Project is simply an unmanned wireless communication facility, which does not require water resources during operation. Due to the character and limited scope of the proposed Project, there will not be any depletion of groundwater supplies or substantial interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.
- d) Due to the amount of impervious surfaces within the project site, this proposal will not increase flow rates on downstream property owners. Therefore, no new flood control facilities or water quality mitigation will be required. Therefore, the impact is considered less than significant.
- e) The Project site is located within the Coachella Valley Water District (CVWD) flood zone, however no housing is being proposed. Therefore, the project will not place housing within a flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. There would be no impact.
- f) The Project site is located within the Coachella Valley Water District (CVWD) flood zone. The proposed lease area has been designed with a two and a half (2 ½) foot tall platform to set the equipment cabinets on. Beyond the platform, no other adjustments or concessions are needed per CVWD. 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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g-h) The project will not substantially degrade water quality or include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) Due to the limited scope of the proposed Project and existing development on the project site, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Additionally, the design of the project's lease area for the equipment cabinets has been raised by a platform two and a half (2 ½) feet so as to allow drainage flows to occur, if needed. Therefore, the Project will have less than significant impact.

b) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, the Project will have less than significant impact.

c) As indicated in the Riverside County General Plan REMAP Area Plan Figure 10, *Flood Hazards*, the Project site is not located in a dam inundation zone. Additionally, the design of the project's lease area for the equipment cabinets has been raised by a platform two and a half (2 ½) feet so as to allow drainage flows to occur, if needed. The Project will not expose people or structures to a significant risk

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, the Project will have less than significant impact.

d) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not cause changes in the amount of surface water in any water body. Therefore, the Project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

28. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) Under existing conditions, the Project site is built-up with a single family residence and a guest quarters. With implementation of the proposed Project, only the 625 square-foot lease area would be disturbed. According to Table LU 4 of the General Plan, the proposed wireless telecommunication facility would be in compliance with the current land use designation of Community Development: Mixed Use Planning (CD: MUA). Although the proposed Project will not result in a substantial alteration of the present or planned land use of the area, all potential environmental impacts associated with the Project are evaluated throughout this environmental assessment. Therefore, there would be a less than significant impact.

b) The proposed Project site is in unincorporated Riverside County and is located within a city sphere of influence for the City of Rancho Mirage. A transmittal letter regarding the project was sent to the City of Rancho Mirage on February 4, 2016. No correspondence was received from the city. There are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts would result. Therefore, the proposed Project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

29. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be compatible with existing and planned sur-	<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
rounding land uses?				
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) Under existing conditions, the Project site is zoned Mixed Use (MU), which allows for various commercial and residential uses. Because the proposed Project is a disguised, unmanned wireless communications tower, it may be considered to be of a lower intensity than the existing single family residence and guest quarters on the Project site. Accordingly, impacts would be less than significant and no mitigation is required.

b) The Project site is mostly surrounded by properties zoned Mixed Use (MU), Scenic Highway Commercial (C-P-S) and General Residential (R-3), and Mobilehome Subdivision & Mobilehome Park (R-T). The Project proposed is a disguised wireless communication facility. The use is compatible with the MUA, C-P-S, R-3, R-T zoning designations that abut the site. Therefore, the proposed Project would be consistent with existing surrounding zoning, and impacts would be less than significant requiring no mitigation.

c) Surrounding land uses include a Mobilehome subdivision to the south. Vacant land surrounds the rest of the properties to the north, east, and west. The wireless communication facility would be fully compatible with the existing residential uses near the Project site and would not conflict with the subject site's existing surrounding land uses.

The County of Riverside General Plan identifies future planned land uses within the project vicinity. Riverside County General Plan land use designations include: Community Development: Mixed Use Planning Area (CD: MUA), Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre), and Community Development: Very Low Density Residential (CD: VLDR) (1 acre units). These land uses are reflective of the existing land uses that surround the Project site. As noted in the analysis presented above, the Project would be compatible with, or otherwise would not conflict with, these existing or planned land uses. Thus, the Project would not conflict with any proposed land uses in the surrounding area. There would be no impact.

d) The Project site is designated by the Riverside County General Plan for Community Development: Mixed Use Planning Area (CD: MUA). The proposed wireless communication facility would be compatible with the property's General Plan land use designation. There would be no impact.

e) There are residential communities to the east, west, and south of the Project site. However, there are no components of the proposed Project that would obstruct access to the communities. Accordingly, the proposed Project would not disrupt or divide the physical arrangement of an established community and no impact would occur.

Mitigation: No mitigation is required.

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

MINERAL RESOURCES Would the project

30. Mineral Resources

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

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-6, *Mineral Resources Area*, the Project site is not within a significant mineral deposit area (MRZ-1). Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project is not likely to result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. No impact will occur.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise

NA A B C D

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

Findings of Fact:

There are no railroads in the vicinity of the Project site. The closest railroad tracks are approx. one (1) mile or more away. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The nearest highway is Highway 10, which is an Inter-State Highway located approx. one (1) mile or less away (0.91 miles) to the southeast of the Project site. However, the proposed Project is simply a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wireless communication facility, which would not be affected by highway noise or pose an impact to Inter-State Highway 10. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

35. Noise Effects on or by the Project

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

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

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

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

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level may increase slightly after project completion due to occasional facility maintenance, the impacts are not considered significant. Additionally, the ambient noise levels in the Project vicinity are dominated by transportation-related noise associated with the arterial roadway Ramon Road. Therefore, the proposed Project itself would not result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, and impacts would be less than significant.

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

All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The nearest habitable dwelling is approximately 306 feet away. Therefore, the project will have a less than significant impact.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

POPULATION AND HOUSING Would the project

36. Housing

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

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

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

a & c) Under existing conditions, there are only two (2) existing homes (single family residential and a guest quarters) on-site. No housing is being moved or relocated on site and the proposed disguised wireless communication facility is 306 feet away from the nearest dwelling. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project simply proposes an unmanned wireless communication facility and would not result in an affordable housing demand. Therefore, there would be no impact.

d) According to Riverside County's "Map My County," the Project site is not located within or adjacent to any County Redevelopment Project Area. Therefore, there would be no impact.

e) The Project simply proposes an unmanned wireless communication facility. Implementation of the proposed Project would not result in the construction of housing or in a population increase. Accordingly, there would be no impact.

f) The proposed Project would develop the site with an unmanned wireless communication facility. No extension of roads or other infrastructure, which could induce population growth, is being proposed. Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

37. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by Thousand Palms Fire Station No. 35 located approximately .94 miles west of the Project site at 31920 Roberts Rd. Thus, the Project site is adequately served by fire protection services under existing conditions. Because the proposed Project is simply an unmanned wireless communication facility, implementation of the proposed Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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38. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the Project area via the Palm Desert Sheriff's Station located approximately 2.17 miles south of the Project site at 73-705 Gerald Ford Dr. in the City of Palm Desert (a Sheriff contracted station). The proposed Project's demand on sheriff protection services would be little to nonexistent because the proposed Project is simply an unmanned wireless communication facility. Therefore, implementation of the proposed Project would not result in the need for new or physically altered sheriff stations. There would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Palm Springs Unified School District, GIS database

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. The closest school is the Della S. Lindley Elementary School approximately 1.00 mile away. No housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. The closest library is the Art Samson Community Library approximately 1.03 miles away. No housing, which could potentially increase the demand for library services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

Findings of Fact:

The Project simply proposes an unmanned wireless communication facility. The closest health services facility is the Eisenhower Medical Center approximately 3.86 miles away. No housing, which could increase the demand for health services, is being proposed. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

42. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The Project simply proposes an unmanned wireless communication facility and does not involve the construction or expansion of recreational facilities. Therefore, there would be no impact.

b) The Project simply proposes an unmanned wireless communication facility. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Any fees for the CSA would be paid accordingly by the applicant. Therefore, there would be a less than significant impact.

c) According to “Map My County,” the Project site is not located within a County Service Area (CSA), which provides funding for parks and recreation and lighting. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact:

According to the Western Coachella Valley Area Plan Figure 8, *Trails and Bikeway System*, there are no regional trails, but there is a Class I Bike Path along Ramon Rd. As the project is an unmanned wireless communication facility and will have access come from Desert Moon Dr., through a non-exclusive access easement, no alteration to the bike path will occur. The project on site is 202 feet away from the bike path on Ramon Rd. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

44. Circulation

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

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?

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

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility. Any traffic resulting from the proposed Project would be due to regular maintenance. Therefore, there would be no increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system and there would be no conflict with the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Any impact would be less than significant.

c-d) The proposed Project is simply an unmanned wireless communication facility and does not propose and design issues that would cause a change in air traffic patterns or alter waterborne, rail, or air traffic. Therefore, there would be no impact.

e-f) The proposed Project is simply an unmanned wireless communication facility and does not propose any change in street design. Therefore, there would be no impact.

g) The proposed Project may cause a very minor effect upon circulation during the Project's construction. However, there would be a less than significant impact due to the scale of the proposed Project.

h) The proposed Project is simply an unmanned wireless communication facility on a 625-square-foot lease area. The proposed Project will not result in inadequate emergency access to nearby uses. Therefore, there would be no impact.

i) The proposed Project is simply an unmanned wireless communication facility. Therefore, the proposed Project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

45. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

According to the Western Coachella Valley Area Plan Figure 8, *Trails and Bikeway System*, there is a Class I Bike Path along Ramon Rd. As the project is an unmanned wireless communication facility and will have access come from Desert Moon Dr., through a non-exclusive access easement, no alteration to the bike path will occur. The project on site is 202 feet away from the bike path on Ramon Rd. There would be no impact.

Mitigation: No mitigation is required.

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

UTILITY AND SERVICE SYSTEMS Would the project

46. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility. Therefore, the proposed Project would not require or result in the construction of new water treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and would not require any connection to sewer lines. Therefore, the Project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a-b) The proposed Project is simply an unmanned wireless communication facility and would not require solid waste services. Therefore, the proposed Project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Utilities

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

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

Source: Project implementation materials

Findings of Fact:

a,c) Implementation of the proposed Project would require the construction of electrical and communication facilities. Electrical service would be provided by Southern California Edison and communication systems would be provided by Verizon. Any physical impacts resulting from the construction of necessary utility connections to the Project site have been evaluated throughout this environmental assessment. Therefore, there would be a less than significant impact.

b,d-g) The Project does not propose any construction of natural gas systems, street lighting, storm water drainage, public facilities, or other governmental services. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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50. Energy Conservation

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

Source: Project implementation materials

Findings of Fact:

The proposed Project is an unmanned wireless communication facility. This use would increase consumption of energy for operation of facility equipment.

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

Implementation of the proposed Project is not expected to result in conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. The proposed project has a small footprint of only 625 sq. ft. The Western Coachella Valley Area Plan encourages both residential development and local serving commercial uses. The project is a small unmanned wireless communication facility will provide wireless services to the local constituents in the area. This will meets the past, current, and future development and projects in the area. Therefore, no impacts will occur.

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

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

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

VII. AUTHORITIES CITED

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)
102 Cal.App.4th 656.

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



02/06/18, 2:16 pm

PP25942

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP25942. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (Click here to enter text.) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Plot Plan No. 25942, dated February 26, 2018.

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
- Clean Water Act
- Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 4 AND - PPW Collocation

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

Advisory Notification. 5 AND - Project Description & Operational Limits

Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60-foot-high monopine for Verizon Wireless with twelve (12) 8-foot-tall antennas; one (1) 4-foot microwave dish; twelve (12) Remote Radio Units; two (2) surge protectors units; two (2) equipment cabinets with two (2) Global Positioning Satellite antennas; one (1) DC generator; and one (1) electrical meter box inside a 625-sq.-ft. lease area on a raised 2 ½-foot-tall platform. The lease area is enclosed by a 6-foot-tall chain-link fence with brown slats and faux vines.

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-USE - DUST CONTROL

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 0010-Planning-USE - MAINTAIN SOCKS/BRANCHES
(cont.)

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

Planning. 11 0010-Planning-USE - NO USE PROPOSED LIMIT CT

The balance of the subject property, APN 650-300-015 (excluding the lease area and access easement), shall hereby be designated as "NO USE PROPOSED", and shall require approval of an appropriate land use application prior to utilization of any additional land uses subject to the requirements of County Ordinance No. 348.

Planning. 12 0010-Planning-USE - NOISE REDUCTION

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

Planning. 13 0010-Planning-USE - PDA05035R1 ACCEPTED

County Archaeological Report (PDA) No.5035 submitted for this project (PP25942) was prepared by Helix Environmental; and is entitled: "Phase I Cultural Resources Assessment Verizon Wireless Facility Candidate 'Arbol', Thousand Palms, Riverside County, California" dated December 06, 2016. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant on January 25, 2016. Revised County Archaeological Report (PDA) No. _5035r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated December 06, 2016. This report was received on February 01, 2017 and accepted by the County Archaeologist on February 6, 2017.

PDA05035r1 concludes: no cultural resources were identified within the project area.

PDA05035r1 recommends: no additional mitigative measures are recommended.

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

Planning. 14 0010-Planning-USE - SITE MAINTENANCE CT

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

Planning. 15 0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 0010-Planning-USE - UNANTICIPATED RESOURCES
(cont.)

be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning. 16 0020-Planning-USE - EXPIRATION DATE-PP

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

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

Planning. 17 0020-Planning-USE - LIFE OF PERMIT

The lifespan of a wireless telecommunication facility shall be consistent with the County of Riverside's Ordinance 348.

Transportation

Transportation. 1 0010-Transportation-USE - COUNTY WEBSITE

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE - ENCROACHMENT PERMIT
(cont.)

Transportation. 2 0010-Transportation-USE - ENCROACHMENT PERMIT

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

Transportation. 3 0010-Transportation-USE - STD INTRO (ORD 461)

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

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

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - HAZARDOUS
MATERIALS

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.

Plan: PP25942

Parcel: 650300015

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - BMP CONST NPDES PERMIT Not Satisfied

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.

060 - BS-Grade. 2 0060-BS-Grade-USE - GEOTECH/SOILS RPTS Not Satisfied

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.

060 - BS-Grade. 3 0060-BS-Grade-USE - GRADING SECURITY Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

060 - BS-Grade. 4 0060-BS-Grade-USE - IF WQMP REQUIRED Not Satisfied

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

060 - BS-Grade. 5 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB).

The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

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

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - MBTA SURVEY Not Satisfied

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

Plan: PP25942

Parcel: 650300015

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - MBTA SURVEY (cont.) Not Satisfied

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

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - ROUGH GRADE APPROVAL Not Satisfied

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

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

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

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

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

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

Planning

080 - Planning. 1 0080-Planning-USE - ELEVATIONS & MATERIALS Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT A.

080 - Planning. 2 0080-Planning-USE - RVW BLDNG PLNS/SOCKS/BRN Not Satisfied

Prior to building permit issuance, the Planning Department shall review the plan check approved building plans to insure that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 12 feet from the bottom of the tree in accordance with the APPROVED EXHIBIT A.

Transportation

080 - Transportation. 1 0080-Transportation-USE - EVIDENCE/LEGAL ACCESS Not Satisfied

Provide evidence of legal access.

080 - Transportation. 2 0080-Transportation-USE - TUMF Not Satisfied

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.

080 - Transportation. 3 0080-Transportation-USE - UTILITY PLAN CELL TOWER Not Satisfied

Plan: PP25942

Parcel: 650300015

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-USE - UTILITY PLAN CELL TOWER (cont.) Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-USE - PRECISE GRDG APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 2 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the

Plan: PP25942

Parcel: 650300015

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 0090-BS-Grade-USE - WQMP ANNUAL INSP FEE (cont.) Not Satisfied
Water Quality Management Plan (WQMP) Annual Inspection.

Planning

090 - Planning. 1 0090-Planning-USE - ORD 875 CVMSHCP Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval.

The Project Area for Plot Plan No. 25942 is calculated to be 0.01 net acres. In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 875 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 2 0090-Planning-USE - ORD NO. 659 (DIF) Not Satisfied

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 25942 has been calculated to be 0.01 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.

090 - Planning. 3 0090-Planning-USE - SIGNAGE REQUIREMENT Not Satisfied

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

- Address of wireless communications facility and any internal site identification number or code;
- Name(s) of company who operates the wireless communications facility;
- Full company address, including mailing address and division name that will address problems;
- Telephone number of wireless communications facility company.

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

090 - Planning. 4 0090-Planning-USE - SITE INSPECTION Not Satisfied

Prior to final inspection, the Planning Department shall inspect and determine that the conditions of PP25942 have been met; specifically that the branches for proposed monopine are spaced at three (3) branches per foot, all antennas have "socks", and the branches start 12 feet from the bottom of the tree in accordance with the

Plan: PP25942

Parcel: 650300015

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-USE - SITE INSPECTION (cont.) Not Satisfied
 APPROVED EXHIBIT A.

090 - Planning. 5 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
 Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 0090-Transportation-USE-UTILITY INSTALL CELL TOWER Not Satisfied
 Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

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

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied
 Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

LAND DEVELOPMENT COMMITTEE (LDC)
THIRD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT
77-588 El Duna Ct., Suite H
Palm Desert, CA 92211

DATE: October 26, 2016

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Regional Parks & Open Space

P.D. Geology Section
P.D. Archaeology Section

PLOT PLAN NO. 25942 AMENDED NO. 2 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) - **REQUEST:** The plot plan proposes to construct a 60 foot high mono-pine for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPS antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015. **BBID: 101-416-663 UPROJ CASE: PP25942**

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 comment on November 10, 2016.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

LAND DEVELOPMENT COMMITTEE
THIRD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT
77-588 El Duna Ct. Ste. H
Palm Desert, CA 92211

DATE: August 5, 2016

TO

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.

Regional Parks & Open Space District
P.D. Geology Section

P.D. Archaeology Section

PLOT PLAN NO. 25942 AMENDED NO. 1 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., southerly of La Canada Way., and westerly of Desert Moon Dr. – 7.92 Acres – Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) - **REQUEST: The plot plan proposes to construct a 60 foot high mono-pine for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015. **BBID: 101-416-663 UPROJ CASE: PP24942****

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC comment on August 18, 2016.** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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

Should you have any questions regarding this project, please do not hesitate to contact, **Tim Wheeler**, at (951) 955-6060 or email at twheeler@rctlma.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - PALM DESERT
77588 El Duna Ct. Suite H
Palm Desert, CA 92211**

DATE: February 4, 2016

TO:

Riv. Co. Trans Dept.-Palm Desert
Riv. Co. Environmental Health Dept.
Riv. Co. Flood
Riv. Co. Fire Department-PD
Riv. Co. Building & Safety – Grading
Riv. Co. Regional Parks & Open Space

Riv. Co. Geology-PD
Riv. Co. Landscape
Riv. Co. Archaeologist
P.D. Environmental Programs Division
City Sphere of Influence- City of Rancho
Mirage

4th District Supervisor
4th District Planning Commissioner

PLOT PLAN NO. 25942 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) - **REQUEST:** The plot plan proposes to construct a 60 foot high mono-pine for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015

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 **LDC Comments January 21, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go 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 **Tim Wheeler, (951)-955-6060, Interim Urban/Regional Planner II**, or e-mail at twheeler@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.



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 17, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25942)

Dear Mr. Haute:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN NO. 25942 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) –

REQUEST: The plot plan proposes to construct a 60 foot high mono-pole for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 17, 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 (PP25942)

Dear Ms. Plotkin:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN NO. 25942 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) –

REQUEST: The plot plan proposes to construct a 60 foot high mono-pole for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 17, 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 (PP25942)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN NO. 25942 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) –

REQUEST: The plot plan proposes to construct a 60 foot high mono-pole for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 17, 2016

San Manuel Band of Mission Indians
Daniel F. McCarthy MS, RPA, Director-CRM Department
26569 Community Center Drive
Highland, CA 92346

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25942)

Dear Mr. McCarthy:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN NO. 25942 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) –

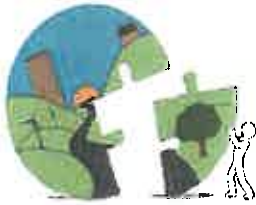
REQUEST: The plot plan proposes to construct a 60 foot high mono-pole for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 17, 2016

Torres Martinez Desert Cahuilla Indians
Michael Miralez, Cultural resource Coordinator
P.O. Box 1160
Thermal, CA 92274

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25942)

Dear Mr. Miralez:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location is attached and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at hthomson@rctlma.org or by contacting me at (951) 955-2873.

PLOT PLAN NO. 25942 – EA42866 – Applicant: VZW/Cortel/Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Medium High Density Residential (MHDR) (5-8 D.U./Ac.) – Location: Northerly of Ramon Rd., Southerly of La Canada Way., Westerly of Desert Moon Dr. – 7.92 Acres - Zoning: General Residential – 6000 sq. ft. minimum (R-3-6000) –

REQUEST: The plot plan proposes to construct a 60 foot high mono-pole for Verizon Wireless with (12) 8 foot tall antennas, (1) 4 foot microwave dish, (12) RRUs, (2) raycaps, (2) equipment cabinets with (2) GPA antennas, electrical meter, (1) DC generator inside a 625 sq. ft. lease area. – APN: 650-300-015

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

email cc: twheeler@rctlma.org
Attachment: Project Vicinity Map



TWENTY-NINE PALMS BAND OF MISSION INDIANS

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

January 30, 2017

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

RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP25942, EA42866)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1) for PP25942, EA42866. As stated in our letter sent December 15, 2016, the Tribal Historic Preservation Office (THPO) is not aware of any archaeological/cultural sites or properties in the project area that pertain to the Twenty-Nine Palms Band of Mission Indians. However, the project lies adjacent to the Chemehuevi Traditional Use Area. After review of the *Phase I Cultural Resources Assessment* conducted by HELIX Environmental Planning, Inc., the THPO currently does not have any specific concerns in regards to this project.

However, before building new communications tower, the applicant needs to submit their project to the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The FCC considers the construction of any communications tower of any height or the collocation of communications equipment using FCC-licensed spectrum a federal undertaking. *Commission licensees and applicants are delegated the responsibility for initiating the Section 106 review process for proposed facilities, identifying and evaluating historic properties, and assessing effects. This process includes consultation with the appropriate State Historic Preservation Officer (SHPO) and Tribal Nations that have expressed an interest in the proposed project.*

If you have any questions, please do not hesitate to contact the THPO at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Madrigal, Jr.", is written over a faint circular stamp.

Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Tim Wheeler, Riverside County Planning Department



Steven Weiss
Planning Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

January 24, 2017

Pages 3 (including this cover)

Terradyne LAX, Inc.
FAX: 949-231-1700
Attn: A. Wahab Noori

RE: Conditions of Approval
County Geologic Report No. 2509
"Geotechnical Investigation Report, Verizon Arbol, 73400 Ramon Road,
Thousand Palms, Riverside County, CA 92276," dated April 30, 2016.

Please see the attached conditions of approval pertaining to the subject report.

Please call me at (951) 955-6187 if you have any questions.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Steven Weiss, Planning Director

David L. Jones, CEG No. 2283
Chief Engineering Geologist, TLMA-Planning

Attachments: Conditions of Approval

cc: Planner: Tim Wheeler, Riverside Office Hand Deliver
Assistant Engineering Geologist: Dan Walsh, Riverside Office Hand Deliver
Applicant: VZW c/o Cortel, Attn: Andrea Urbas (andrea.urbas@cortel-llc.com)

File: GEO02509, PP25942

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-6892 • Fax (951) 955-1811

Desert Office • 77588 El Duna Court
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

From: Cooper, Patricia
Sent: Tuesday, January 23, 2018 11:14 AM
To: Andrea Urbas <aurbas@J5IP.Com>
Cc: Wheeler, Timothy <TWHEELER@RIVCO.ORG>
Subject: RE: VZW Bicknell project

Andrea,

FYI – I received this message last night about the proposed cell tower. Please be prepared to respond.

Thank you,

Patricia Cooper | Deputy Chief of Staff
Riverside County Supervisor V. Manuel Perez
73-710 Fred Waring Drive, Suite 222
Palm Desert, CA 92260-2574 | (760) 863-8211
New email: pcooper@rivco.org

■ Scheduling requests may be directed to: schedule4@rivco.org

From: Lorraine Day [<mailto:askdrday@earthlink.net>]
Sent: Monday, January 22, 2018 7:20 PM
To: Cooper, Patricia <PCooper@RIVCO.ORG>
Subject: Re: Jan 25, 2018 Thousand Palms Community Council meeting (agenda attached)

Is this a plan for a Cell Tower right in the middle of a residential neighborhood?

I am a physician, and there is a huge amount of medical evidence from the finest medical journals showing the greatly increased risk of cancer from these cell towers both to human beings and to animals - up to TEN TIMES greater risk!!! irrespective of the government's frequent (false) down-playing of the risk.

Virtually ALL independent scientists DISAGREE with the government's false notion of minimal risk.

Cell towers should be placed out in the middle of nowhere, NOT in a residential area!

What is going on? Why would ANYONE propose such a dangerous venture?

Lorraine Day, M.D.

Wheeler, Timothy

From: ppalmer@dc.rr.com
Sent: Friday, January 26, 2018 9:42 AM
To: Wheeler, Timothy
Cc: aurbas@j5ip.com
Subject: VZW Arbol - Case #EA42866/APPL, PP25942/DH

Dear Mr. Wheeler,

I am writing in regards to the above case proposing a plan to erect a 60 foot cell phone tower at the SW corner of Desert Moon and Ramon Road in Thousand Palms. My family and many other residents attended the community council meeting last night. The majority of the attendees were opposed to the project primarily due to evident health concerns from radio wave and microwaves that will be emitted from the tower and the effects they will have on the local residents. Also of concern is the excessive height of the tower which seems to exceed county standards, and it being located in a residential area with plans for the construction of an additional 371 units directly to the east of this sight. It seems with the vast amount of vacant land and industrial area in Thousand Palms and surrounding cities there is definitely a more suitable location that is not in a residential area. This will also set a precedence and open the door for other cell phone companies and towers to follow which further taints our neighborhood.

The homeowner, Tom Ward, who is allowing this to be built on his property claims to have done extensive research on its effects. He actually does not live on the property and given he has a significant financial upside his opinion is bias. In actuality there are studies done by universities such as Harvard and UCLA to name a few, as well as reports from European countries showing that the radio and microwaves emitted from these towers can travel as far as 45 mile and that symptoms from these emissions cause health issues ranging from headaches to birth defects to cancer! This is of major concern to the residents of Thousand Palms with a large residential presence consisting of seniors, children and families in close proximity to the proposed site.

The Verizon representatives that attended the meeting stated that the tower is needed as there are many dropped calls in the area. I, and many others in attendance have Verizon as our carrier and none have experienced dropped calls in our area. It seems that the only gain is from a financial perspective for Verizon and Mr. Ward.

The Thousand Palms Council approved the measure to move forward which seemed like a formality that was already pre-determined. Within their approval they noted that the height of the tower is excessive and should go under further review as to its effects and visibility from the neighborhood and neighboring properties. Verizon said it would be hidden and not visible, but the 60 foot fake pine tree, dishes, antennas, etc. will be visible from my home and many others. This is second to the health concerns, but should be further reviewed as it is not as Verizon has proposed and will be visible.

In summary, we would be very appreciative if the county could re-consider this request and have Verizon locate a sight in a more suitable industrial area given the negative effects posed on our residential neighborhood. If you suggest my concerns should be directed to others within the county I would kindly appreciate that contact information. Thank you for your consideration.

Sincerely,

Paul & GiGi Palmer and family
30940 Desert Moon Drive
Thousand Palms, CA.

Wheeler, Timothy

From: Lorraine Day <askdrday@earthlink.net>
Sent: Thursday, February 01, 2018 11:14 PM
To: Wheeler, Timothy
Subject: Re: Regarding PP25942 (VZW Arbol)

Dear Mr. Wheeler:

“When the project goes to a hearing”? It sounded like a ‘done deal’ to me. The lease apparently already has been signed. I feel sorry for the people on whose land the tower will sit. They have been sold a bill of goods, and they have embraced completely the false information they have been given.

At the meeting, we learned, much to our dismay, that we can’t stop the project, because it’s on properly zoned land.

At the meeting, we learned, much to our dismay, that we can’t stop the project because the god-like FCC says that being radiated is GOOD for you! Well, the FCC LIES, just like every other government agency LIES. I know that for sure because I have been on government committees, at the CDC, at the NIH, at the FDA, and various other government agencies, plus numerous University medical committees during the many years I was a Professor and Vice-Chairman of the Orthopedic Surgery Department at UC San Francisco School of Medicine, and as Chief of Orthopedic Surgery at San Francisco General Hospital. They ALL lie. I have stories that you wouldn’t believe. The corruption in Organized Medicine and the corruption in the government, and in Big Business is so huge that it’s almost impossible to find someone who actually tells the truth.

Not only that, my husband is a former long-term U.S. Congressman (14 years in Congress), and his colleagues called him “the last honest man in Congress” because all the rest of them were liars - and they knew it!

It’s no wonder this country is in such horrible shape morally, financially, politically, and spiritually!

As an Orthopedic Trauma Surgeon, exposed to a whole LOT of radiation in my work (even though we ALL wore heavy lead shields in the operating room when we were operating), radiation was one of the causes of my severe, Stage 4 (what was diagnosed as ‘terminal’) cancer. (Please go to this link: <http://www.drday.com/tumor.htm>)

I REFUSED chemo (because it is POISON and it CAUSES cancer - the disease I already had). I REFUSED radiation (because it also CAUSES cancer - the disease I already had). And I REFUSED mastectomy (even though it was breast cancer) because I didn’t have to be a rocket scientist to figure out that I didn’t develop cancer because I had “too many” breasts! So cutting one or both of them off would not cure me.

I was sick for 3 1/2 years - 2 years getting worse, until I was bedridden for 6 months, and at one point I was not expected to live through the night. But during all that time I was diligently searching the medical literature trying to learn how to get well without these destructive “treatments” - the ONLY ones we are ever taught during our medical training.

And, with a great deal of research, I found that ALL the causes of cancer are well-documented in the medical literature - and they are ALL Life-style factors: the way we live, think, act, eat, handle stress, and our exposure to harmful environmental factors - like drug medications, and radiation of all kinds.

Finally, when I learned the things that I needed to change, I slowly started getting better and the tumor began decreasing in size. In 18 months I was totally well and cancer-free, and I have remained totally well and cancer-free for over 20 years now.

I think you can understand why I'm not real happy about having, in my own neighborhood, a tower that spews out radiation 24/7 - after having been in such a long, painful struggle for my very life!

Would you like that if you were in my situation? I don't think so!

But I'm even more upset that all of you treat us like stupid country bumpkins. You've been working on this project for 2 years - then you decide, with 3 days notice to us, to let us have a hearing - on something that apparently CANNOT be changed. So why do you waste our time? It's really insulting to our intelligence.

You treat us like children, by just telling us what all of you have already decided is "good for us" - when it is only "good for business" and none of you seem to care about the health or well-being of the people in the area.

Of course, that's how ALL big businesses, and ALL governments becomes: selfish, self-serving, arrogant and condescending to their customers and their citizens respectively.

Even after all this, I appreciate that you have contacted me, and I'll be at the hearing - - - if it's really a "hearing" rather than just imposing on us what others have decided they want to do, with no concern for the welfare of the people in the area.

My address is:

Lorraine Day, M.D.
P. O. Box 8
Thousand Palms, CA 92276

Again, thank you for contacting me.

Dr. Day

On Feb 1, 2018, at 5:37 PM, Wheeler, Timothy <TWHEELER@RIVCO.ORG> wrote:

Ms. Day,

I am Tim Wheeler and the Planner for PP25942 (VZW Arbol) for a cell site in Thousand Palms. If you could provide me with your mailing address, I will make sure a notice goes out to you for when this project goes to hearing. It is looking like the 26th of February will be the date in our Desert Office.

Thank you

Tim Wheeler
Urban Regional Planner III
4080 Lemon St - 12th floor
Riverside, CA 92501
951-955-6060

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

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County of Riverside California

Wheeler, Timothy

From: ppalmer <ppalmer@dc.rr.com>
Sent: Tuesday, February 20, 2018 4:00 PM
To: Wheeler, Timothy
Subject: Plot Plan No. 25942 - EA42866

Dear Mr. Wheeler,

We had previously provided comment on the above referenced project via e-mail.

We will not be able to attend the hearing scheduled on 2/26/18 in person and would like further comments submitted on our behalf to the planning director.

We are not in agreement with the proposed cell tower location for the following reasons:

- Height is excessive, 60 feet plus. We own a home just north of the site and this will have an adverse effect on our neighborhood and home values. This was to be taken under further review per the Thousand Palms Community Council recommendation.
- Opening door for other cell phone stations in the residential area. With the vast amount of industrial zoned land in the area there should be a better alternative that benefits the residents and not just the applicant.
- Cell towers emit radio and microwaves that cause health issues as several studies have determined. Again, this is a predominately residential area. With the vast amount of land in the desert there has to be a better alternative. Just because big business has lobbied the government to get the ok does not make it right.

Thank you for your assistance.

Paul & GiGi Palmer

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

> From: Denise Motto [<mailto:riodmusic@icloud.com>]

> Sent: Monday, February 26, 2018 8:47 AM

> To: Wheeler, Timothy <TWHEELER@RIVCO.ORG>

> Subject: Plot plan No.25942... intent to adopt a negative declaration

>

> ...Attn.Riverside County Planning Board,Mr. Wheeler...I ,Denise Motto,homeowner,at 32186 Wells Fargo,Thousand Palms,92276.....am opposed to this project,for Health and Environmental issues...Fellow homeowners are being advised as well of this project...as will tv and newspapers...your notice to a few homeowners came only a week ago,and your project has been building for weeks...not fair...if you like and it's no cercern..Put This Next To Your Home!..Not Mine!.....election are coming.....Thanks for your little concern for the citizens bthat Live Here....Denise Motto ...760 343 0560,,,,, is the meeting really at 9 30 pm...cuz it seems you really don't want any feedback...

>

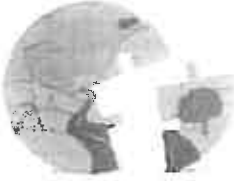
> Sent from my iPad

> Confidentiality Disclaimer

>

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PP 25942



Carolyn Syms Luna
Director

RIVERSIDE COUNTY
PLANNING DEPARTMENT

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN
- REVISED PERMIT
- CONDITIONAL USE PERMIT
- PUBLIC USE PERMIT
- TEMPORARY USE PERMIT
- VARIANCE

PROPOSED LAND USE: Wireless Telecommunications Facility

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: ARTICLE XIX(4) WIRELESS COMMUNICATION FACILITIES ...

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

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: VZW/Cortel/Andrea Urbas E-Mail: andrea.urbas@cortel-llc.com

Mailing Address: 1554 Barton Road, #355

	<small>Street</small>	
	<small>CA</small>	<small>92373</small>
<small>Redlands,</small>	<small>City</small>	<small>State</small>
		<small>ZIP</small>

Daytime Phone No: (909) 528.6925 Fax No: () _____

Engineer/Representative's Name: SAC WIRELESS ENG E-Mail: _____

Mailing Address: 5015 SHOREHAM PLACE

	<small>Street</small>	
	<small>CA</small>	<small>92122</small>
<small>SAN DIEGO</small>	<small>City</small>	<small>State</small>
		<small>ZIP</small>

Daytime Phone No: (619) 736-3766 Fax No: () _____

Property Owner's Name: SHI KUNG TSAI E-Mail: _____

Mailing Address: 73070 RAMON RD

	<small>Street</small>	
	<small>CA</small>	<small>92276</small>
<small>THOUSAND PALMS</small>	<small>City</small>	<small>State</small>
		<small>ZIP</small>

Daytime Phone No: (760) 408-2334 Fax No: () _____

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Andrea Urbas for VZW

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.

Shi-Kung Tsai

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Shi-Kung Tsai

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): 650-300-015-02

Section: _____ Township: _____ Range: _____

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 625 SF

General location (nearby or cross streets): North of Ramon, South of EL LENIZO Wy. East of San Miguel Dr. West of Desert Moon Dr.

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

25' x 25' LEASE AREA: 60' MONOPINE + 2 PANEL ANTENNAS + 1 MICROWAVE ANIENNA + 10 PERM + 2 PAYCAPS + 2 OUTDOOR EQUIPMENT CABINETS ON 4' X 8' PALLETS + BACKUP GENERATOR

Related cases filed in conjunction with this application:

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

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) _____

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: TBD

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards _____

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

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://www.santaanariver.com/plan/20100101.html>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.time.com/riverside.ca.us/rclis/index.html>) for watershed location)?
Not Internet accessible

Santa Ana River Santa Margarita River Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.

APPLICATION FOR LAND USE PROJECT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT


Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project and any alternatives are located on an identified site and shall specify any lists. Under the statute, no application shall be accepted as complete without this signed statement.

I (We) certify that I (we) have investigated our project and any alternatives with respect to its location on an identified hazardous waste site contained on all lists compiled pursuant to Government Code Section 65962.5 and that my (our) answers are true and correct. My (Our) investigation has shown that:

The development project and any alternatives proposed in this application are not contained on the lists compiled pursuant to Section 65962.5 of the Government Code.

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the following information is provided and incorporated herein. Attach a separate sheet setting forth the following information with respect to each list.

Name of Applicant: VZW c/o Cortel
Address: 1554 Barton Road, #355, Redlands, CA 92373
Phone number: 909.528.6925
Address of site (street name and number if available, and ZIP Code): 73400 Ramon Rd, Thousand Palms 92270
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number:
Specify any list pursuant to Section 65962.5 of the Government Code:
Regulatory Identification number:
Date of list:

Applicant (1)  Date 12-24-15
Applicant (2) _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65960.2 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) M. H. Walters Date 12/24/15

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region	
Project File No.:	
Project Name:	
Project Location:	
Project Description:	
Applicant Contact Information:	
Proposed Project Consists of or Includes:	
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
New Industrial and commercial development where the land area represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Automotive repair shops (Standard Industrial Classification (SIC) codes: 8013, 8014, 8041, 7552, 7553, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
¹ Land area is based on acreage disturbed.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DETERMINATION: Circle appropriate determination.	
If any question answered "YES" Project requires a project-specific WQMP.	
If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.	

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project Specific Standard Stormwater Management Plan (SSMP) within the Santa Margarita River Region

Project File No.	
Project Name:	
Project Location:	
Project Description:	
Applicant Contact Information:	

Proposed Project Consists of, or includes:	YES	NO
Redevelopment. The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or no redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Development. The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops. A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydromodification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Environmentally Sensitive Areas (ESAs). 1 All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of	<input type="checkbox"/>	<input checked="" type="checkbox"/>

APPLICATION FOR LAND USE PROJECT

flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.		
Impervious parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets, roads, highways, and freeways. Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Copermitees.</p> <p>The Basin Plan for the San Diego Basin WQMPSSMP (also referred to as a WQMP), The most recent CWA Section 303(d) list can be found at: http://www.cwrca.org/303d.htm</p> <p>DETERMINATION: Circle appropriate determination.</p> <p>If <u>any</u> question answered "YES" SSMP (also referred to as a WQMP).</p> <p>If <u>all</u> questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.</p>		

APPLICATION FOR LAND USE PROJECT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Whitewater River Region	
Project File No.	
Project Name:	VZW Audit
Project Location:	79400 Terminal 31, Thousand Falls
Project Description:	New wireless telecommunications facility
Applicant Contact Information:	Andrea Urbes 960.528.8925 andrea.urbes@verizon.com
Proposed Project Consists of New Construction on a Previously Disturbed and Unstable Parcel includes:	
Single-family hillside residences that create 10,000 square feet or more of impervious area where the natural slope is 25% or greater.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Single-family hillside residences that create 10,000 square feet of impervious area where the natural slope is 10% or greater where erosive soil conditions are known.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Commercial and industrial developments of 100,000 square feet or more.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Automotive repair shops (Standard Industrial Classification (SIC) Codes 5013--Motor vehicle supplies and parts, 5014--Tire & Tube, 5511--Gasoline Service Stations, 7520--Tire Shops, 7521--Tire Sales, 7522--Tire Repair Shops and Paint Shops, 7533--Automotive Exhaust System Repair Shops, 7534--Tire Retreading and Repair Shops, 7535--Automotive Glass Replacement Shops, 7537--Automotive Transmission Repair Shops, 7538--General Automotive Repair Shops, 7539--Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Retail gasoline outlets disturbing greater than 5,000 square feet.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Restaurants disturbing greater than 5,000 square feet. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Bakeries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g. in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Home subdivisions with 10 or more housing units.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Parking lots of 5,000 square feet or more, or with 20 or more parking spaces, and potentially exposed to Urban Runoff.	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
DETERMINATION: Circle appropriate determination.	
If any question answered "YES" Project requires a project-specific WQMP.	
If all questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	



Verizon Wireless
15505 Sand Canyon Avenue
Irvine, CA 92618

LETTER OF AUTHORIZATION
(APPLICATION FOR ZONING/LAND USE ENTITLEMENTS)

Property Address:	73400 Ramon Road, City Of Thousand Palms, California
Vested Owner:	Shi-Kung Tsai
Assessor's Parcel Numbers:	650-300-017-7; 650-300-015-2
Verizon Site Name:	Arbol

The undersigned, authorizes Los Angeles DMSA Limited Partnership, d/b/a Verizon Wireless, by AirTouch Cellular, its general partner, ("Verizon Wireless") with its principal offices at 180 Washington Valley Road, Bedminster, New Jersey 07921, its employees, representatives, agents, and/or consultants, to act as agent on the undersigned's behalf for the sole purpose of obtaining land use approvals, building permits, and/or any other entitlements necessary for the purpose of constructing and operating a wireless telecommunications facility, including FCC filings, on the above identified parcel of land. It is understood that any application may be denied, modified, or approved with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

It being further understood that signing this Letter of Authorization in no way creates an obligation of any kind.

Vested Owner:

By: Shi-Kung Tsai

Print Name: _____

Date: 12/3/2015

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Shi-Kung Tsai and Los Angeles SMSA Limited Partnership, a California Limited Partnership (collectively the “PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, Shi-Kung Tsai has a legal interest in the certain real property described as APN 650-300-015 (“PROPERTY”); and,

WHEREAS, Los Angeles SMSA Limited Partnership, a California Limited Partnership has a leasehold interest in the PROPERTY; and,

WHEREAS, on December 30, 2015, PROPERTY OWNER filed an application for Plot Plan No. 25942 (“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:
Shi-Kung Tsai
73400 Ramon Road
Thousand Palms, CA 92271

With a copy to:
Verizon Wireless
Attn: Steven Lamb
15505 Sand Canyon Ave.
Building D1
Irvine, CA 92618

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

FORM APPROVED COUNTY COUNSEL
BY: M. R. Cushman 2/22/18
MELISSA R. CUSHMAN DATE

By: [Signature]
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 2/26/18

PROPERTY OWNER:
Shi-Kung Tsai and Los Angeles SMSA Limited Partnership,
a California Limited Partnership

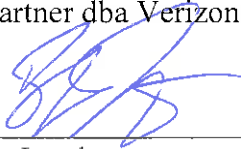
By: Shi Kung Tsai
Shi-Kung Tsai

Dated: 2-13-18

[Signatures continued on next page]

Los Angeles SMSA Limited Partnership, a California Limited Partnership

By: AirTouch Cellular, Inc., a California Corporation
Its General Partner dba Verizon Wireless

By: 

Steven Lamb
Director – Network Field Engineering

Dated: 10/11/17

**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 DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 25942 – Intent to Adopt a Negative Declaration – EA42866 – Applicant: Verizon/Cortel c/o Andrea Urbas – **Engineer/Representative:** SAC Wireless Engineering Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Mixed Use Planning Area (CD-MUA) – **Location:** Northerly of Ramon Road, southerly of La Canada Way, and westerly of Desert Moon Drive – 7.92 Acres – **Zoning:** Mixed Use (MU) – **REQUEST:** Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60 foot high mono-pole for Verizon Wireless with 12 eight (8) foot tall antennas, one (1) four foot microwave dish, 12 remote radio units, two (2) surge protectors units, two (2) equipment cabinets with two (2) global positioning satellite antennas, (1) DC generator, and an electrical meter box inside a 625 sq. ft. lease area on a raised 2 ½ foot tall platform. The lease area is enclosed by a 6 foot tall chain-link fence with brown slats and faux vines.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter
DATE OF HEARING: **MARCH 19, 2018**
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211

For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director 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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/25/2017.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers PP 25942 For

Company or Individual's Name Planning Department

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

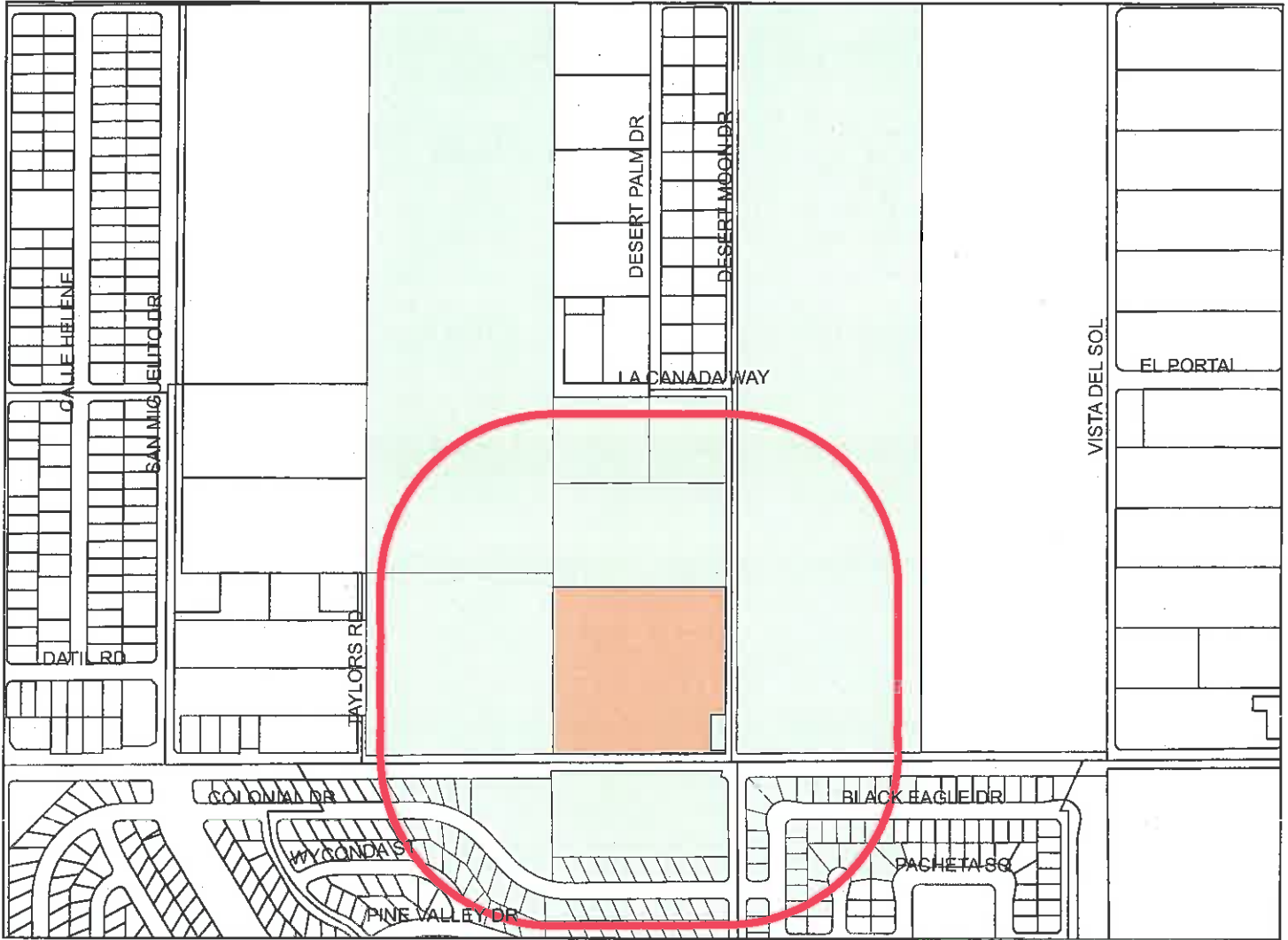
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25942 (600 feet buffer)



Selected Parcels

693-132-056	693-062-024	693-061-019	693-061-008	693-062-043	693-131-002	693-061-020	693-061-010	693-132-053	693-062-011
693-062-012	693-131-001	693-131-006	693-062-023	693-061-015	693-132-050	650-300-017	650-300-018	693-131-004	693-131-010
693-061-022	693-062-008	693-132-045	693-062-044	693-061-018	693-062-042	693-062-022	693-132-054	650-300-014	693-061-016
650-300-011	650-300-013	693-061-009	693-062-009	693-061-013	693-132-046	693-062-035	693-062-010	693-132-048	693-062-049
693-062-034	693-061-006	693-062-041	693-133-002	693-062-020	693-062-033	693-061-014	693-062-048	693-062-021	693-062-046
693-061-023	693-132-049	693-132-002	693-062-018	693-061-017	693-061-007	693-062-029	693-062-027	693-062-038	693-131-003
693-132-007	693-131-005	693-131-008	693-062-036	693-132-006	693-132-001	693-131-007	693-062-019	693-062-014	693-062-031
693-132-057	693-131-013	693-131-012	693-061-021	693-062-026	693-132-003	693-062-016	693-132-055	693-132-037	693-132-047
693-062-047	693-062-030	693-132-005	693-062-025	693-131-011	693-131-009	693-132-038	650-310-002	693-131-014	693-061-005
693-133-001	693-062-013	693-062-037	693-062-032	693-132-004	693-062-017	693-062-028	693-061-011	693-061-012	693-062-039
650-300-010	650-300-015	693-062-040	693-062-045	693-062-015					



525 262.5 0 525 Feet

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

**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 DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 25942 – Intent to Adopt a Negative Declaration – EA42866 – Applicant: Verizon/Cortel c/o Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Mixed Use Planning Area (CD-MUA) – Location: Northerly of Ramon Road, southerly of La Canada Way, and westerly of Desert Moon Drive – 7.92 Acres – Zoning: Mixed Use (MU) – REQUEST: Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60 foot high mono-pole for Verizon Wireless with 12 eight (8) foot tall antennas, one (1) four 4 foot microwave dish, 12 remote radio units, two (2) surge protectors units, two (2) equipment cabinets with two (2) global positioning satellite antennas, (1) DC generator, and an electrical meter box inside a 625 sq. ft. lease area on a raised 2 ½ foot tall platform. The lease area is enclosed by a 6 foot tall chain-link fence with brown slats and faux vines.

TIME OF HEARING: 9:30 pm or as soon as possible thereafter
DATE OF HEARING: **FEBRUARY 26, 2018**
PLACE OF HEARING: PALM DESERT PERMIT CENTER
77-588 EL DUNA CT., SUITE H
PALM DESERT, CA 92211

For further information regarding this project please contact Project Planner Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director 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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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



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RANCHO MIRAGE CA 92270

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RANCHO SANTA FE CA 92067

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WHITECORT AB CANADA T7S1E5

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BC CANADA V0R1N2

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AGASSIZ BC
CANADA V0M1A2

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55 10824 152ND ST
SURREY BC CANADA V3R4H2

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48 4001 OLD CLAYBURN RD
ABBOTSFORD BC
CANADA V3G1C5

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73564 BLACK EAGLE DR
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C/O KEN LETOURNEAU
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73600 BLACK EAGLE DR
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ASMT: 693131013, APN: 693131013
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73632 BLACK EAGLE DR
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73619 BLACK EAGLE DR
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ASMT: 693132037, APN: 693132037
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OSCAR HERNANDEZ
73640 N PACHETA SQ
THOUSAND PLMS, CA. 92276



ASMT: 693132045, APN: 693132045
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32150 PAINTED ROCK CIR
THOUSAND PLMS, CA. 92276

ASMT: 693132054, APN: 693132054
DENISE MOTTO
32186 WELLS FARGO RD
THOUSAND PLMS, CA. 92276

ASMT: 693132046, APN: 693132046
E SMITH
32130 PAINTED ROCK CIR
THOUSAND PLMS, CA. 92276

ASMT: 693132055, APN: 693132055
MARYANN PASCOE
31112 VIA PARED
THOUSAND PLMS CA 92276

ASMT: 693132047, APN: 693132047
MELINDA BEALL, ETAL
32129 PAINTED ROCK CIR
THOUSAND PLMS, CA. 92276

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ELIZABETH HUMMER, ETAL
32149 PAINTED ROCK CIR
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31305 DESERT MOON RD
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HIDAWAY TX 75771

Shi Kung Tsai
73070 Ramon Rd.
Thousand Palms, CA 92276

Shi Kung Tsai
73070 Ramon Rd.
Thousand Palms, CA 92276

J5 Infrastructure
Attn: Andrea Urbas
1554 Barton Rd. #355
Redlands, CA 92373

J5 Infrastructure
Attn: Andrea Urbas
1554 Barton Rd. #355
Redlands, CA 92373

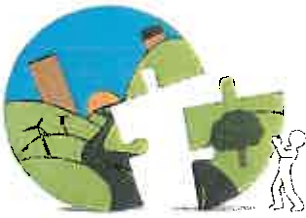
Verizon Wireless
15505 Sand Canyon Ave.
Building D1
Irvine, CA 92618

Verizon Wireless
15505 Sand Canyon Ave.
Building D1
Irvine, CA 92618

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th Street Suite 250
Oakland, CA 94607

Paul & GiGi Palmer
30940 Desert Moon Drive
Thousand Palms, CA.

Lorraine Day, M.D.
P. O. Box 8
Thousand Palms, CA 92276



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.

PP25942 /EA42866

Project Title/Case Numbers

Tim Wheeler

County Contact Person

(951) 955-6060

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

VZW/Cortel c/o Andrea Urbas

Project Applicant

1554 Barton Road #355 Redlands, CA 92373

Address

The project site is located north of Ramon Road, south of La Canada Way, west of Desert Moon Drive at 73400 Ramon Road

Project Location

Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60-foot-high monopine for Verizon Wireless with twelve (12) 8-foot-tall antennas; one (1) 4-foot microwave dish; twelve (12) Remote Radio Units; two (2) surge protectors units; two (2) equipment cabinets with two (2) Global Positioning Satellite antennas; one (1) DC generator; and one (1) electrical meter box inside a 625-sq.-ft. lease area on a raised 2 1/2-foot-tall platform. The lease area is enclosed by a 6-foot-tall chain-link fence with brown slats and faux vines.

Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on March 19, 2018, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,069.75+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

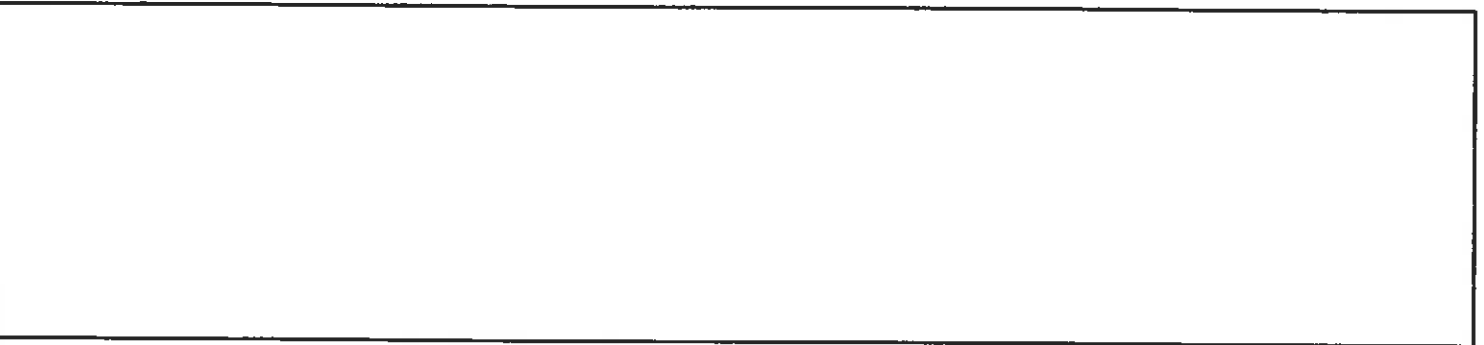
Signature

Project Planner

Title

Date

Date Received for Filing and Posting at OPR: _____



**INVOICE (PLAN-CFG06238)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Urbas Vzwl/Cortel/Andrea

**County of Riverside
Trans. & Land Management Agency**



1554 Barton Rd, Ste 355
Redlands, Ca 92373

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06238	12/30/2015	12/30/2015	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06238	0451 - CF&G TRUST	\$2,210.25
	0452 - CF&G TRUST: RECORD FEES	\$50.00
73400 Ramon Rd Thousand Palms,		SUB TOTAL
		\$2,260.25

TOTAL **\$2,260.25**

Please Remit Payment To:
County of Riverside P.O. Box 1605 Riverside, CA 92502

Credit Card Payments By Phone:
760-863-8271

For Questions Please Visit Us at the Following Locations:

Riverside Permit Assistance Center
4080 Lemon St., 9th FL
Riverside, CA 92501

Desert Permit Assistance Center
77588 El Duna Ct., Ste 14
Palm Desert, CA 92211



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

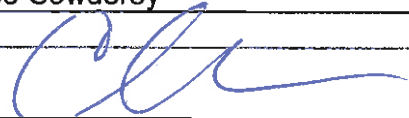
Agenda Item No.:

1.3

Planning Commission Hearing: April 4, 2018

PROPOSED PROJECT

Case Number(s):	TR32185	Applicant(s):
Area Plan:	Southwest	Beazer Homes Holdings, LLC
Zoning Area/District:	French Valley Area	Representative(s):
Supervisory District:	Third District	Lise Cowderoy
Project Planner:	Gabriel Villalobos	


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 163.57 acres into 426 single family residential lots with 7,200 square foot minimum lot sizes. The development would also include 32 open space lots used for landscaping, paseos, detention areas and a park that consists of 10 acres. The project is located northerly of Cookie Road, southerly of Ruff Road, easterly of Leon Road and westerly of Elliot Road and Winchester Road.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32185**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 30, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 32185 was originally approved at Planning Commission on October 20, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6935 where both applications were approved on November 30, 2004.

The Second Extension of Time was received January 30, 2018, ahead of the expiration date of November 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 5, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of one (1) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (March 5, 2018) indicating the acceptance of the one (1) recommended conditions.

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

State Bills

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

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

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

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

Riverside County Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), tentative tract and parcel maps have an initial life-span approval of 3-years. In addition, a maximum of 5, 1-year extensions may be approved, upon a timely filed extension request, allowing for a total tentative map life-span approval of 8-years. On September 12, 2017, the Board of Supervisors approved an amendment to Ordinance 460, replacing the extension time frames to allow for 2, 3-year extensions, for a total tentative map life-span of 9-years.

As a result, the total number of years a map may be extended is 6 years. The 1st extension of time granted 1 year. Upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this second extension of time will grant another 3 years, extending the tentative tract map's expiration date to November 30, 2018. If a final map has not been recorded prior to this date, the third extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

The subject case has conformed to the requirements of the California Environmental Quality Act ("CEQA"), and all impacts have been analyzed in order to protect the public health, safety, and welfare. No changes to the approved map are proposed and as a result, no new environmental documentation is required prior to an Extension of Time approval.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Zoning Code) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
3. No changes to the approved map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

2nd EOT for TR32185

Vicinity Map



- Legend**
- Parcels
 - County Centerlines
 - Blueline Streams
 - ⋯ City Areas

Notes

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



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REPORT PRINTED ON... 3/21/2018 3:24:54 PM

© Riverside County GIS

Extension of Time Environmental Determination

Project Case Number: TR32185

Original E.A. Number: 39441

Extension of Time No.: 2nd EOT

Original Approval Date: October 20, 2004

Project Location: Northerly of Cookie Road, southerly of Ruff Road, easterly of Leon Road and westerly of Elliot Road and Winchester Road

Project Description: Schedule A subdivision of 163.57 acres into 426 single family residential lots with 7,200 square foot minimum lot sizes. The development would also include 32 open space lots used for landscaping, paseos, detention areas and a park that consists of 10 acres.

On October 20, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
Gabriel Villalobos, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director

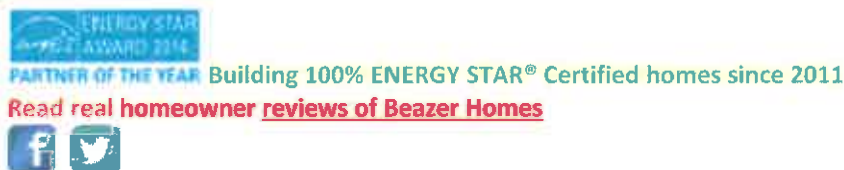
Villalobos, Gabriel

From: Lise Cowderoy <lise.cowderoy@beazer.com>
Sent: Monday, March 05, 2018 1:02 PM
To: Villalobos, Gabriel
Subject: RE: [External] Recommended Conditions for TR32185 2nd EOT

I apologize for the delay! Beazer Homes accepts Section E Health 050 Condition. Please proceed with application process. Let me know if you need anything from me on this.

Thank you!

Lise Cowderoy
Project Manager
Beazer Homes - West Region
310 Commerce., Suite 150 | Irvine, CA 92602
Office: 714.672.7044 | Cell: 714.679.8551 | eFax: 714.494.8352



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From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Monday, March 05, 2018 12:00 PM
To: Lise Cowderoy <lise.cowderoy@beazer.com>
Subject: RE: [External] Recommended Conditions for TR32185 2nd EOT

Hey Lise,

I just wanted to send a reminder that I need the written acknowledgement form you regarding the conditions being accepted in order to proceed. I have already started drafting the staff report but need to include a copy of that written response in order to complete it. Please see the highlighted section in the original message down below for further clarification. Thanks

Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



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From: Villalobos, Gabriel
Sent: Thursday, February 22, 2018 5:02 PM
To: 'Lise Cowderoy' <lise.cowderoy@beazer.com>
Subject: RE: [External] Recommended Conditions for TR32185 2nd EOT

Sorry I didn't realize that, I went ahead and removed that condition as well. Please take a look and send a response acknowledging the condition and I will get started drafting the staff report and prepping for public hearing.

Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



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From: Lise Cowderoy [<mailto:lise.cowderoy@beazer.com>]
Sent: Thursday, February 22, 2018 9:40 AM
To: Villalobos, Gabriel <GVillalo@rivco.org>
Subject: RE: [External] Recommended Conditions for TR32185 2nd EOT

Great! But the attached is still showing a WQMP item that should be removed...

60. Prior To Grading Permit Issuance

BS-Grade

080 - BS-Grade. 1

EOT2 - REQ BMP SWPPP WQMP

Not Satisfied

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, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final. Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit. If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan. (This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Lise Cowderoy
Project Manager

Beazer Homes - West Region
310 Commerce., Suite 150 | Irvine, CA 92602
Office: 714.672.7044 | Cell: 714.679.8551 | eFax: 714.494.8352



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From: Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]
Sent: Thursday, February 22, 2018 8:43 AM
To: Lise Cowderoy <lise.cowderoy@beazer.com>
Subject: RE: [External] Recommended Conditions for TR32185 2nd EOT

Good Morning Lise,

I spoke with Russell Williams yesterday and he was able to confirm for me that a WQMP would not be required for this project due to the fact that the rough grading was completed back in 2007. I went ahead and removed the conditions regarding the WQMP and attached to this message the updated conditions for this EOT. Please take a look and respond back with your acceptance of the remaining conditions. Thanks

Gabriel Villalobos
Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184



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From: Lise Cowderoy [<mailto:lise.cowderoy@beazer.com>]
Sent: Wednesday, February 21, 2018 10:03 AM
To: Villalobos, Gabriel <GVillalo@rivco.org>
Subject: Re: [External] Recommended Conditions for TR32185 2nd EOT

No problem, I understand! We spoke with Russell Williams

Sent from my iPhone

On Feb 21, 2018, at 9:36 AM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Good Morning Lise,

Thank you for following up with me, I apologize for not getting back to you sooner things have been hectic here and I haven't had the chance to verify this for you. Could you let me know who you spoke with regarding the WQMP? I tried looking through the conditions for this tract and couldn't find anything in regards to the WQMP requirement. I'd like to just verify with them before I go ahead and remove the condition. Once I can do that we should be able to proceed from there.

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184

<image002.jpg>

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From: Lise Cowderoy [<mailto:lise.cowderoy@beazer.com>]
Sent: Wednesday, February 21, 2018 5:01 AM
To: Villalobos, Gabriel <GVillalo@rivco.org>
Subject: RE: [External] Recommended Conditions for TR32185 2nd EOT

Good morning,

I am following up on this. Do you need anything from me removing the WQMP condition? I would like to keep this process moving. Let me know, thanks!!

<image001.jpg> Lise Cowderoy
Project Manager
Beazer Homes - West Region
310 Commerce., Suite 150 | Irvine, CA 92602
Office: 714.672.7044 | Cell: 714.679.8551 | eFax: 714.494.8352

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From: Lise Cowderoy
Sent: Wednesday, February 07, 2018 12:00 PM
To: Villalobos, Gabriel <GVillalo@rivco.org>
Subject: RE: [External] Recommended Conditions for TR32185 2nd EOT

Good morning Gabriel,

Tract 32185 is exempt from WQMP, we had several meetings a year or so ago with Flood, Transportation etc. verifying this. Let me know what you need from me to remove the WQMP items listed below. Thank you!

Lise Cowderoy
Project Manager
Beazer Homes - West Region
310 Commerce., Suite 150 | Irvine, CA 92602
Office: 714.672.7044 | Cell: 714.679.8551 | eFax: 714.494.8352

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From: Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]
Sent: Wednesday, February 07, 2018 11:25 AM
To: Lise Cowderoy <lise.cowderoy@beazer.com>
Subject: [External] Recommended Conditions for TR32185 2nd EOT

Attn: Beazer Homes Holdings LLC
c/o Lise Cowderoy
310 Commerce #150
Irvine, CA 92602

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32185.

The County Planning Department has determined it necessary to recommend the addition of seven (7) new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

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

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

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

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the

extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

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

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

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

Gabriel Villalobos

Riverside County Planning
4080 Lemon Street 12th Floor
Riverside, CA 92501
951-955-6184

<image002.jpg>

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County of Riverside California

Plan: TR32185E02

Parcel: 480040013

50. Prior To Map Recordation

E Health

050 - E Health. 1

EOT2 - REQ E HEALTH DOCUMENTS

Not Satisfied

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

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

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



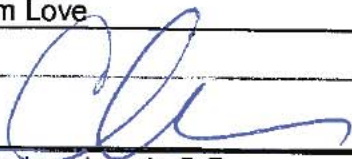
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Planning Commission Hearing: April 4, 2018

PROPOSED PROJECT

Case Number(s):	GPA1202, CZ7885, and TR37254	Applicant: Koll Custom Homes, Inc
EA No.:	42839	c/o Greg Koll
Area Plan:	Southwest	Engineer: Love Engineering -
Zoning Area/District:	Rancho California Area	Tom Love
Supervisory District:	Third District	
Project Planner:	Deborah Bradford	 Charissa Leach, P.E. Assistant TLMA Director
Project APN(s):	927-450-002	

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 1202 (Foundation Amendment) –The applicant is proposing to amend the boundaries of the Wine Country – Winery District and the Wine Country – Residential District within the Temecula Valley Wine Country Policy Area by removing the subject property consisting of 51.54 gross acres from the Wine Country – Winery District and placing it within the Wine Country – Residential District. General Plan Amendment No. 1202 (GPA No. 1202) will amend Figure 4B of the Southwest Area Plan to show the revised boundaries of these two Wine Country Districts.

CHANGE OF ZONE NO. 7885 – The applicant proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre minimum lot size (C/V Zone -10) to Wine Country – Residential (WC-R Zone).

TENTATIVE TRACT MAP NO. 37254 – The applicant is proposing a Schedule D subdivision to divide a 51.54 gross acre lot into 8 single-family residential lots. The lots range in size from 6 to 8.5 gross acres.

The Project site is located north of Los Nogales Road, south of Monte de Oro Road, west of Camino Del Vino, and east of Anza Road within the Southwest Area Plan. The site is comprised of 51.54 gross acres.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2018-001 recommending adoption of General Plan Amendment No. 1202 as shown on revised Figure 4B to the Board of Supervisors; and,

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

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42839, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect with the incorporation of mitigation measures on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1202, modifying the boundary of the Wine Country – Winery District and the Wine Country – Residential District within the Temecula Valley Wine Country Policy Area as shown on the revised Figure 4B of the Southwest Area Plan, attached hereto, based on the findings and conclusions incorporated in the staff report, pending adoption of the General Plan Amendment resolution by the Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7885 amending the zoning classification for the subject property from Citrus/Vineyard, 10-acre minimum lot size (C/V Zone-10) to Wine Country – Residential (WC-R Zone) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, pending adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37254, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors’ subsequent adoption of the resolution for GPA No. 1202 and the subsequent adoption of the zoning ordinance for Change of Zone No. 7885.

PROJECT DATA	
Land Use and Zoning:	
Existing Foundation General Plan Land Use:	Agricultural (AG)
Proposed Foundation General Plan Land Use:	N/A
Existing General Plan Land Use:	Agricultural (AG)
Proposed General Plan Land Use:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area
Surrounding General Plan Land Uses	
North:	Agricultural (AG)
East:	Agricultural (AG)
South:	Agricultural (AG)
West:	Agricultural (AG)
Existing Zoning Classification:	Citrus/Vineyard, 10-acre minimum lot size (C/V Zone-10)
Proposed Zoning Classification:	Wine Country – Residential, 5-acre minimum lot size (WC-R Zone)
Surrounding Zoning Classifications	
North:	Wine Country – Winery (WC-W Zone) and Citrus/Vineyard (C/V Zone)
East:	Citrus/Vineyard (C/V 10 Zone) and (C/V-20 Zone)

South:	Residential Agricultural, 5-acre minimum lot size (R-A-5 Zone)
West:	Citrus/Vineyard (C/V Zone)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land
South:	Vacant land and scattered residential development
East:	Vacant land and scattered residential development
West:	Vacant land and scattered residential development

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Standard</i>
Project Site (Acres):	51.54 gross acres	
Proposed Minimum Lot Size:	6 acres gross	5 acre minimum
Total Proposed Number of Lots:	8 lots	10 lots
Map Schedule:	D	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Within the Wine Country #149 County Service Area.
Recreation and Parks District:	No
Special Flood Hazard Zone:	Located in Special Flood Hazard Area.
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	Yes - Within the Rancho California Agricultural Preserve #11.
Liquefaction Area:	Yes - Located within Moderate Liquefaction Area
Fault Zone:	No
High Fire Zone:	Yes- Located in High/Moderate Fire Hazard Area and is in an SRA
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map for GPA1202, CZ7885 and TR37254

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed Project was scheduled for the February 21, 2018 Planning Commission meeting; however due to late comments received on the Initial Study/Negative Declaration the meeting was continued to the March 21, 2018 Planning Commission meeting. Because staff revised the environmental document from a Negative Declaration to a Mitigated Negative Declaration which included noticing of State Agencies, the review period increased from 20 days to 30 days. The review period was not completed at the March 21, 2018 meeting; therefore, the meeting was continued to the April 4, 2018 Planning Commission meeting.

General Plan Initiation Proceedings (GPIP)

An application was submitted on July 5, 2016 during the 2016 General Plan Review Cycle application period. The Riverside County Board of Supervisors adopted the order initiating proceedings for General Plan Amendment No. 1202 on January 31, 2017. The GPIP report package is included with this report.

Temecula Valley Wine Country Policy Area.

The project site is located within the Southwest Area Plan's Temecula Valley Wine Country Policy Area, which was created by the adoption of the Wine Country Community Plan (Plan) in 2014. The Plan's objectives included preserving and enhancing the area's viticulture potential, rural lifestyle and equestrian activities as well as coordinating growth to avoid future land use conflicts.

Agricultural Preserve No. 1056 (Diminishment/Cancellation)/Agricultural Preserve Notice NO. 173 (NONR) Agricultural Preserve (AG) No. 1056 proposes to delete (diminish) 51.54 gross acres from Rancho California Agricultural Preserve No. 11 and cancel the land conservation contract executed for Rancho California No. 11, Amendment #3, Map No. 389. The applicant also filed an application for a notice of nonrenewal (NONR) for the above mentioned land conservation contract. These cases were reviewed by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) on January 17, 2018, and CAPTAC found the request acceptable and recommended that the Board of Supervisors approve AG No. 1056.

AG No. 1056 does not require a recommendation from the Planning Commission (PC) prior to receiving tentative approval by the Board of Supervisors (Board); however, GPA No. 1202, CZ No. 7885, and TR No. 37254 do require a PC recommendation. After receiving a recommendation from the PC, GPA No. 1202, CZ No. 7885, and TR No. 37254 will be joined by AG No. 1056 at a public hearing before the Board requesting tentative approval of all cases. However, final adoption of the GPA and CZ and recordation of the TR cannot occur until the diminishment is finalized and the land conservation contract is cancelled.

SB 18 Tribal Consultation

Pursuant to SB 18 requirements, Riverside County staff previously requested a list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project site. On March 6, 2017 consultation request notices were sent to each of the Native American Tribes noted on the list. Noticed tribes have 90 days in which to request consultation regarding the proposed project. No consultation requests were received by June 4, 2017 the end of the 90 day noticing period.

AB 52 Tribal Consultation

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on February 22, 2017. The Pala Band of Mission Indians requested consultation. Exhibits were provided to them on April 21, 2017. Pala concluded their consultation and stated they had no concerns. The six other noticed tribes did not request consultation. Condition of approval 60. PLANNING 24 requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS:

An Initial Study (IS) and a Mitigated Negative Declaration (MND) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 42839 identified potentially significant impacts in regards to Biology, Hydrology/Water Quality, Noise and Paleontology; however, with the incorporation of mitigation measures these impacts were reduced to less than significant. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review in accordance with State CEQA Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

In order for the County to approve the proposed project, the following findings are required to be made:

General Plan Foundation Amendment Foundation Component Findings:

SWAP 1.1, requires that boundary changes to the Temecula Valley Wine Country Policy Area be subject to the Foundation Component Amendment Process unless the amendment was County Initiated. Because the amendment was initiated by the applicant the following findings as provided in Ordinance No. 348 are required:

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.

a. New Circumstance – The Wine Country Community Plan’s objectives include preserving and enhancing the area’s viticulture potential, rural lifestyle and equestrian activities as well as coordinating growth to avoid future land use conflicts. In regards to the new circumstance component, the project site is located west of Camino Del Vino which was designated as a General Plan Circulation Element Secondary Highway in 2003. A secondary highway has a minimum right-of-way width of 100 feet and 4 lanes and are intended to serve through traffic along longer routes between major traffic generating areas. In 2014 as part of the Wine Country Community Plan, Camino Del Vino was reduced to a Collector Road with a minimum right-of-way width of 74 feet with 2 lanes. Collector Streets are intended to serve intensive residential land use, multiple-family dwellings, or to convey traffic through an area to roads of equal or similar classification or higher. The change in road classification from Secondary Highway to Collector Road would be less capable to handle traffic impacts associated with commercial wineries or other more intense uses that are encouraged in the Winery District. Considering the current unpaved conditions of Camino Del Vino and Los Nogales Road, traffic impacts associated with a commercial winery or other more intense uses would result in an increase in traffic that would be less compatible with the surrounding single-family neighborhood. Therefore, the applicant is requesting the subject property be removed from the Winery District of the Temecula Valley Wine Country Policy Area and be placed in the Residential District of the Temecula Valley Wine Country Policy Area to allow residential development compatible with Camino Del Vino designated as a Collector Road.

Riverside County Vision - As provided in the General Plan, in summary, the vision for Riverside County is the following: “Riverside County is a family of special communities in a remarkable environmental setting.” The Temecula Valley Wine Country Policy Area was developed to ensure the long term viability of the wine industry while protecting the community’s equestrian rural lifestyle. The three districts that have been established for this policy area have additional policies within each district to provide for complimentary uses distinct to the delineated areas. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. The boundary change from the Winery District, who’s primary purpose is for the promotion and the establishment of commercial activities to the Residential District, who’s primary purpose is to encourage permanent estate lots and to balance tourist related activities, is more compatible with the established residential neighborhood to the south. In addition, Los Nogales is a designed as a local street and would not be able to adequately serve a more intensive use other than residential.

b. Internal Consistency - Staff has reviewed this proposed amendment, in conjunction with each of the nine (9) Riverside County General Plan elements, including Land Use, Circulation, Multipurpose Open Space, Safety, Noise, Housing, Air Quality, Healthy Communities, and Administration, and has determined that this amendment is internally consistent with applicable General Plan Elements because, the Amendment is focused on shifting the policy area boundaries which does not directly relate to other elements and policies of the General Plan.

2. The Riverside County Board of Supervisors adopted the order initiating proceedings for General Plan Amendment No. 1202 on January 31, 2017.

Change of Zone Findings:

2. Change of Zone No. 7885 is a proposal to change the project site's Zoning Classification from Citrus/Vineyard 10-acre lot minimum (C/V-10 Zone) to Wine Country – Residential (WC-R Zone) and is consistent with the General Plan for the following reasons:

The project site is zoned Citrus/Vineyard 10-acre lot minimum and is within the Temecula Valley Wine Country Policy Area with the underlying land use designation of Agricultural. The change from CV-10 to WC-R still encourages agricultural uses. Additionally, the Wine Country Zones were established to implement the Temecula Valley Wine Country Policy Area. The purpose of the Wine Country Zones as stated in Ordinance No. 348 is to encourage agricultural cultivation, vineyards and wineries to preserve the wine-making atmosphere, and to protect the area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. The proposed zoning will allow for 5 acre lots sizes which is compatible with the surrounding development pattern in the project vicinity. In addition, the applicant is proposing to provide approximately 50% of the project area planted in vineyards, ensuring that the agricultural nature of the area is preserved and protected. The change of zone will be consistent with the General Plan by the preservation of the Temecula Valley Wine Country Policy Area's unique characteristics.

Tentative Tract Map Findings:

3. Tentative Tract Map No. 37254 is a proposal to subdivide 51.54 gross acres into 8 lots, and complies with Ordinance No. 460 based on the following:
- a. The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a "unique community identity" which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan by providing a variety of housing type in single-family residential community, promoting the unique characteristics of the Temecula Valley Wine Country Policy Area and by

incorporating portions of the project site as open space or planting for agricultural/vineyard uses. The project site is not located within a Specific Plan.

- b. The site is physically suitable for the proposed residential development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Agricultural land use designations within the Temecula Valley Wine Country Policy Area.
 - c. The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Assessment the design of the tentative tract map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
 - d. The design of the tentative tract map incorporates the extension and realignment of Los Nogales Road which enters the project site at Lot 4 and extends through to Lot 8 and connects with Camino Del Vino. This roadway will not only provide access to Lots 4-8 but will also allow access to the properties located to the south of the project site. The realignment of this road ensures the protection of the riparian areas and will be outside of the limits of the 100 year floodplain. The design of the subdivision and the realignment of Los Nogales will not substantially alter access previously utilized by the surrounding properties or the public at large.
 - e. The design of proposed land division or improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed land division because, project design will ensure there will be no conflict with providing accessibility.
4. Additionally, the proposed Tentative Tract Map No. 37254 is consistent with the minimum improvements as outlined in Section 10.8 (Schedule "D" Subdivision) of Ordinance No. 460 based on the following:
- a. Streets – Condition of Approval 50. TRANS. 1, states that Camino Del Vino and Los Nogales are designated as a Local Street and shall be improved with 24 feet of class 3, aggregate base on a 40 foot graded section within a 66 foot, full-width dedicated right-of-way. With this condition of approval the requirements of Ordinance No. 460 10.8 A. 1, as it pertains to streets and street improvements have been met.
 - b. Domestic Water – Based on a letter from the Rancho California Water District (RCWD) dated March 9, 2017, the Project site is located within the service boundaries of the RCWD. Water service to the subject property currently exists under Account No. 3060625, Location No. 2034412. Water service to individual lots will required the extension of water facilities within dedicated public and/or private right-of-ways. Advisory Notification Document (AND) 15. E. HEALTH 2, states that it is the responsibility of the developer to ensure that all requirements to obtain potable water services are met with the RCWD as well as all other applicable agencies. In addition, because RCWD is regulated by the State, compliance with the criteria of California Administrative Code Title 22, Chapter 16 is required; therefore, with this condition and the requirements of the RCWD the requirements of Ordinance No. 460 10.8 A.2, as it pertains to domestic water will be met.

- c. Fire Protection – AND 15. FIRE. 1, requires the fire flow at 20 PSI, AND 15. FIRE.3, requires that the placement of fire hydrants shall not be located more than 600 feet in any direction from the exterior portion of any wall. Condition of Approval 50. FIRE. 2 requires that the developer submit water system plans, showing the hydrant type, location, spacing and fire flow. With the conditions of approvals the requirements of Ordinance No. 460 10. 8. B., as it pertains to fire protection has been met.
 - d. Sewage Disposal – The Project site is located within the Eastern Municipal Water District’s sewer service area. Presently, sanitary sewer service is not available to the project site. Therefore, the applicant is proposing an on-site sewage disposal system. Advisory Notification Document, 15. E. HEALTH. 3, requires that the land divider provide a percolation report, groundwater detection boring to be provided at the location of the Onsite Wastewater Treatment Septic System (OWTS) and be designed in accordance with the current Local Agency Management Program (LAMP) requirements. Compliance with Environmental Health’s standards and conditions of approval, the requirements of Ordinance No. 460.8.C, as it pertains to sewage disposal will be met.
5. This land division is located within a CAL FIRE state responsibility area, in a high/moderate fire hazard severity zone.
- a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing blue dot reflectors within streets, fire hydrant spacing requirements, and standards relating to driveways, turnarounds, gates, fire sprinkler systems, secondary access, and vegetation management requirements.
 - b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
 - c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Camino Del Vino and Los Nogales Road. Adequate accessibility to the Project site will be available for all emergency service vehicles.
6. The existing Zoning Classification for the subject site is Citrus/Vineyard, 10-acre lot minimum (C/V-10 Zone). The proposed Zoning Classification for the subject site is Wine Country – Residential, 5-acre lot minimum (WC-R Zone). The proposed project is consistent with the required lot area dimensions and standards as set forth in the Development Standards of the WC-R zoning classification. All lots will be a minimum of five (5) gross acres and all lots exceed the minimum average width of 200 feet. Ultimate development of the site will result in the construction of 8 single-family residences. Compliance with these standards as they relate to setbacks, site layouts, and height, will be addressed during the development stage of the 8 single-family residences. The proposed project will conform to the development standards of the WC-R Zoning Classification and all other applicable provisions of Ordinance No. 348.
7. The project site is located in or partially within the Fee Assessment Area for the Stephen’s Kangaroo Rat Habitat Conservation Plan (“SKRHCP”). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment

Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

8. Based on the above, the proposed GPA No. 1202, Change of Zone No. 7885 and Tentative Tract Map No. 37254 would not be detrimental to the health, safety or general welfare of the community and complies with the General Plan and all applicable ordinances.
9. Based on the above, the proposed GPA No. 1202, Change of Zone No. 7885 and Tentative Tract Map No. 37254 are compatible with surrounding land uses, as the surrounding land uses consist of residential development, on large lots with limited agricultural uses and vineyards .

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 800 feet of the proposed project site. As of the writing of this report Planning Staff has received approximately 8 written communication or phone calls in opposition to the proposed project and 3 written communication or phone calls in favor of the proposed project.

RESOLUTION 2018-001
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 1202

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 February 21, 2018, 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,

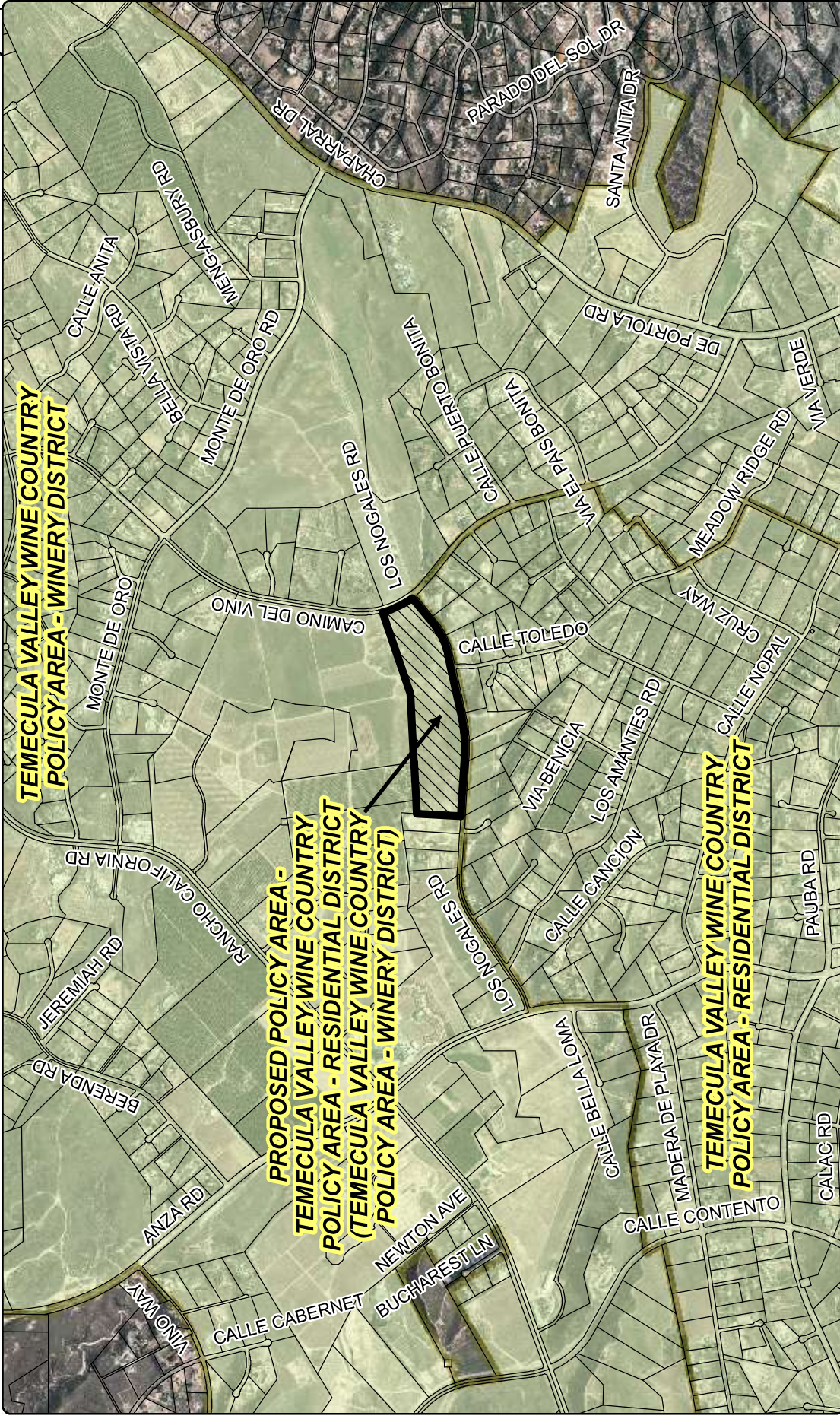
BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on February 21, 2018 that it has reviewed and considered the environmental document prepared or relied on and recommends the following, based on the findings and conclusions in the staff report and incorporated herein by reference:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42839**; and
APPROVAL of **GENERAL PLAN AMENDMENT NO. 1202**.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07885 GPA01202 TR37254
VICINITY/POLICY AREAS

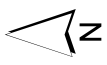
Supervisor: Washington
 District 3

Date Drawn: 09/08/2017
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2015, the County of Riverside adopted a new General Plan. 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 at (951)985-2477 (Riverside County) or Website: <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07885 GPA01202 TR37254

Supervisor: Washington
District 3

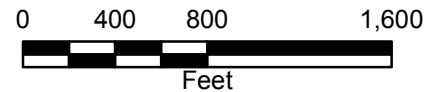
Date Drawn: 09/08/2017
Exhibit 1

LAND USE



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.rcplma.org>

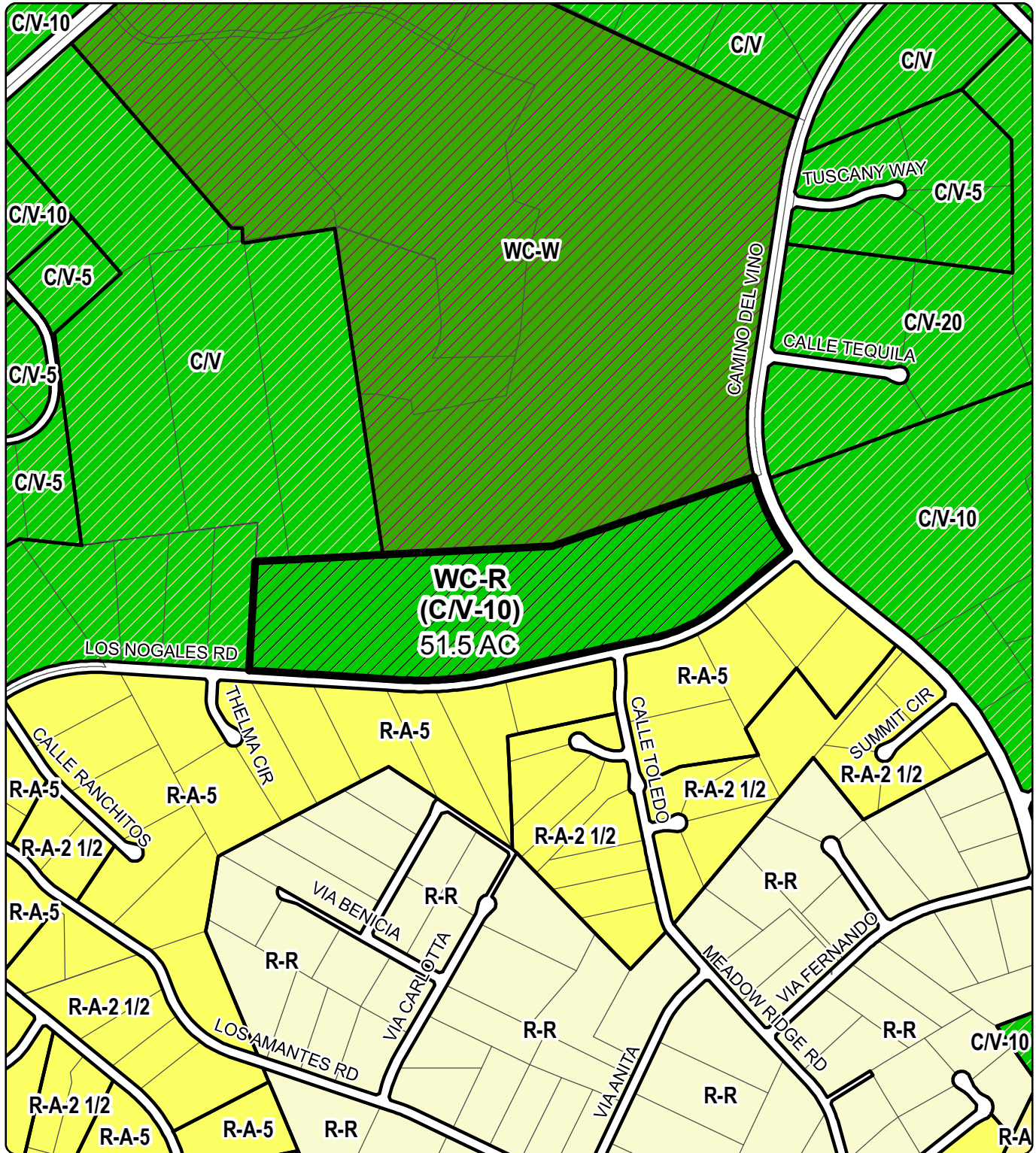
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07885 GPA01202 TR37254

Supervisor: Washington
District 3

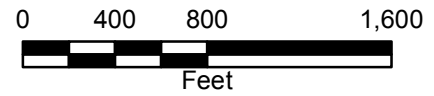
Date Drawn: 09/08/2017
Exhibit 3

PROPOSED ZONING



Zoning Area: Rancho California

Author: Vinnie Nguyen



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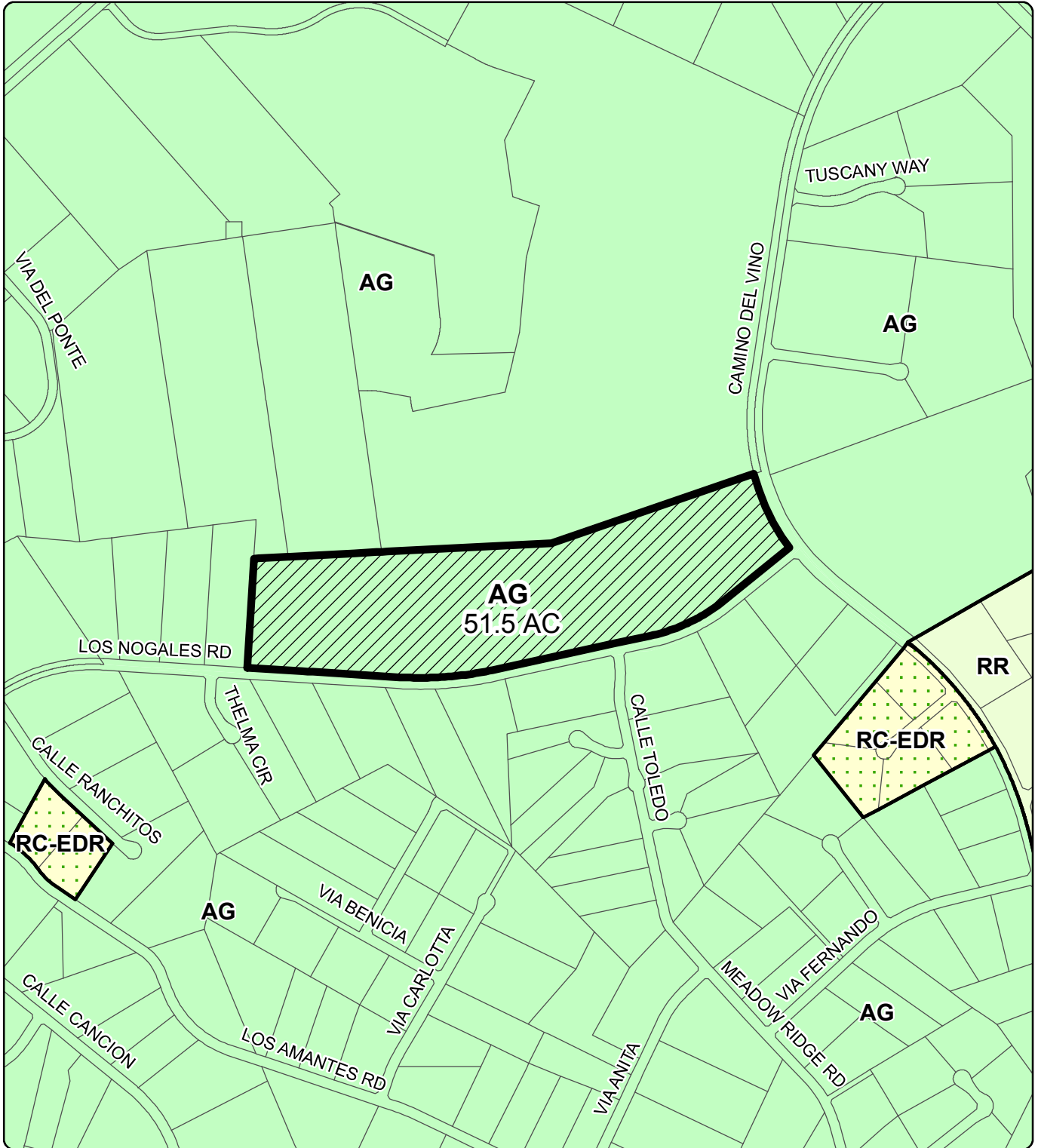
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07885 GPA01202 TR37254

Supervisor: Washington
District 3

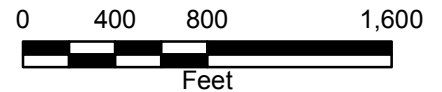
Date Drawn: 09/08/2017
Exhibit 5

EXISTING GENERAL PLAN

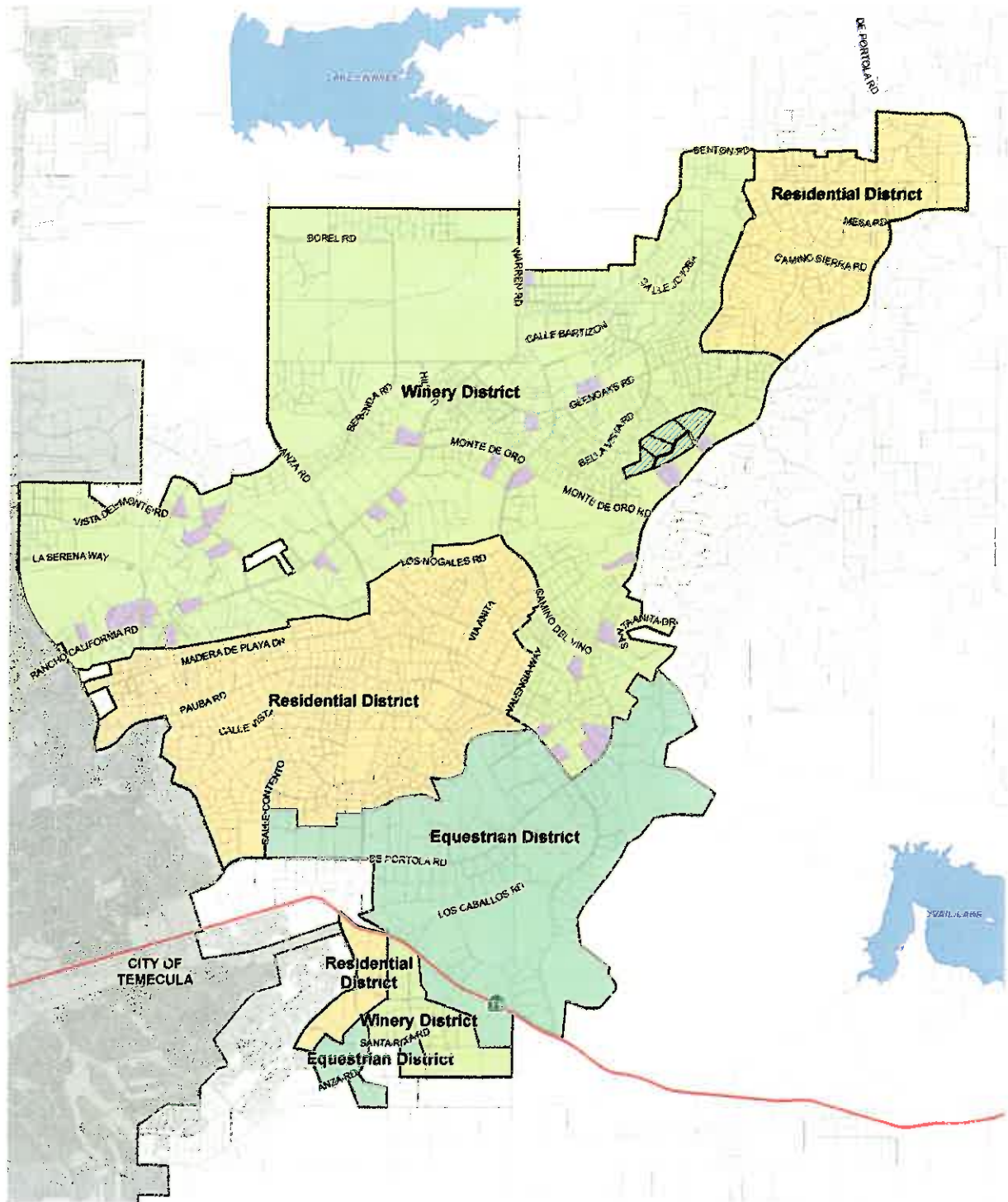


Zoning Area: Rancho California

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.rcrlma.org>



Data Source: Riverside County 2011

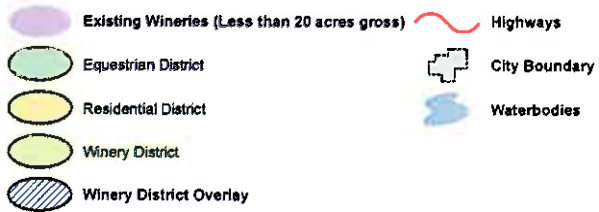
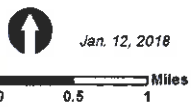


Figure 4B



Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of the area makes no warranty or guarantee as to the content (the source is obtained from), 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.



GPA No. 1202
**PROPOSED TEMECULA VALLEY
 WINE COUNTRY POLICY AREA
 WITH DISTRICTS**

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA 1202, CZ 7885, and TR 37254

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

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

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Contract Project Planner Date: February 28, 2018

Applicant/Project Sponsor: Koll Custom Homes Inc., c/o Greg Koll Date Submitted: March 12, 2018

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Deborah Bradford at (951) 955-6646.

Revised: 03/12/18
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42839 ZCFG6216

FOR COUNTY CLERK'S USE ONLY

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

Environmental Assessment (E.A.) Number: 42839
Project Case Type (s) and Number(s): GPA No. 1202, CZ No. 7885, TR 37254, and AG Preserve Case No. 1056
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person / EA Preparer: Deborah Bradford
Telephone Number: (951) 955-6646
Applicant's Name: Koll Custom Home Inc. Attention: Greg Koll
Applicant's Address: P.O. Box 1658 Temecula CA. 92593

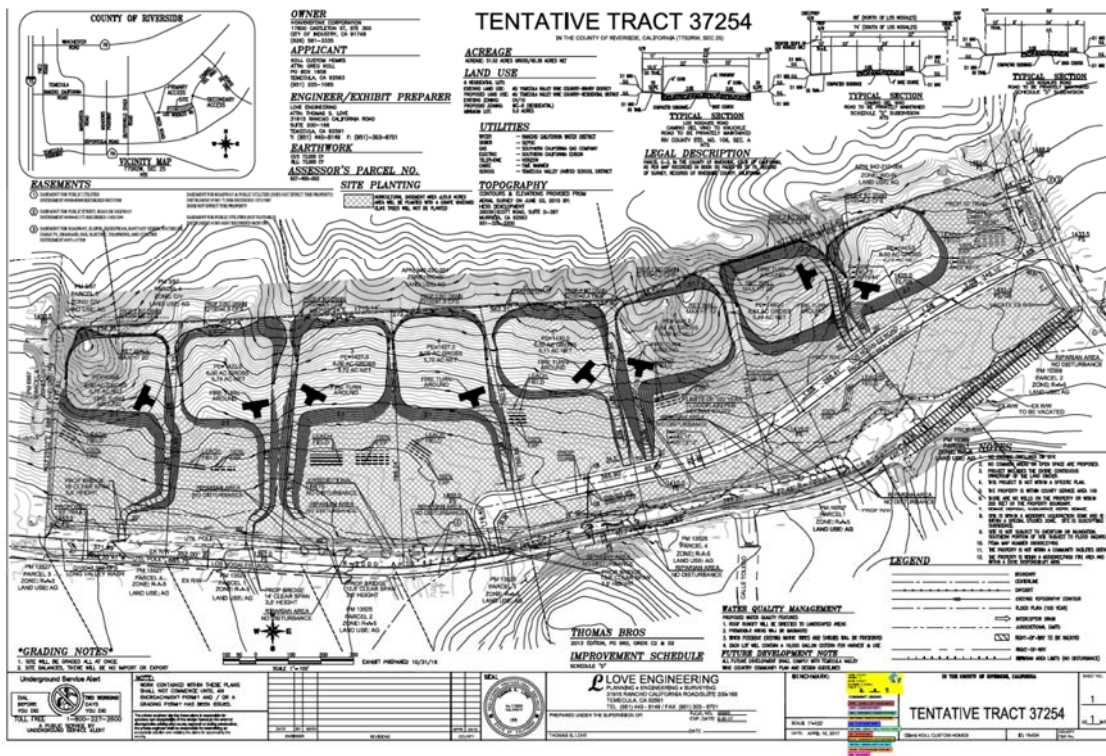
I. PROJECT INFORMATION

Project Description:

GENERAL PLAN AMENDMENT NO. 1202 (Foundation Amendment) –The applicant is proposing to amend the boundaries of the Wine Country – Winery District and the Wine Country – Residential District within the Temecula Valley Wine Country Policy Area by removing the subject property consisting of 51.54 gross acres from the Wine Country – Winery District and placing it within the Wine Country – Residential District. General Plan Amendment No. 1202 (GPA No. 1202) will amend Figure 4B of the Southwest Area Plan to show the revised boundaries of these two Wine Country Districts.

CHANGE OF ZONE NO. 7885 – The applicant proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre minimum lot size (CV-10) to Wine Country – Residential (WC-R).

TENTATIVE TRACT MAP NO. 37254 – The applicant is proposing a Schedule D subdivision to divide a 51.54 gross acre lot into 8 single-family residential lots. The lots range in size from 6 to 8.5 gross acres.



AGRICULTURAL PRESERVE NO. 1056 (DIMINISHMENT/CANCELLATION)/AGRICULTURAL PRESERVE NOTICE NO. 173 - The applicant proposes to delete (diminish) 48.52 acres from Rancho California Agricultural Preserve No. 11 and cancel the land conservation contract executed for Rancho California No. 11, Amendment #3, Map No. 389. The applicant also filed an application for a notice of nonrenewal for the abovementioned land conservation contract.

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

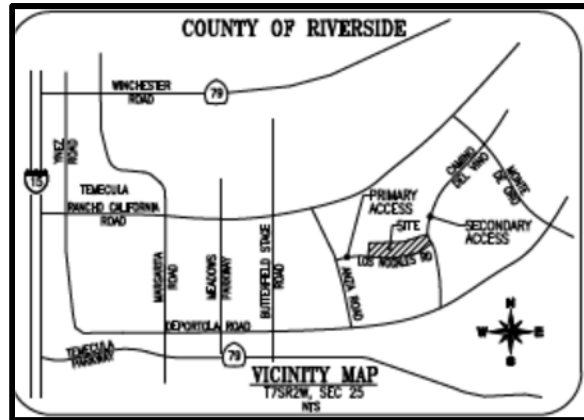
B. Total Project Area: 51.54 gross acres

Residential Acres:	Lots: 8	Units:	Projected No. of Residents:
51.5 gross acres			25
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:

Other:

C. Assessor's Parcel No(s): 927-450-002

Street References: The Project site is located north of Los Nogales Road, south of Monte de Ono Road, west of Camino Del Vino, and east of Anza Road.



Vicinity Map

D. Section, Township & Range Description or reference/attach a Legal Description: Section: 25, Township: 7S, Range: 2W

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is comprised of approximately 51.54 gross acres which consists primarily of grape vines and moderate amounts of annual weeds and grasses. The Long Valley Wash is located along the southern portion of the Project site. Topography of the site is relatively moderate with the terrain being generally gently sloping and steepening to the north and ranges in elevations from 1,386 – 1,480 feet above mean sea level (amsl). The Project site is surrounded by vacant land, scattered residential development, agricultural land and vineyards.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Southwest Area Plan and within the Temecula Valley Wine Country Policy Area – Winery District. The applicant is proposing a General Plan Amendment to change the Policy Area to the Residential District. As provided in the General Plan, in summary, the vision for Riverside County is the following: “Riverside County is a family of special communities in a remarkable environmental setting.” The Temecula Valley Wine Country Policy Area was developed to ensure the long term viability of the wine industry while protecting the community’s equestrian rural lifestyle, and promote and preserve the distinctive character of this unique area within the Southwestern Area Plan. By amending the policy area from the winery district to the residential district the subject property will not conflict with this vision or the purpose of the Policy Area because the subject property is consistent with the usage and the zoning of the surrounding properties will ensure that by amending the policy area to residential the preservation of the community’s unique character will continue.
- 2. Circulation:** The Project has adequate circulation facilities and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. An incised channel of Long Valley Wash is located on the project site. The Long Valley Wash is located within the southern portion of the site and construction of the bridges crossing the wash must comply with the “Guidelines for Construction of Wildlife Crossings” set forth in Section 7.5.2 of the MSHCP Volume 1. The streambed and its associated Riparian Forest and Scrub habitats meet the definition of MSHCP Riparian/Riverine Areas. Long Valley Wash and its associated Riparian Forest and Riparian scrub habitats will remain on the site in their existing conditions and will be 100% avoided. Conditions of approval will be required to ensure consistency with all applicable Multipurpose Open Space policies.
- 4. Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project’s design. The proposed Project meets all other applicable Safety Element policies.
- 5. Noise:** Ultimate development of the Project site will result in 8 single family residences. Residential uses are considered sensitive uses and as stated in the Noise Element requires a “serene environment”. The Project site is located in an area with land use designations that allow for residential uses and is not located in an area that allows for the development of high noise producing uses such as airports or heavy manufacturing uses. The proposed Project will comply with all applicable Noise Element policies and specifically Policy N 1.3 and N 1.4.
- 6. Housing:** The proposed Project is for residential development on land that is currently vacant; therefore, implementation of the Project does not entail the displacement of existing housing nor does it create a need for new housing; thus, the Project will not conflict with General Plan Housing Element policies.
- 7. Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.

8. Healthy Communities: Ten foot wide community trails will be included within the project design and located along the southern portion of Los Nogales Road and along the western edge of Camino Del Vino. The location of the trails within the subdivision will encourage pedestrian activity which is consistent with the policies of the Healthy Communities Element.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Agricultural

D. Land Use Designation(s): Agricultural

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

F. Policy Area(s), if any: Temecula Valley Wine Country Policy Area – Winery District

G. Adjacent and Surrounding:

1. Area Plan(s): Southwest

2. Foundation Component(s): Agricultural

3. Land Use Designation(s): Agricultural

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

5. Policy Area(s), if any: Temecula Valley Wine Country Policy Area – Winery District and Temecula Valley Wine Country Policy Area – Residential District.

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: Citrus/Vineyard, 10-acre lot minimum (C/V-10)

J. Proposed Zoning, if any: Wine Country – Residential, 5-acre lot minimum (WC-R)

K. Adjacent and Surrounding Zoning: Residential Agricultural, 5-acre lot minimum (R-A-5), Citrus/Vineyard. 10-acre lot minimum, Wine-Country - Winery

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.

Aesthetics

Agriculture & Forest Resources

Air Quality

Hydrology / Water Quality

Land Use / Planning

Mineral Resources

Transportation / Traffic

Tribal Cultural Resources

Utilities / Service Systems

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" 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 | |

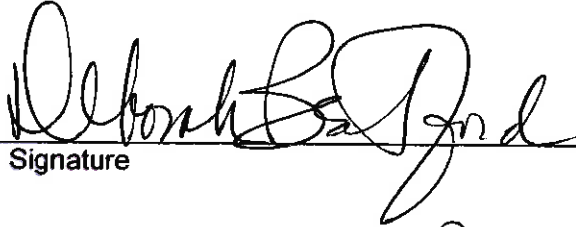
IV. DETERMINATION

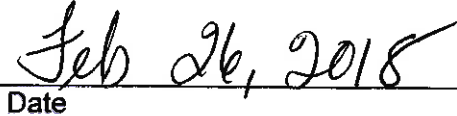
On the basis of this initial evaluation:

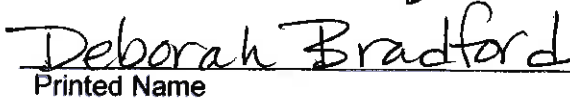
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/> I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a 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.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the

negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature


Date


Printed Name

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
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located approximately seven (7) miles east of Interstate 15, a County Eligible Scenic Highway. Due to the distance of the Project site from Interstate 15 negligible visual impacts will occur along this corridor. Therefore, less than significant impacts will occur.

b) The proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Short-term impacts to the aesthetics of the site will be impacted during construction. Once construction is completed, the 51.54 gross acre site will be developed with eight (8) single-family residences with approximately 26 acres of vineyard planting. Development of this site from a vacant lot to a developed site with homes and vineyards will result in an aesthetically pleasing development, compatible with the unique quality of the Temecula Valley Wine Country Policy Area. Lastly, the existing riparian and scrub habitat located along Long Valley Wash will remain in its current form. Therefore, a less than significant impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The Project site is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. Riverside County Ordinance No. 655, 'Regulating Light Pollution' restricts the use of certain light fixtures which may have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of Riverside County Ordinance No. 655 (COA 50. PLANNING 1) into the proposed Project, impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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 County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While ultimate development will increase the number and distribution of light sources in the vicinity of the project, impacts related to this issue will be less than significant level, due to adherence to County's lighting standards. The project would not create substantial light and glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The project site is in immediate proximity of other existing and planned similar uses. Through County policies, including Ordinance No. 655, light spillage on surrounding properties would not occur and while there would be an increased amount of nighttime lighting over existing conditions, given the size and use of the site, coupled with 50% of the site remaining as vineyards, impacts would be minimal. Therefore, less than significant impacts will occur in regards to new lighting sources affecting day or nighttime views and the exposure of unacceptable light levels to adjacent properties.

Mitigation: No Mitigation Required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Required.

AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials. "A Guide to the Farmland Mapping and Monitoring Program 2004 Edition" prepared by California Department of Conservation.
<http://www.conservation.ca.gov/dlrp/fmmp/Pages/overview.aspx>

Findings of Fact:

a) According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised of approximately 50% Prime Farmland which is located along the southern portion of the project site. The remaining 50% is comprised of Unique Farmland and is located on the northern portion of the project site. Small portions of the Project site along the northern and southern boundaries are designated as Other Lands. Below are the defining factors of these designations:

Prime Farmland – Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland – Farmland of lesser quality soils used for the production of the state’s leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

As proposed, the General Plan Amendment, Change of Zone, and Tentative Tract Map will result in the ultimate development of 8 single-family residences and some loss of farmland will occur. However, the majority of the proposed 8 residential housing pads are outside of the prime farmland area which is along the southern portion of the site. The Tentative Tract Map exhibit indicates and notes that approximately 50 % of the project site will be located in a permanent easement devoted to vineyard planting. This easement will be mapped and recorded prior to final Map recordation. The easement shall be held in perpetuity and will be maintained by the Heavenstone Ranch Corp, Inc., as stated in Condition of Approval, 050 Planning 1. Although, not a requirement of the property owner to keep the site in an agricultural use, 50% will remain as agricultural use. Although the project will convert primarily Unique Farmland and some Prime Farmland to non-agricultural uses, this conversion alone does not necessarily result in a significant impact. As shown on the FMMP, there is a number of areas designated as Unique and Prime Farmland that will remain in the area and the current proposed change represents a small portion to the total farmland area just locally. Furthermore, by requiring an easement to maintain 50% of the property, which is identified as Prime Farmland, as active vineyards, the proposed project actually helps ensure long-term viability of the site to be utilized as active farmland. Therefore, less than significant impacts will occur in regards to conversion of agricultural land to non-agricultural uses.

b) The project site is currently within the Temecula Valley Wine Country Policy Area – Winery District and zoned Citrus/Vineyards with a 10 acre minimum lot size (C/V-10); however, the project site is proposed to be added to the Temecula Valley Wine Country Policy Area – Residential District and rezoned to Wine Country – Residential, which is not considered an agricultural zone, pursuant to Section 21.3 of Riverside County Ordinance No. 348. Therefore, once the site is rezoned, the project will not conflict with agricultural zoning or uses and less than significant impacts will occur in regards to this issue area.

However, the project site is currently located within Rancho California Agricultural Preserve No. 11 (Map No. 853B), having being added to this preserve on September 23, 1976 with the adoption of Map No. 389, and a Land Conservation Contract was executed for the project site and took effect as of January 1, 1977, according to recorded instrument number 122118.

Therefore, the project applicant has also filed (1) an application for a Notice of Nonrenewal within an Agricultural Preserve, (2) an application to diminish the size of Rancho California Agricultural Preserve No. 11 by 51.54 gross acres (being the project site), and (3) a petition to cancel the land conservation contract for the portion of the agricultural preserve being diminished. If the portion of the agricultural preserve is diminished and the land conservation contract cancelled, as described above, less than significant impacts will occur because the lands associated to the project will no longer be subject to a Williamson Act contract or an agricultural preserve as previously stated, and impacts would be less than significant. Furthermore, as discussed prior, 50% of the site will be maintained in perpetuity as active farmland, helping ensure the long-term viability of the overall site and preserving the majority of the land identified as Prime Farmland.

c) The applicant is proposing a change of zone from Citrus/Vineyard (C/V) to Wine Country-Residential (WC-R). Ordinance No. 625 defines land zoned for primarily agricultural purposes as A-1, A-P, A-2, A-D, and C/V. Property directly north of the project site is zoned Wine Country-Winery (WC-W), to the east, and west Citrus/Vineyard (C/V), and to the south Residential Agricultural (R-A). Uses permitted in these zoning classification allows for single-family development, and agricultural uses such as,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vineyards, groves, field crops and processing and packaging of agricultural or horticultural products. The proposed change of zone to WC-R will not result in an incompatibility with agriculturally zoned property in that the permitted uses are primarily the same as in the agriculturally defined zones. The only agriculturally defined zone is to the east of the project site; however, given that the Project site will be developed with vineyards an incompatibility of a non-agricultural uses adjacent to agricultural uses would not occur. Therefore, less than significant impacts will occur in regards to this issue area.

d) The proposed General Plan Amendment, Change of Zone, and Tentative Tract Map will result in approximately 50% of the Project site being converted from agricultural uses to eight (8) residential lots. However the remaining 50% of the project site will be comprised of a dedicated easement in perpetuity for the planting of vineyards as stated in Condition of Approval 050 Planning 1. The Wine Country Policy Area - Winery District does not require an applicant to retain their property in agricultural production nor does the current zoning of the project site. The applicant of their own accord is choosing to keep 50% of the site for vineyard planting. Therefore less than significant impacts will occur in that 50% of the site, which is classified as Prime Farmland, will remain in agricultural production in perpetuity, which will help offset any of the losses tied to the residential parcels.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," GIS database 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. The project will have no impact.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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; therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AIR QUALITY Would the project DB worked on 2/21/18

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input 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, "Benton Road Residential Air Quality Impact Analysis", dated November 2, 2016, prepared by Urban Crossroads.

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 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 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involve a General Plan Amendment but is not considered a significant project.

According to the consistency analysis presented above and the analysis presented in section b) below, the proposed project will not conflict with the AQMP; no impact will occur.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (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 below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Assuming build-out of the site as single-family residences, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

Construction Emissions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although a project specific air quality analysis was not performed, such analysis has been performed for other projects within the County that are also located within the South Coast Air Basin. Emissions for the purposes of this section are not dependent on a specific location but merely the anticipated amount of emissions and its relation to daily emission thresholds established for the South Coast Air Basin. One particular analysis was performed by Urban Crossroads for a 34 unit residential subdivision on approximately 20 acres and will be used in this analysis for reference. Although the reference project is smaller in size (20 acres) compared to the proposed project (51 acres), CalEEMod assumes only so many acres are graded and so much equipment is operating at a time producing so much emissions per day. Therefore, regardless of the difference in project size, the same assumptions would be made by the modeling on the amount of grading occurring on a particular day at maximum and the resulting emission levels would not differ between the reference project and proposed project.

In this analysis, the California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations were applied to the air quality analysis and are reflected in the emission estimates.

The table below titled Reference Project Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs from the reference 34 unit project. Based on the results of the model, maximum daily emissions from the construction of the reference project will not exceed established SCAQMD thresholds. Since the project as noted above would be anticipated to result in substantially less emissions compared to the reference project, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for construction established by SCAQMD.

Reference Project Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
2017	3.57	38.25	45.56	0.09	9.11	5.05
2018	62.23	29.07	24.93	0.04	2.53	1.92
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No

Source: Urban Crossroads

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Reference Project Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the reference 34 unit project. Based on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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results of the model, maximum daily emissions from the operation of the reference project will not exceed established SCAQMD thresholds.

Reference Project Maximum Daily Operational Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	4.06	0.03	2.84	0.00	0.06	0.06
Energy Sources	0.03	0.27	0.12	0.00	0.02	0.02
Mobile Sources	1.15	3.74	12.74	0.04	2.54	0.71
Total Emissions	5.24	4.04	15.70	0.04	2.62	0.79
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: Urban Crossroads						

The project as proposed would be anticipated to have reduced emissions given the project represents 8 units (10 maximum units pursuant to the General Plan Amendment) compared to the 34 units analyzed in this reference air quality analysis. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for operation established by SCAQMD. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/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 industrial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Crown Hill Elementary School) is located approximately 3 miles to the southwest of the project; therefore, no impacts would occur to schools within ¼-mile of the project site.

Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

As part of the SCAQMD’s environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA).

Similar to the discussion prior as it relates to regional emission thresholds for criteria pollutants, the reference project (a 34 unit residential project that was proposed within the Temecula Valley SRA) was utilized to compare against the proposed eight unit residential development as it relates to LST analysis.

The tables below titled Reference Project On-Site Preparation Construction LST Emissions and Reference Project On-Site Grading Construction LST Emissions identify the emissions during construction at residences 25 meters (82 feet) away from that reference project, which are well below the SCAQMD thresholds of significance. These also include consideration of existing regulations as previously noted.

Reference Project On-Site Preparation Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	27.16	30.44	8.90	4.99
LST Threshold	303	1,533	10	6
Potential Impact?	No	No	No	No
Source: Urban Crossroads				

Reference Project On-Site Grading Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	33.63	41.46	5.15	2.81
LST Threshold	325	1,677	11	7
Potential Impact?	No	No	No	No
Source: Urban Crossroads				

Similar to the analysis on regional emissions, the modeling assumes only so many acres are graded and so much equipment is operating at a given time. Therefore, regardless of the difference in project size, the same assumptions would be made by the modeling on the amount of grading occurring in a particular day at maximum and the resulting emission levels would not differ between the reference project and proposed project. The proposed project is also further from the nearest sensitive receptors

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(approximately 350 feet) compared to the reference project (approximately 82 feet); which in regards to air quality emissions and dispersal rates, is a substantial difference. Therefore, the proposed project would also be anticipated to not exceed maximum daily LST emission thresholds for construction established by SCAQMD.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the small number of nearby residences (approximately 21), approximately 63 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours (see mitigation measure MM NOI-1) when most people are at work. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

BIOLOGICAL RESOURCES	Would the project			
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003); MSHCP Consistency Analysis prepared by Principe and Associates dated May 17, 2017 (PDB06519); Nesting Season Survey for Burrowing Owl prepared by Principe and Associates dated April 25, 2017 (PDB06518)

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan within the Southwest Area Plan. The project site is not located within an MSHCP Criteria Cell; therefore, the project is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy process (HANS) or Joint Project Review (JPR). Although the project site is not located within a Criteria Cell, consistency with Section 6.0 of the MSHCP must still be demonstrated. A brief consistency analysis is provided herein.

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

An incised channel of Long Valley Wash is located on the project site. The streambed and its associated Riparian Forest and Scrub habitats meet the definition of MSHCP Riparian/Riverine Areas.

Long Valley Wash is present along the site's south property line and was mapped as an intermittent blueline stream when the USGS Topography Map was compiled in 1953. The intermittent blueline stream designation was removed in the area located between Anza Road and Camino Del Vino when the map was photo revised in 1973. The channel of this historic wash is incised over 10 feet into the terrain in the eastern portion of the site, and basically disappears in the western portion of the site, where it is incised less than one-foot into the terrain. Associated Riparian Forest and Riparian scrub

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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habitats within this area will remain on the site in their existing conditions and are designed to be 100% avoided as shown on the proposed Tentative Tract Map. According to the MSHCP Consistency Analysis prepared by Principe and Associates, the project as designed will not result in impacts to Riparian/Riverine Areas. The County of Riverside has conditioned the project prior to building permit issuance to ensure that the design of the four proposed bridges will not impact the MSHCP Riparian/Riverine habitat within Long Valley Wash. Construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings", set forth in Section 7.5.2 of the MSHCP Volume 1. The County of Riverside has also conditioned the project prior to grading permit issuance to ensure that all MSHCP Riparian/Riverine Habitat is mapped and labeled on the grading plans.

Other kinds of aquatic features that could provide suitable habitat for endangered and threatened species of fairy shrimp are not present on the site (i.e., vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions such as tire ruts, etc.). The project will be consistent with Section 6.1.2 of the MSHCP with adherence to Riverside County conditions of approval.

Section 6.1.3 (Protection of Narrow Endemic Plant Species)

According to the MSHCP Consistency Analysis prepared by Principe and Associates, the project site is not located with a Narrow Endemic Plant Species Survey Area. The project 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, the project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the Urban/Wildlands Interface Guidelines. The project 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 the required habitat assessment survey area for burrowing owl. According to the Nesting Season Survey for Burrowing Owl report prepared by Principe and Associates, suitable habitat was observed on the project site; therefore, four focused surveys were conducted during breeding season. The surveys were conducted on March 30, April 6, April 13, and April 20, 2017. No burrowing owls or burrowing owl sign were observed during any of the surveys. Therefore, despite the lack of onsite indicators for burrowing owl, the project has been conditioned prior to grading permit issuance by the County of Riverside for a 30-day burrowing owl pre-construction survey. The project site will be consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County conditions of approval.

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 the incorporation Riverside County conditions of approval.

b-c) The Biological Report states that the topography on the site has been altered in the past by agricultural clearing and grading for approximately 37 years. Site photographs in the Biology Report note that approximately 93% of the existing site was occupied by abandoned vineyard planting.

According to the MSHCP Consistency Analysis prepared by Principe and Associates, based on a review of pertinent biological literature and onsite surveys completed at the same time burrowing owl surveys were completed, threatened, endangered, candidate, sensitive or special status plant or wildlife species have not been recorded on the site. Plant species that were found on the Project site consist primarily

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of invasive and non-native species. A few native species were identified. The vegetation on site does not possess the species composition nor the habitat characteristics to be classified as Grasslands. Wildlife species found on site include, California ground squirrels, western fence lizards, California Quail, red-tailed hawk, lark sparrow, desert cottontail and the coyote. Most of the wildlife was found along Long Valley Wash.

As a part of the project component, Long Valley Wash and its associated Riparian Forest and Scrub habitats were to be 100% avoided by the project. The applicant received an agricultural grading permit for Project site with the intention of preparing the site for the planting of the vines. The level of grading work appeared to exceed the scope that was intended under the agricultural grading permit and was suspended by the Building Official. Principal Planner Ken Baez visited the Project Site and determined that the Riparian area had been impacted by the construction equipment accessing the site across the drainage area. To ensure protection of the Riparian area and its habitat, the following mitigation measures are required:

MM BIO-1: 100% of the Riparian area will be avoided by ultimate design of the project.

MM BIO-2: Prior to issuance of the grading permit, a CADFW 1600 and USACE 404 permit may be required and proof that consultation and approvals from those entities will need to be provided if construction activities may temporarily impact the drainage area.

MM BIO-3: Prior to issuance of a grading permit, Determination of Biologically Equivalent or Superior Preservation (DBESP) will need to be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60 day review period will start for their review.

MM BIO-4: Prior to issuance of a grading permit, EPD shall verify on grading plans that no disturbance will occur within areas identified and mapped as riverine/riparian. EPD staff shall verify construction of clear span bridges do not disturb riverine/riparian avoidance area identified on the ECS.

MM BIO-5: Prior to recordation, an Environmental Constraints Sheet (ECS) shall be included with notes placed on the Final Map that requires avoidance of impacts to any blueline, riverine, riparian or jurisdictional features mapped as part of the DBESP mitigation process shall match the final map. The area shown on the ECS as an area to avoid disturbance shall be labeled "Riverine/Riparian Avoidance Area."

No MSHCP sensitive soil types are located on the project site that could support rare plant species. No clay soils are located on the project site that could support vernal pool habitat. No burrowing owls or burrowing owl sign was observed during the focused surveys. A 30-day pre-construction burrowing owl survey will be conducted prior to grading permit issuance. A pre-construction nesting bird survey (as discussed below) will also be conducted if grading is planned to occur during the nesting bird season. Less than significant impacts will occur in regards to threatened, endangered, candidate, sensitive or special status plant or wildlife species with the incorporation Mitigation Measures 1-5 and Riverside County's standard conditions of approval.

d) 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The project has been conditioned prior to grading permit issuance by the County of Riverside for a pre-construction nesting bird survey. The project site is not located within or adjacent to a wildlife nursery site. The Long Valley Wash is located within the southern portion of the site and construction of the bridges crossing the wash must comply with the “Guidelines for Construction of Wildlife Crossings” set forth in Section 7.5.2 of the MSHCP Volume 1. Impacts will be less than significant with the incorporation of the following mitigation measure and adherence to Riverside County conditions of approval:

MM BIO-6: Clearing and grubbing shall occur outside the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through the completion of a Nesting Bird Survey Report. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval prior to the issuance of grading permits if such grading is to occur during the bird breeding season.

e) An incised channel of Long Valley Wash is located on the project site. According to the MSHCP Consistency Analysis prepared by Principe and Associates, the streambed and its associated Riparian Forest and Scrub habitats will be 100% avoided by the project. However, as mentioned in 7 (b-c) agricultural grading that was permitted appeared to go beyond its permitted scope and some impacts to the Riparian area occurred by vehicles accessing the site across the drainage area. With the incorporation of MM BIO 1-5, impacts to the Riparian Area and Habitat will be reduced to less than significant. MM BIO-3, requires that EPD staff verifies that the construction of the 4 clear span bridges will be designed and constructed so as to ensure that impacts to the MSHCP Riparian/Riverine habitat within Long Valley Wash will be less than significant. Temporary impacts to the Riparian area may occur with the construction of the bridges; however, because the applicant will be required to obtain a 404 permit any impacts to this area will be restored. According to the MSHCP Consistency Analysis prepared by Principe and Associates, the two patches of Riverside and sage scrub growing on the site totaling 1.24 acres in size have long been reduced to remnants. The patches of sage scrub do not possess high quality functions and values to be considered to be sensitive biological resources at this site. Regardless, that habitat will be entirely avoided by the proposed project. Therefore, impacts will be less than significant with the incorporation of Mitigation Measures 1-5 and the adherence to Riverside County conditions of approval.

f) According to Section 404 of the Clean Water Act, wetlands are defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Although the riparian area may not have a prevalence of vegetation in that we are currently in a drought the area is delineated on the USGS topographical map as a blue line stream and needs to be 100% avoided as stated in MM BIO-1. Therefore, with mitigation less than significant impacts will occur in regards to this issue area.

g) No oak trees are located on the project site. The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts will occur.

Mitigation:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM BIO-1: 100% of the Riparian area will be avoided by ultimate design of the project.

MM BIO-2: Prior to issuance of the grading permit, a CADFV 1600 and USACE 404 permit may be required and proof that consultation and approvals from those entities will need to be provided if construction activities may temporarily impact the drainage area.

MM BIO-3: Prior to issuance of a grading permit, Determination of Biologically Equivalent or Superior Preservation (DBESP) will need to be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60 day review period will start for their review.

MM BIO-4: Prior to issuance of a grading permit, EPD shall verify on grading plans that no disturbance will occur within areas identified and mapped as riverine/riparian. EPD staff shall verify construction of clear span bridges do not disturb riverine/riparian avoidance area identified on the ECS.

MM BIO-5: Prior to recordation, an Environmental Constraints Sheet (ECS) shall be included with notes placed on the Final Map that requires avoidance of impacts to any blueline, riverine, riparian or jurisdictional features mapped as part of the DBESP mitigation process shall match the final map. The area shown on the ECS as an area to avoid disturbance shall be labeled "Riverine/Riparian Avoidance Area."

MM BIO-6

Clearing and grubbing shall occur outside the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through the completion of a Nesting Bird Survey Report. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval prior to the issuance of grading permits if such grading is to occur during the bird breeding season.

Monitoring: Riverside County Department of Building and Safety and the Environmental Programs Department.

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

Source: On-site Inspection, Project Application Materials; PDA04967r1 Hogan 2016; "Phase II Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271) Within Tentative Tract Map 36975 Rancho California area of Riverside County, California". PDA04343 Hogan, Tang 2007; "Historical/Archaeological Resources Survey Report Assessor's Parcel No. 927-450-002 Rabrenovich Vineyard".

Findings of Fact:

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

Monitoring: No Monitoring 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: On-site Inspection, Project Application Materials; PDA04967r1 Hogan 2016; "Phase II Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271) Within Tentative Tract Map 36975 Rancho California area of Riverside County, California". PDA04343 Hogan, Tang 2007; "Historical/Archaeological Resources Survey Report Assessor's Parcel No. 927-450-002 Rabrenovich Vineyard".

Findings of Fact:

- a) The project site has been surveyed by a County approved archaeologist in April and May 2007 and it has been determined that there is one archaeological resource present. This resource includes CA-RIV-008271 which consists of three manos, four mano fragments, one flake, one metate fragment, two hammerstones and one possible stone ball. This site consists of an artifact scatter that has been collected and therefore is no longer present on the subject property. It is important to note that imagery from 1996 on Map My County, shows the entire 51.54 gross acres as being graded and used for row crops. The potential for artifacts to be encountered are minimal and likely any remaining resources less than significant so no mitigation is required. However, in the abundance of caution Advisory Notification Document (AND) Planning 9 will be required to ensure if any archaeological resources are encountered all work shall be halted or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Therefore, impacts are considered less than significant.

- b) An archaeological technical study entitled, “Phase II Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271) Within Tentative Tract Map 36975 Rancho California area of Riverside County, California, prepared by Michael Hogan, dated May 25, 2016, evaluated the significance of the archaeological resources that were collected at the site and based on subsurface testing, analysis of recovered artifacts, and other investigations determined that the archaeological resource(s) are not significant pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. Moreover, if the resources are not considered significant archaeological resources pursuant to CEQA Section 15064.5, loss of these resources cannot contribute to a potentially significant cumulative impact. Therefore, less than significant impacts are unlikely to occur.
- 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 Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project

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

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-2 “Earthquake Fault Study Zones,” GIS database, Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a-b) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. This site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone. The nearest active fault anticipated to produce the highest ground accelerations, maximum magnitude of 7.7, is the Elsinore fault located approximately six (6) miles from the subject site. However, the closest fault anticipated to produce the highest ground motions is the San Felipe Fault which is closer to the subject site approximately 0.2 miles but has a lower magnitude of 6.3. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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” Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) Based on the information obtained from ‘Map My County’, the project site is located in an area with moderate potential for liquefaction. The Preliminary Geotechnical Report states that there are three factors that determine whether a site is likely to be subject to liquefaction, seismic shaking, type and consistency of earth materials, and groundwater level. The report states that groundwater was not observed during subsurface exploration, and local well data obtained from the California Department of Water Resources dating back to 1967 places current groundwater levels at approximately 167 feet below existing ground surface. A historic high groundwater level of 53 feet below ground surface was recorded in 2012. Groundwater is not anticipated to be encountered during grading. The report states that proposed structures will be supported by compacted fill over competent Pauba Formation bedrock, with groundwater at a depth of over 50 feet. Therefore, with the recommended compacted fill, relatively deep groundwater level, and the dense nature of the deeper onsite earth materials, the potential for earthquake induced liquefaction or lateral spreading beneath the proposed structures is considered very low. Additionally, with incorporation of conditions of approval and compliance with the CBC, the potential for earthquake induced liquefaction impacts are considered less than significant.

Mitigation: No Mitigation Required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Southwest Area Plan Figure 12 “Seismic Hazards” and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. As stated in the Preliminary Geotechnical Report, intensity of ground shaking at the site may be higher or lower based on complex variables such as, depth and consistency of earth materials, topography, geologic structure, direction of fault rupture, seismic wave reflection, refraction, and attenuation rates. Ultimate development of the project site will result in the construction of eight single family residences. Compliance with the Geotechnical Report’s recommendations in regards to the building design and the California Building Code (CBC) earthquake standards will ensure that impacts related to seismic ground shaking will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Southwest Area Plan Figure 13 “Steep Slope”, and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) Secondary effects of seismic shaking considered as potential hazards include several types of ground failure, which includes landslides. The Preliminary Geotechnical Report stated that the secondary effect of a landslide due to seismic activity is unlikely given the topography of the site, subsurface exploration and laboratory testing. Therefore, impacts are considered to be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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” and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) Based on Map My County the project site is susceptible to subsidence. The Preliminary Geotechnical Report stated that subsidence from scarification and re-compaction will be negligible. In addition compliance with conditions of approval 10.BS GRADE 003, 004, 004, and 006 will ensure any impacts in regards to subsidence will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

15. Other Geologic Hazards

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

Source: Project Application Materials and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard. A seiche is the wave action created within an enclosed basin of water, because there are no enclosed bodies of water adjacent to or up gradient of the site the likelihood of seismically induced flooding is considered nonexistent. There are no active volcanos in the vicinity of the project site and no steep hillsides subject to mudflow existing in the project vicinity. No impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

16. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a-b) The proposed Project will not significantly change the existing topography on the subject site. The grading will primarily follow the natural terrain and not alter any significant elevated topographic features located on the site. The project has no cut or fill slopes that would exceed 2:1. Impacts will be less than significant.

c) Future development for the project area will include on-site septic. 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. In addition, condition of approval 10. E HEALTH 2 states that if the applicant wants to obtain clearance for their system prior to issuance of building permits, the applicant provide to building and safety a site plan and floor plans, a soils percolation report and plot plan, and groundwater detection boring provided at the location of the onsite wastewater treatment/septic lots. Impacts in regards to this issue area will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The development of the site would result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Condition of approval 10. BS GRADE. 7 requires that 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. Condition of approval 60. BS GRADE. 14 requires that the applicant obtain a Best Management Practices (BMP) Permit for the monitoring of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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erosion and sediment control BMP's for the site. Impacts will be less than significant in regards to soil erosion and loss of topsoil with the incorporation of the conditions of approval as discussed.

b) The Preliminary Geotechnical Report laboratory test results for the subject site determined that the earth materials onsite exhibit a Very Low Expansion potential; therefore, the design of slab on ground foundations is exempt from the procedures required in the CBC for expansive soils. Impacts will be less than significant.

c) The proposed Project includes the subdivision of a 51.54 gross acre site into eight (8) single-family residential lots. However, future development for the Project area will include on-site septic. To ensure that the Project site has soils that are adequate to support a septic system this Map was conditioned by the Environmental Health Department (AND 10. E. HEALTH 3) to require the applicant to provide, a soils percolation report and plot plan and groundwater detection borings at the location of the onsite wastewater treatment/septic lots. In addition, 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 Required.

Monitoring: No Monitoring Required.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) Implementation of the proposed Project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the Project site and prevent deposition within receiving waters located downstream. 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 grading and excavating activities during the construction 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 Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

a) The Project site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). In addition because the Project site is located in an area susceptible to moderate wind erosion a condition of approval has been applied to this Project requiring that the developer take all necessary measures to control dust during construction. (AND.15 BS GRADE. 5.) With such compliance the Project will not result in an increase in wind erosion and blowsand, either on or off site. The Project will have less than significant impacts.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GREENHOUSE GAS EMISSIONS Would the project	DB			
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Climate Action Plan, “Benton Road Residential Greenhouse Gas Analysis”, dated 11/2/16, prepared by Urban Crossroads

Findings of Fact:

a-b) Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recommended by the AB 32 Scoping Plan, in order to ensure the County meets their required State goals pursuant to AB 32.

The CEQA guidelines allow for the use of CAP screening thresholds and tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the screening thresholds and tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. As an initial screening method, the CAP establishes an emissions threshold of 3,000 metric tons per year of CO₂ equivalent (CO₂E) that is determined to be less than significant for small projects.

No project specific greenhouse gas analysis was performed for this project. However, similar to air quality, other studies have been performed in the area that could be utilized as a reference to compare the project to. The same 34-unit project that was used in the air quality analysis will be used for greenhouse gas reference. In this reference project, using all of the emissions quantified, the total Greenhouse Gas emissions generated from the representative project is approximately 616.12 Metric Tons Carbon Dioxide equivalent (MT CO₂e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG emissions from the reference project are below the threshold of 3,000 MT CO₂e per year for residential projects established by the CAP.

Reference Project Operational Emissions (metric tons/year)

Emissions	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Emissions amortized over 30 years	16.77	0.01	0.00	16.85
Area Sources	8.74	0.01	0.00	8.80
Energy Sources	114.18	0.01	0.00	114.82
Mobile Sources	444.46	0.01	0.00	444.75
Waste Sources	8.07	0.48	0.00	18.09
Water Usage	10.72	0.07	0.01	12.81
Total Project Emissions	616.12			
Riverside County CAP Threshold	3,000			
Exceeds Threshold	No			
Source: Urban Crossroads				

The project as proposed would be anticipated to have reduced emissions given the project represents 8 units (10 maximum units pursuant to the General Plan Amendment) compared to the 34 units analyzed in this reference greenhouse gas analysis. Therefore, the proposed project would also be anticipated to not exceed the 3,000 metric tons CO₂E/year threshold and the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
21. Hazards and Hazardous Materials	<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 Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of eight (8) residential lots; the Project will not introduce activities that will cause substantial hazard to the public. 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 22a, the Project does not engage in activities that would create a high level of risk or hazards to the surrounding community. Impacts will be less than significant.

c) Because the proposed Project is located in a very high fire hazard area, the Project includes adequate access for emergency response vehicles and personnel. Neither project construction nor operation would be anticipated to significantly impair any evacuation or response plans. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.

d) The proposed Project is not located within one quarter mile of an existing or proposed school. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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 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: Southwest Area Plan Figure 5. "French Valley Airport Influence Area", Riverside County General Plan Safety Element, Figure S-20, "Airport Locations". GIS database and Google Earth.

Findings of Fact:

a-b) According to Map My County, Google Earth and the General Plan, the project site is not located within an Airport-Influence Area and will not require the review of the Airport Land Use Commission. Therefore, no impact will occur.

c-d) The project site is not located within an airport land use plan or within two mile of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area. No impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

23. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	<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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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) According to GIS database, the proposed Project is located in a very high fire hazard area and is within a State Responsibility Area (SRA) and therefore has the possibility to 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. Compliance with California Code of Regulations title 14 section 1270 et seq. requires that specific standards in terms of; emergency access and egress, signing and building numbers, emergency water standards and fuel modification standards be applied in SRA's. The proposed Project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of driveways, gated entries, turning radius and fuel modifications. With these conditions of approval impacts as they relate to this issue area will be less than significant. (AND 15. FIRE. 1, 2, and 3, COA 50. FIRE 1, 2, 3)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HYDROLOGY AND WATER QUALITY Would the project DB

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The proposed Project includes the subdivision of a 51.54 gross acre site into 8 single-family residential lots. Ultimate development of the site will likely result in the construction of 8 single-family residences. To ensure that the natural drainage course is maintained, Advisory Notification Document (AND) 15 FLOOD 1 requires that the Long Valley Wash must be kept free of all fill, buildings, and obstructions to ensure that the natural drainage patterns of the areas are maintained to prevent flood damage to new building as well as flooding Los Nogales Road. Although Los Nogales Road is susceptible to flooding presently, without the project, but because the natural drainage will be maintained adjacent properties will not be further impacted by an increased drainage flow than what is currently existing.. If deemed necessary Advisory Notification Document 15. TRANS 2 states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns by constructing drainage facilities, enlarging existing facilities, and/or by securing a drainage easement. Advisory Notification Document 15 TRANS 3 states that the land divider, if necessary will be responsible to accept and properly disposes of all off-site drainage flowing onto or through the site. With the incorporation of mitigation measure MM HYDRO WQ: 1 which requires that each lot is provided with a 10,000 gallon cisterns to capture rain water from flowing off site. In the event that the 10,000 gallon cisterns are not adequate in size to reduce the flow, larger cisterns may be required as stated in Advisory Notification Document 15 Flood 1. Therefore, with the incorporation of mitigation measures and standard conditions of approval, impacts in regards to this issue area will be less than significant.

b) As stated above, when grading and building plans are submitted for the future residential development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. Therefore, less than significant impacts would occur.

c) The geotechnical report for the proposed Project stated that groundwater was not observed during subsurface exploration. Data reviewed dating back to 1967 places current groundwater levels at approximately 167 feet below existing ground surface with a historic high groundwater level of 53 feet below groundwater in 2012. Groundwater is not anticipated to be encountered during grading. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore, less than significant impacts will occur.

d) As indicated above in 24a. and b., AND 15. TRANS 2 and 3 will ensure that adequate drainage facilities exist or are constructed and that any substantial surface runoff on-site and across property lines will be properly disposed of by the land divider. The use of the site for residential purposes will not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a significant amount of stormwater runoff due to impervious surfaces, since the properties will be designed with cisterns to capture and retain any stormwater created onsite. Water that naturally flows to the wash will continue to do so in order to preserve any downstream functions. The project will not create any significant amount of polluted runoff, nor will it significantly contribute to downstream damage caused by excessive stormwater. Therefore, with mitigation and the incorporation of conditions of approval impacts will be less than significant.

e-f) As indicated in the Southwest Area Plan Figure 10 Special Flood Hazards Area, the Project is located in an area with the potential for flood hazards. The Project site is located within the 100-year floodplain limits for Long Valley Wash. The floodplain impacts the southern half portion of the project site and parallels Los Nogales Road. The floodplain for Long Valley Wash must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Advisory Notification Document 15. FLOOD RI 1 states that the Map shall be designed to create a buildable site outside of the floodplain for each proposed lot. This condition also requires that driveways and access roads be designed in a manner to not block, divert, or obstruct the floodplain flows. In addition, lots 1, 2, 3 and 4 will be providing a bridge that crosses over the floodplain to ensure that access to these lots will not be compromised due to a storm. The proposed building pads are all located outside of the floodplain. Therefore, with incorporation of these conditions of approval and site design, impacts will be less than significant.

g) The proposed Project includes the subdivision of a 51.54 gross acre lot into eight (8), single-family residential lots ranging in size from 6 gross acres to 8.5 gross acres. Ultimate development will be for the construction of 8 single-family residences. Because the development of the Project site will result in the soil disturbance of more than one acre, a Stormwater Pollution Prevention Plan (SWPPP) will be required as stated in Advisory Notification Document 15. BS. GRADE. 11. In addition, 10,000 gallon cisterns will be installed on-site for each lot as mitigation to ensure that control measures will be in place to minimize pollutants in urban runoff from impervious areas of the residences. The cisterns will also be used for irrigation of the vineyards to help reduce water use needs. Advisory Notification Document 15. TRANS. 2 and 3 will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. Therefore, less than significant impacts will occur with the incorporation of mitigation and adherence to the County of Riverside's condition of approvals.

h) Future development of this Project site will include as mitigation the installation of 10,000 gallon cisterns on each lot to capture rain water so as not to create a substantial increase in run off due to the development of eight (8) single family residents. The cisterns will be maintain by the property owner as stated in Advisory Notification Document 15. Planning-All. 3 to ensure that odors and vectors will not occur. Therefore, impacts will be less than significant in regards to this issue area.

Mitigation:

MM HYDRO WQ: 1 A 10,000 gallon cistern will be provided on each lot and installed in accordance with plans and specification accepted by Riverside County's Department of Transportation.

Monitoring: Riverside County Department of Transportation.

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 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,” Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a-b) The proposed Project includes the subdivision of a 51.54 gross acre lot into eight (8) single-family residential lots. Future development will ultimately result in the construction of 8 single-family residences. The proposed Project site is located within the 100-year floodplain limits for Long Valley Wash. The floodplain impacts the southern half portion of the project site and parallels Los Nogales Road. The floodplain for Long Valley Wash must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The Project will be designed and conditioned to ensure that ultimate development of the Project site will result in less than significant impacts in regards to the alteration of the existing drainage courses and surface run-off and absorption rates. (AND 15. BS GRADING 3, 7, 11, 13, AND 15. FLOOD 1, 2, and 3, AND 15. TRANS 2, 3, and 5).

c) The Project site is located within the 100-year floodplain limits for Long Valley Wash. The floodplain for Long Valley Wash must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The proposed building pad locations are located outside of the 100-year flood plain. Conditions of approval and compliance with the CBC will ensure that impacts related to this issue area will be less than significant.

d) The proposed Project will not change the amount of surface water in any water body, because there are no enclosed bodies of water adjacent to the project site. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is surrounded to the north, south, east, and west with scattered single family development. The Project site has an existing General Plan Land Use Designation of Agricultural (AG) 10-acre lot minimum and is within the Temecula Valley Wine Country Policy Area- Winery District. The applicant is proposing a General Plan Amendment to modify the Policy Area to Wine Country – Residential District. The proposed Project is consistent with the development pattern of the surrounding area which is comprised of single family residences with agricultural uses. The Project site borders to the south, the Temecula Valley Wine Country Policy Area– Residential District which is comprised of lots with 2 ½ - 5 acre minimum lot sizes. Therefore, ultimate development of the site will not result in a substantial alteration to the present or planned land use in the area. Impacts will be less than significant.

b) The proposed Project is not located within a city sphere of influence or adjacent to a city or county. Therefore, there will be no impact

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

a) The Project site is currently zoned Citrus/Vineyard, 10-acre minimum (CV-10). Although the proposed Project is not consistent with this zoning classifications, Change of Zone No. 7885 proposes to change the zoning to Wine Country-Residential, 5-acre lot minimum (WC-R). Upon approval of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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zone Change, the proposed Project will be consistent with the new zoning classification and its development standards. See b-c) below for information regarding compatibility. Therefore, no impacts will occur.

b-c) Properties to the north are zoned Wine Country-Winery, 10-acre minimum (WC-W) and Citrus/Vineyard, 10-acre minimum (CV-10), to the east Citrus/Vineyard, 10-acre minimum (CV-10) to the south Residential Agricultural, 2 ½ acre lot minimum (R-A-2 ½) and Residential Agricultural, 5 acre lot minimum (R-A-5), and to the west, Citrus/Vineyard, 10-acre minimum (CV-10). In addition, to the north of the subject site, Tentative Tract Map No. 31444 has been approved to subdivide approximately 220 acres into 38 residential lots with a 5-acre minimum lot size and Tentative Tract No. 32819 has been approved to subdivide approximately 84 acres into 12 clustered residential lots with a 1.5 acre minimum lot size, and to the west Tentative Tract Map No. 32949 has been approved to subdivide a 40.4 acre site into 6 residential lots with a 5-acre minimum lot size. The proposed Project's change of zone will be compatible with the density of existing and planned residential development located in the vicinity of the Project site. Furthermore, 50% of the project site will be maintained as active vineyards, helping to further support the compatibility of the proposed project to the overall developed area. Impacts will be less than significant.

d) The proposed Project includes the subdivision of a 51.54 gross acre site into 8 single family residential lots, with a minimum lot size of five acres. The current land use designation of Agricultural allows for a 10-acre lot minimum. However, the applicant has gone through with the General Plan Foundation Initiation Process and is moving forward with modifying the Temecula Valley Wine Country Policy Area – Winery District to the Residential District. As proposed the General Plan Amendment to the Residential District will allow for 5-acre minimum lot size. Policies of the Temecula Valley Wine Country Policy Area – Residential District, is to encourage permanent estate lot residential stock in this region to balance the tourism related activities and to encourage tentative approval of residential tract maps provided that the overall project density yield does not exceed one unit per five acres or if clustered development 1-acre lot minimum as long as 75% of the project area is developed with vineyards. Although the Project is not a clustered development the applicant is setting aside approximately 50% of the area with vineyard planting. As proposed, the Project is consistent with this land use designation and applicable policies of the General Plan. No impact will occur.

e) The proposed Project will not disrupt or divide the physical arrangement of an established community. Therefore, there will be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MINERAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

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

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a-d) The mineral resource zone (MRZ) mapped for this area is MRZ-3. This classification is an area where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. Furthermore, there are no known existing surface mines or designated mineral resource areas located near the Project site and the Project site is not located in an area of proposed, existing or abandoned quarries or mines. Thus, Project development would not expose people or property in the Project area to these hazards Therefore, no impacts are anticipated

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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-20 "Airport Locations," Riverside County Parcel Report.

Findings of Fact:

a-b). As noted on the Riverside County Parcel Report, the project site is not located within an airport land use plan or within 2 miles of an existing public airport or airstrip. The proposed residential development will not be impacted by excessive noise levels. Therefore, no impact will occur.

Mitigation: No Mitigation Required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Required.

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:

The Project site is not located in proximity to a railroad; therefore, there will be no impact in regards to railroad noise.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

31. Highway Noise

NA A B C D

Source: Riverside County's Southwest Area Plan, Figure 7 "Circulation", Project Application Materials and Google Maps

Findings of Fact:

According to Google Maps, the proposed Project site is located approximately 0.5 miles from Anza Road, listed as a "Major" road on Figure 7, "Circulation" in the Southwest Area Plan. Highway 79 is the located approximately 3.2 miles from the project site. Given, the proximity of this Highway there will be no impacts in regards to highway noise.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, 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 Required.

Monitoring: No Monitoring 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means.

For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA, provided the characteristics of the roadway remained approximately the same. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise also dissipates as the distance from the noise generator increases. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet of propagation. For example, if a noise source generates a noise level of 70 dBA at 50 feet, it would be attenuated to 64 dBA at 100 feet and further attenuated to 58 dBA at 200 feet. Note however, for mobile sources (i.e. vehicles), the dissipation for doubling distances tends more towards the magnitude of 3 to 4.8 dBA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

LDN (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own.

Based on the more conservative study performed from the Federal Interagency Committee on Noise (FICON), typical ambient increases in traffic noise could be a potential impact depending on how high the levels already exist along the specific roadways. Since 5 dBA is considered a readily noticeable increase in noise, a potential impact could exist if the traffic increase resulted in a 5 dBA ambient increase for areas where the ambient noise is under 60 dBA CNEL. If the ambient is between 60 to 65 dBA CNEL, then a 3 dBA increase may create a significant impact. Lastly, if the ambient is above 65 dBA CNEL, then a 1.5 dBA increase may represent a significant impact. The project is estimated to generate a total of 76 average daily trips from 8 units (95 from 10 units as would be allowed by the General Plan Amendment) onto the surrounding roads, most directly to Los Nogales Road and Camino Del Vino. Although the project will be adding trips to other area roadways such as Camino del Vino, Anza Road, and Rancho California Road, these roads already handle a larger amount of daily trips and the portion of the project generated trips would represent a very small portion of the overall current trips and would not result in a more than doubling of trips or therefore an increase of more than 3 dBA in ambient noise levels. Therefore, the impacts to Los Nogales Road represents the worst case scenario for increases in ambient noise.

As noted previously, it would take a doubling of traffic from existing conditions to increase the ambient noise level greater than 3 dBA, which is the level where an increase in noise is a barely perceptible change in noise. There are currently approximately 8 residential units directly accessing Los Nogales Road to Anza Road to its current end before Camino Del Vino. This number of units would also be estimated at generating approximately 76 daily trips directly to Los Nogales Road. The project would then be doubling the existing number of trips, resulting in an increase in ambient noise of 3 dBA. However, this does not include approximately 18 units that may also indirectly utilize Los Nogales Road

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from side roads between Los Nogales Road and Via Anita such as Las Amantes Road, Calle Ranchito, and Calle Toledo/Meadow Ridge Road to access Anza Road via Los Nogales Road. If it is reasonably assumed that half of the trips from these side roads would utilize Los Nogales Road, this would increase the current anticipated level of trips on Los Nogales Road to approximately 161. Therefore, the project's generation of 76 average daily trips would result in a less than doubling of current trips on Los Nogales Road and a less than 3 dBA increase in the ambient noise level. Further, given the rural nature of Nogales Road, in no way would the existing ambient noise levels be higher than 60 dBA CNEL and the 76 daily trips, even during peak hours, would not represent a significant increase in ambient noise and would be significantly lower than any of the thresholds provided pursuant to the FICON report. Since the increase in ambient noise would be significantly below the typical accepted threshold of 3 dBA to be barely perceptible, the impact to ambient noise levels would be less than significant.

b) Operationally, the project will result in temporary noise sources typical of residential uses such as landscaping activities. These activities are common in the project area and do not represent a substantial increase in periodic noise in the project vicinity. Periodic operational noise increase will be less than significant.

The proposed project may create a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance No. 847 Section 2 indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Neither the County's General Plan nor Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a substantial temporary or periodic noise increase.

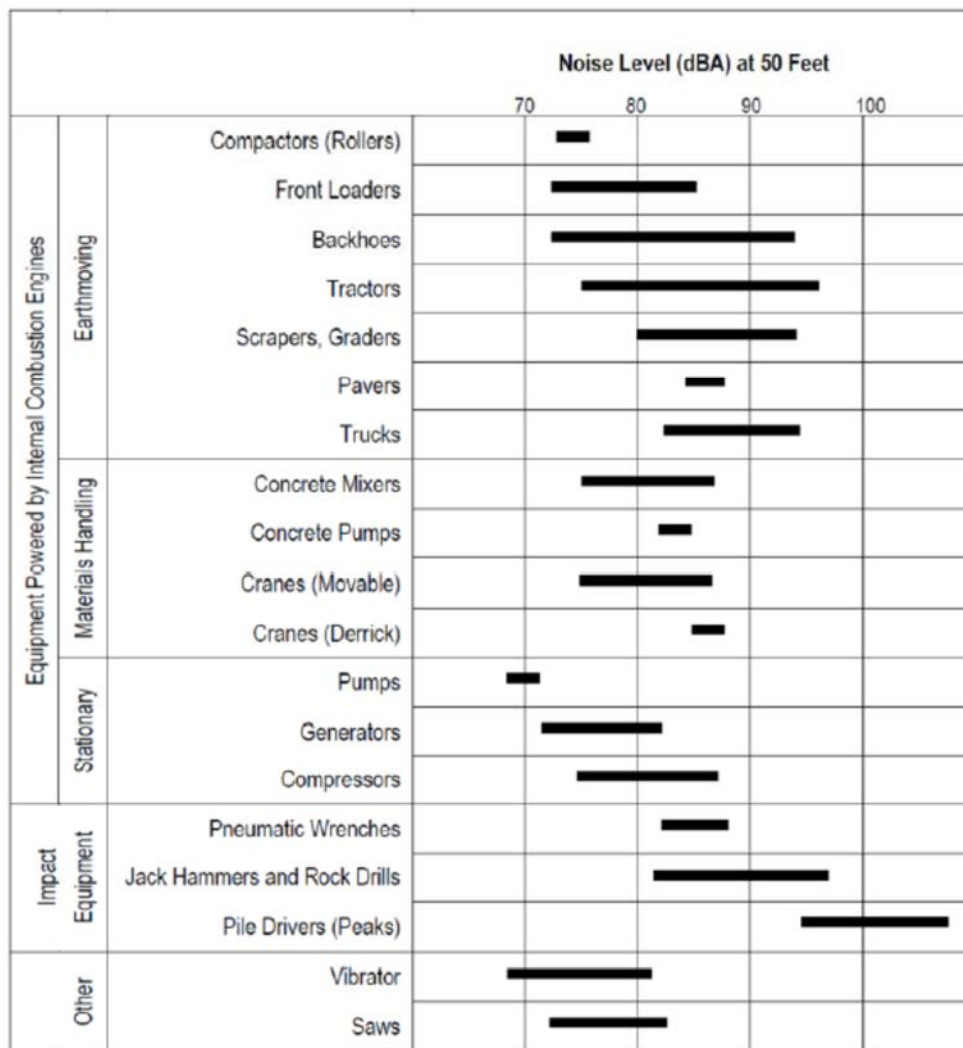
Therefore, to evaluate whether the Project will generate a substantial periodic increase in short-term noise levels at off-site sensitive receiver locations, a construction-related noise level threshold is adopted from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. The construction related noise level threshold starts at 85 dBA for more than eight hours per day, and for every 3 dBA increase, the exposure time is cut in half. This results in noise level thresholds of 88 dBA for more than four hours per day, 92 dBA for more than one hour per day, 96 dBA for more than 30 minutes per day, and up to 100 dBA for more than 15 minutes per day. For the purposes of this analysis, the lowest, more conservative construction noise level threshold of 85 dBA Leq is used as an acceptable threshold for construction noise at the nearby sensitive receiver locations. Since this construction-related noise level threshold represents the energy average of the noise source over a given time period, they are expressed as Leq noise levels. Therefore, the noise level threshold of 85 dBA Leq over a period of eight hours or more is used to evaluate the potential Project-related construction noise level impacts at the nearby sensitive receiver locations.

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in the following stages:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Site Preparation;
- Grading;
- Building Construction;
- Paving; and
- Architectural Coating.

The figure shown below shows the typical range of construction activity noise generation as a function of equipment used in various building phases. The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 95 dB (A) at 50 feet from the source.



Source: EPA PB 206717, Environmental Protection Agency, December 31, 1971, "Noise from Construction Equipment and Operations."

The closest residential building or sensitive receptor to the project boundary is approximately 350 feet. As noted previously, with every doubling of distance, noise is attenuated by approximately 6 dBA. And this 6 dBA is typical of a hard surface – in reality the attenuation is often greater as the noise travels over soft dirt, grass, bushes etc. Regardless, based on the more conservative 6 dBA value, noise levels

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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at 50 feet of 95 dBA would be anticipated to attenuate to approximately 80 dBA at 350 feet. Assuming as worst case that this level of noise occurs constantly throughout an 8-hour period, this would still not exceed the threshold of 85 dBA Leq as previously noted. This also assumes that the loudest construction equipment would be operating consistently at the closest location to the sensitive receptor, when in actuality the equipment moves about the site depending on construction needs. Therefore, temporary construction-related noise impacts will be less than significant with the implementation of existing regulations. Although not required to reduce impacts to a less than significant level, a mitigation measure is included as NOI-1 with a variety of measures that can be taken during grading and building construction to further ensure construction impacts will remain less than significant to surrounding sensitive receptors.

c) Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 dBA CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 dBA CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design. The existing immediate surrounding area is primarily rural residential and vacant areas with little regular vehicle trips. As shown in the figure below, even Quiet Urban Daytime is at approximately 50 dBA. Therefore, this existing noise environment is not likely to be near the 65 dBA CNEL threshold. As noted previously, the existing and proposed noise levels from traffic generated by the project is not anticipated to generate more than a 3 dBA increase in noise. Other operational noise is not anticipated to substantially increase noise in the surrounding area. Also as noted previously, temporary noise impacts from construction are exempt from noise standards provided it occurs within the limited hours. Therefore, the project is not anticipated to expose people to noise levels in excess of standards established in the local general plan and impacts would be less than significant.

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

COMMON OUTDOOR ACTIVITIES	COMMON INDOOR ACTIVITIES	A - WEIGHTED SOUND LEVEL dBA	SUBJECTIVE LOUDNESS	EFFECTS OF NOISE
THRESHOLD OF PAIN		140	INTOLERABLE OR DEAFENING	HEARING LOSS
NEAR JET ENGINE		130		
		120		
JET FLY-OVER AT 300m (1000 ft)	ROCK BAND	110		
LOUD AUTO HORN		100	VERY NOISY	SPEECH INTERFERENCE
GAS LAWN MOWER AT 1m (3 ft)		90		
DIESEL TRUCK AT 15m (50 ft). at 80 km/hr (50 mph)	FOOD BLENDER AT 1m (3 ft)	80		
NOISY URBAN AREA, DAYTIME	VACUUM CLEANER AT 3m (10 ft)	70	LOUD	SPEECH INTERFERENCE
HEAVY TRAFFIC AT 90m (300 ft)	NORMAL SPEECH AT 1m (3 ft)	60		
QUIET URBAN DAYTIME	LARGE BUSINESS OFFICE	50	MODERATE	SLEEP DISTURBANCE
QUIET URBAN NIGHTTIME	THEATER, LARGE CONFERENCE ROOM (BACKGROUND)	40		
QUIET SUBURBAN NIGHTTIME	LIBRARY	30		
QUIET RURAL NIGHTTIME	BEDROOM AT NIGHT, CONCERT HALL (BACKGROUND)	20	FAINT	NO EFFECT
	BROADCAST/RECORDING STUDIO	10		
LOWEST THRESHOLD OF HUMAN HEARING	LOWEST THRESHOLD OF HUMAN HEARING	0	VERY FAINT	

Source: Environmental Protection Agency Office of Noise Abatement and Control, Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (EPA/ONAC 550/9-74-004) March 1974.

d) Vibration is the movement of mass over time. It is described in terms of frequency and amplitude, and unlike sound there is no standard way of measuring and reporting amplitude. Groundborne vibration can be described in terms of displacement, velocity, or acceleration. Each of these measures can be further described in terms of frequency and amplitude. Displacement is the easiest descriptor to understand; it is simply the distance that a vibrating point moves from its static position. The velocity describes the instantaneous speed of the movement and acceleration is the instantaneous rate of change of the speed.

Although displacement is fundamentally easier to understand than velocity or acceleration, it is rarely used for describing groundborne vibration, for the following reasons: 1) human response to groundborne vibration correlates more accurately with velocity or acceleration; 2) the effect on buildings and sensitive equipment is more accurately described using velocity or acceleration; and, 3) most transducers used in the measurement of groundborne vibration actually measure either velocity or acceleration. For this study velocity is the fundamental measure used to evaluate the effects of groundborne vibration.

Common sources of vibration within communities include construction activities and railroads. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Vibration with high enough amplitudes can also damage structures (such as crack plaster or destroy windows). Structural damage is generally only of concern where large construction equipment is necessary to complete a development project (e.g. large bulldozers, vibratory pile drivers), where blasting is required, or where very old buildings are involved (e.g. ancient ruins). Groundborne vibration generated by construction projects is generally highest during pile driving or rock blasting. Next to pile driving, grading activity has some potential for structural vibration impacts if large bulldozers, large trucks, or other heavy

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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equipment are used where very old structures are present. Construction of the project does not require rock blasting or pile driving. Grading activities will require use of heavy construction equipment.

Operation of the proposed project does not include uses that cause vibration. Furthermore, the project does not require pile driving or blasting to complete, there are no ancient structures in the project vicinity, and no research medical facilities in the vicinity that could be using sensitive medical or scientific equipment. Potential impacts related to temporary construction activities is discussed below.

The most vibration-causing piece of equipment that will likely be used onsite as part of the proposed project is a vibratory roller. This machine can cause vibration levels of up to 0.021 PPV at 100 feet. The closest sensitive receptor is located an average of 350 feet from the nearest edge of the project site that would generate an average level of 0.007 PPV. Continuous vibration is perceptible at 0.01 PPV; therefore this level of vibration will not be readily perceptible to area residents. Furthermore, this level of vibration will not exceed the continuous threshold of 0.30 PPV that could damage older residential structures. Impacts will be less than significant.

Mitigation:

MM NOI-1: Prior to the issuance of grading and building permits, respectively, the following notes shall be added to grading and building plans to include the following:

“During grading and construction, the Building and Safety Department shall verify that the following measures are implemented to reduce construction noise and vibrations, emanating from the proposed Project:

During all Project site demolition, excavation and grading onsite, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.

Equipment shall be shut off and not left to idle when not in use.

The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.

The contractor shall limit the use of heavy equipment or vibratory rollers and soil compressors along the Project boundaries to the greatest degree possible.

All construction activities and haul truck deliveries shall adhere to County of Riverside Ordinance No. 847, which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays.”

Monitoring: Mitigation shall be monitored through the Building & Safety plan check process.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) The Project site is mapped in the County's General Plan as having a High Potential for paleontological resources. To ensure protection of these resources should any be found, MM PALEO-1 has been incorporated to require the applicant to prepare a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP is reviewed by the County's Geologist for review and approval prior to the issuance of a Grading Permit. Therefore, with the incorporation of MM PALEO-1 impacts related to the discovery of any Paleontological Resources on site will be less than significant.

Mitigation:

MM PALEO-1: The applicant shall prepare a Paleontological Resource Impact Mitigation Program (PRIMP), which shall be reviewed and approved by the County of Riverside Geologist prior to issuance of a grading permit.

Monitoring: Riverside County's Geologist prior to issuance of grading permit

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"/>
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.

b) The Project will result in the construction of 8 single-family dwelling units. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County’s median income. The Project will have no impact

c) The Project includes the subdivision of a 51.54 gross acre site. The Project site is comprised of vacant land with no structures exist on site. Therefore the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The Project will have no impact.

d) The Project is not located within a County Redevelopment Project Area. Therefore, the Project will have no impact.

e-f) The proposed Project will ultimately result in the construction of a total of 8 single-family dwelling units generating a population of approximately 25 persons. The land use designation for the project site is Agriculture, which allows for one single-family dwelling unit per 10 acres, except as otherwise specified by a policy or an overlay. The proposed General Plan Amendment will modify the Temecula Valley Wine Country Policy Area – Winery District to the Residential District, 5-acre lot minimum. This modification in the policy area will not result in a population growth that will be inconsistent with the General Plan. Infrastructure and road improvements will be provided on-site and offsite; however no expansion of existing infrastructure or extension of a roadway is proposed. These improvements are to ensure that existing residences within the vicinity of the site are not impacted and the new residents anticipated on the Project site will be adequately served by infrastructure and roads. These elements will not induce a population growth into the area that is not anticipated. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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 Riverside County Fire Department provides fire protection services within unincorporated Riverside County. There are six County Fire Stations located in Temecula. Fire Station #96 is the closest, located approximately 5 miles from the Project site at 37700 Glen Oaks Road in Temecula. Given the existing homes in the general area, coupled with the small size and use of the proposed project, less than significant impacts to emergency response times or overall impacts on County Fire Department

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. 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 Required.

Monitoring: No Monitoring Required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff’s Department. The Southwest Sheriff’s Station located at 30755-A Auld Road in Murrieta serves the contract city of Temecula as well as other unincorporated communities. The proposed Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The area is already required to be patrolled by County Sheriff and the inclusion of 8 single-family homes will not impact any response times nor significantly increase the pressure on existing sheriff facilities. Regardless, the Project shall comply with County Ordinance No. 659 to prevent any potentially significant 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 Required.

Monitoring: No Monitoring Required.

38. Schools

Source: Temecula Valley Unified School District and GIS database.

Findings of Fact:

The public schools serving the Project site would be Crowne Hill Elementary school located approximately 4.6 miles from the Project site, Temecula Middle school located approximately 4.3 miles from the Project site and Temecula Valley High School located approximately 6 miles from the Project site. Due to its small size, the Project would not require the development of additional schools. In addition the applicant will be required to pay the school district mitigation fees, which according to the state, acts as complete mitigation for any school impacts. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Required.

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

Findings of Fact:

The closest public library is the Temecula Public Library which is located approximately 6 miles southwest of the Project site. This Project is subject to the requirements of County Ordinance No. 659 which establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is an Advisory Notification Document (AND 15. PLANNING 7.) and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

40. 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 Required.

Monitoring: No Monitoring Required.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

	<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 Community Parks and Recreation Plan (Quimby fees)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project, an 8 lot single-family residential subdivision, ultimate development would result in a projected population of approximately 25 new residents, which is not anticipated to significantly increase the needs of additional recreational space. Therefore, impacts would be considered less than significant.
- b) As previously addressed, the proposed Project does not include the construction of recreational facilities. However, the use of existing neighborhood or regional parks or other recreational facilities will not result in a substantial accelerated physical deterioration of these facilities due to the limited number of new users that is anticipated due to project implementation. Furthermore, as discussed below, ten foot wide community trails will be included within the project design and located along the southern portion of Los Nogales Road and along the western edge of Camino Del Vino. Therefore, less than significant impacts will occur.
- c) The Project site is located within the Temecula Valley Wine Country Beautification CSA No. 149. In addition, all residential subdivisions are subject to Quimby fees and COA 50. PLANNING 10 and COA 90. PLANNING 4 ensures payment of these fees. Payment of such fees will offset the incremental increase in recreational use. Therefore, less than significant impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

42. Recreational Trails

Source: Riverside County’s General Plan, Southwest Area Plan, Figure 8 “Trails and Bikeway System”. Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed Project will be required to construct a ten foot (10’) wide trail easement along the southern portion of the proposed realigned Los Nogales Road and along the western portion of Camino Del Vino. No impacts to the existing trail system will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed grading activities may require the transport of grading equipment to and from the Project site, and may result in minor related circulation activities, during the short-term. However, the proposed Project which will ultimately result in the construction of eight (8) single-family residential structures, which will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. In addition, Condition of Approval 10. TRANS. 3 states that the 8 residential lot subdivision will not require a Traffic Study. The Transportation Department has stated that to determine whether a project would be subject to a Traffic Study you would consider one trip per dwelling unit during the peak hours of 4:00 p.m. – 6:00 p.m. Typically 100 peak trips would trigger the need for a traffic study. Full build-out of the map with residential housing would result in 8 vehicle trips during the peak hours. Therefore, any impacts would be less than significant.

b) The proposed Project will not result in a substantial increase of traffic due to the small increase in vehicle trips during construction and ultimately operation of the Project site. The Project will not conflict

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Impacts are less than significant.

c-d) Future development of the Project site will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic. No impact will occur.

e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway providing access to the Project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. Therefore, no impact will occur.

f) Future development of the Project site will not result in the need for new or altered maintenance of roads. No impact will occur.

g) The proposed Project will ultimately allow for the construction of 8 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the traveling public is protected during construction will ensure that less than significant impacts will occur during construction.

h) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, gate width and opening, will ensure that adequate emergency access into and out of the Project site is available. In addition, the project is required to have secondary emergency access available due to the Project site being located within a High Fire Hazardous Area. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval 50. FIRE 6, regarding secondary access.

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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the Southwest Area Plan, Figure 8, "Trails and Bikeway System" a General Plan designated Combination Trail (Regional Trail/Class 1 Bike Path) is shown along Camino Del Vino directly adjacent to the project site. As a part of Tentative Tract No. 37254 the applicant is required to provide a 10 foot wide trail easement along the western portion of Camino Del Vino and along the southern portion of Los Nogales Road within the project's boundary. No impacts will occur in regards to bike trails.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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: Native American Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to seven requesting tribes on March 29, 2017.

Rincon deferred to Tribes located in closer proximity to the project. A request to consult dated March 29, 2017 was received from the Pala Band of Mission Indians. Exhibits were provided to the Tribe on March 29, 2017. On April 21, 2017 Pala declined any further consultation regarding the project and indicated that they did not have any concerns. The Soboba Band, the Cahuilla, the Ramona Band, Pechanga Band and the Colorado River Indian Tribes did not request consultation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A Senate Bill 18 (SB18) consultation list request was sent to the Native American Heritage Commission (NAHC) on February 16, 2017. A response was received on March 03, 2017. In accordance with the recommendations of the NAHC, Planning contacted all 28 Native American consultants listed in the NAHC response letter. These letters were mailed out on March 06, 2017. Responses were received from the Agua Caliente Band of Cahuilla Indians and the Augustine Band of Cahuilla Indians who both deferred to Tribes located closer to the project. No other responses were received and no sacred sites were identified.

There were no Sacred Sites and no Tribal Cultural Resources identified by any of the Tribes because there are none present. Therefore, the Project will have no impact on tribal cultural resources.

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?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) Tentative Tract No. 37254 is for the subdivision of a 51.54 gross acre site into eight (8) residential lots. Ultimate development of the site will likely result in the construction of 8 single-family residences. As stated in a letter from Rancho California Water District (RCWD) on March 9, 2017 the Project site is located within the service boundaries of RCWD and water service exists under Account No. 3060625. Existing water pipelines are located within Los Nogales Road and Camino Del Vino. Water service to individual lots will required the extension of water facilities within dedicated public and/or private rights-of-ways. Less than significant impacts will result in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 proposed Project will result in the subdivision of 51.54 gross acres into eight (8) single-family residential lots. The Project site is located in an area primarily development with single-family residences on 2.5 – 5 acre lots. The subject property is located in Eastern Municipal Water District sewer service area. Presently sanitary sewer service is not available to the Project site. Therefore, the applicant has indicated that each lot will be served by individual septic systems.

Communication with the County's Environmental Health Specialist Kristine Kim, stated that because the project site has suitable areas to support septic systems, surrounding properties already support existing septic systems, and the Project site has enough land to support septic the Department of Environmental Health is able to support the use applicant's proposed use of an on-site septic system. In addition, the Environmental Health Department has conditioned that prior to issuance of building permits the applicant shall submit a detailed soil percolation report and groundwater detection borings to ensure adequacy of the soil for the onsite septic systems. The onsite wastewater treatment septic (OWLS) shall be designed in accordance with current Local Agency Management Program (LAMP) guidelines and other applicable regulations or standards at the time the development is submitted for review. Such restrictions and approvals will ensure that any septic systems will be designed appropriately in order to ensure not impacts occur, particularly as they relate to the wash. Impacts will be less than significant. (AND 15. E. HEALTH 3 and COA 80. E. HEALTH 1).

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

48. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. Adequate capacity exists at all three landfills located in Riverside County. The development will comply with federal, state, and local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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statues and regulations related to solid wastes. Condition of approval 80. WASTE 1, requires that the applicant prepare a Waste Recycling Plan (WRP) identifying materials that will be generated during construction and methods and measures taken to recycle, reuse, or reduce the amount of materials generated. Condition of approval 90. WASTE 1, requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. 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 Required.

Monitoring: No Monitoring Required.

49. Utilities

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

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

Source: Project Materials.

Findings of Fact:

a-g) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Gas, Southern California Edison, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this Project. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

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

Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MANDATORY FINDINGS OF SIGNIFICANCE

<p>51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife 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. With the incorporation mitigation measures and standard conditions of approval all impacts are less than significant.

<p>52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact:

There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, as illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with mitigation and appropriate conditions of approval. Therefore, less than significant cumulative impacts are anticipated to occur.

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

Findings of Fact: As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. With the incorporation of mitigation measures and standard conditions of approval applied to the proposed Project, will ensure all impacts are less than significant.

EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

VI. AUTHORITIES CITED

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

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



03/12/18, 1:48 pm

TR37254

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR37254. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED [MAP and/or] EXHIBIT(S) Tentative Map, dated May 16, 2017 Exhibit A (Site Plan), dated May 16, 2017

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
- Clean Water Act
- Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 457 (Building Requirements)
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Federal, State & Local Regulation Compliance
(cont.)

- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 3 AND - Project Description

This land division is hereby permitted to subdivide a 51.54 gross acre lot into 8 single-family residential lots. The lots range in size from 6 to 8.5 gross acres.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 3 0010-BS-Grade-MAP - DR WAY XING NMC

Lots whose access is or will be affected by natural or constructed drainage facilities shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

BS-Grade. 4 0010-BS-Grade-MAP - DRNAGE & TERRACING

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 4 0010-BS-Grade-MAP - DRNAGE & TERRACING (cont.)
Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

BS-Grade. 5 0010-BS-Grade-MAP - DUST CONTROL

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.

BS-Grade. 6 0010-BS-Grade-MAP - EROS CNTRL PROTECT

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.

BS-Grade. 7 0010-BS-Grade-MAP - FINISH GRADE

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-Grade. 8 0010-BS-Grade-MAP - GENERAL INTRODUCTION

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.

BS-Grade. 9 0010-BS-Grade-MAP - MANUFACTURED SLOPES

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.

BS-Grade. 10 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

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 grades shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 11 0010-BS-Grade-MAP - NPDES INSPECTIONS

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

ADVISORY NOTIFICATION DOCUMENT**BS-Grade**

BS-Grade. 11 **0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)**
including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

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

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

BS-Grade. 12 **0010-BS-Grade-MAP - OBEY ALL GDG REGS**

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.

BS-Grade. 13 **0010-BS-Grade-MAP - SLOPES IN FLOODWAY**

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

E Health

E Health. 1 **0010-E Health-USE - ECP COMMENTS**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants preferences for treatment. The descendants preferences for treatment may include the following:

The nondestructive removal and analysis of human remains and items associated with Native American human remains.

Preservation of Native American human remains and associated items in place.

Relinquishment of Native American human remains and associated items to the descendants for treatment.

Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, that additional or multiple Native American human remains, 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 with the Native American human remains are to be treated in the same manner as the 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, 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 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.

Planning. 5 0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 0010-Planning-MAP - PDA04987R1 ACCEPTED (cont.)

Planning. 9 0010-Planning-MAP - PDA04987R1 ACCEPTED

County Archaeological Report (PDA) No 4987r1, was prepared by Michael Hogan, of CRM Tech and is entitled: "Phase II Cultural Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271)," dated May 25, 2016. PDA04987r1 concludes: Site 33-015916 does not contribute any new information they can better our understanding of the prehistory or history of the area. The site, therefore, is not eligible for listing in the California Register, and does not qualify as a "historical resource". Based on these findings, CRM Tech recommends:

No further cultural resources investigation is mandated by CEQA for the project area unless development plans undergo such changes as to include areas not covered by this study. If buried cultural materials are encountered during any earth moving operations associated with the project, all work in that area should be halted or diverted until a qualified archaeologist can evaluate the nature and significance of the finds.

NOTE: The Archeological Report was submitted under the previous Tentative Tract Map No. 36975, which has since, been withdrawn; however, the area studied is comprised of the entire project site of the current Tentative Tract Map No. 37254.

Planning. 10 0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the WC-R zone.
- b. The front yard setback is 50 feet from the property line.
- c. The side yard setback is 30 feet from the property line.
- d. The the minimum road right of way setback for all buildings and structures located next to Camino Del Vino shall be one hundred feet. This setback refers only to Lot 8.
- e. The rear yard setback is 30 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 200 feet.
- g. The maximum height of any building is 40 feet and 2 habitable stories as measured from a building's above ground finished floor.
- h. The minimum parcel size is 5 gross acres.
- k. 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.

Planning. 11 0010-Planning-MAP - SUBMIT BUILDING PLANS

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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS (cont.)
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.

Planning-All. 3 0015 - Planning - Maintenance of Cisterns

Ultimate development of the site will required the installation of 10,000 gallon cisterns to be located on each lot. These cisterns will be maintained and cleaned on a regular basis by the property owner for control of odors and vectors.

(Note: the size of the cisterns may be required to be larger as determined by the submittal of the Final WQMP)

Planning-All. 4 0015 Planning - Mitigation Measures

Mitigation Measures from Environmental Assessment (EA) No. 42839 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EA No. 42839.

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

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.

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1 (cont.)

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.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of alloff-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.

Transportation. 4 0010-Transportation-MAP - R-O-W
EXCEEDS/VACATION

If the existing right-of-way along Camino Del Vino (south of new alignment of Los Nogales Road) and Los Nogales Road exceeds that which is required for this project, the developer may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Transportation. 5 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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.

Transportation. 6 0010-Transportation-MAP - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

Waste Resources

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP- AB 341 (cont.)

Waste Resources. 1 0010-Waste Resources-MAP- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Provide recycling service to tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

F o r m o r e i n f o r m a t i o n , p l e a s e
visit:www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Waste Resources. 2 0010-Waste Resources-MAP- HAZARDOUS MATERIALS

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.

Waste Resources. 3 0010-Waste Resources-MAP- LANDSCAPE PRACTICES

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.

Plan: TR37254

Parcel: 927450002

50. Prior To Map Recordation

Planning

- 050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH (cont.) Not Satisfied
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."
- 050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied
The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.
- 050 - Planning. 4 0050-Planning-MAP - FEE BALANCE Not Satisfied
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.
- 050 - Planning. 5 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.
- 050 - Planning. 6 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied
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.
- 050 - Planning. 7 0050-Planning-MAP- AG PRES CANCEL (1) Not Satisfied
Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. AG1056, located within Rancho California Agricultural Preserve No. 1, and Map No. 853b, and shall have adopted a resolution diminishing and cancellation of the subject property from said agricultural preserve. a similar condition applied to this project within the 60. Series titled "MAP - AG PRES CANCEL (2)."
- 050 - Planning. 8 0050-Planning-MAP- ANNEX TO PARK DISTRICT Not Satisfied
The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to County Service Area No. 149.
- 050 - Planning. 9 0050-Planning-MAP- ECS AFFECTED LOTS Not Satisfied
In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:
"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book ___, Page ___. [This affects [Lot] [Parcels] No(s). ____] [This affects all [Parcels] [Lots]]"
- 050 - Planning. 10 0050-Planning-MAP- OFFER OF TRAILS Not Satisfied
An offer of dedication to the County of Riverside for a ten foot (10') wide trail easement along the southern portion of the realigned Los Nogales Road and along the western portion of Camino Del Vino and shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.
- 050 - Planning. 11 0050-Planning-MAP- QUIMBY FEES (1) Not Satisfied
The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. #149 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.
- 050 - Planning. 12 0050-Planning-MAP- REQUIRED APPLICATIONS Not Satisfied

Plan: TR37254

Parcel: 927450002

50. Prior To Map Recordation

Planning

050 - Planning. 12 0050-Planning-MAP- REQUIRED APPLICATIONS (cont.) Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1202 Change of Zone No.7885 and Diminishment and cancellation of contract of Agricultural Preserve No. 1056 and Non Renewal of Rancho California Agricultural Preserve No. 173 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

050 - Planning. 13 0050-Planning-MAP- SURVEYOR CHECK LIST Not Satisfied

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of five (5) gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the WC-R zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

050 - Planning. 14 0050-Planning-MAP- TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of the ten foot (10') wide Community trail located along the southern portion of the proposed realignment of Los Nogales Road and along the western portion of Camino Del Vino Road. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

050 - Planning. 15 0050-Planning-MAP*- AG PRES (NONR) (1) Not Satisfied

Prior to recordation of a final map, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Rancho California Agricultural Preserve No. 11, Map No. 853b, under Agricultural Preserve Case No. 1056. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES (NONR) (2)."

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD ECS Not Satisfied

Prior to recordation, an Environmental Constraints Sheet (ECS) shall be included with notes placed on the Final Map that requires avoidance of impacts to any blueline, riverine, riparian or jurisdictional features mapped as part of the DBESP mitigation process shall match the final map. The area shown on the ECS as an area to avoid disturbance shall be labeled "Riverine/Riparian Avoidance Area."

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT Not Satisfied

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.

050 - Survey. 2 0050-Survey-MAP - VACATION Not Satisfied

The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Camino Del Vino (south of new alignment of Los Nogales Road) and Los Nogales Road. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed

Plan: TR37254

Parcel: 927450002

50. Prior To Map Recordation

Survey

- 050 - Survey. 2 0050-Survey-MAP - VACATION (cont.) Not Satisfied
a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

Transportation

- 050 - Transportation. 1 0050-Transportation-MAP - AGGREGATE/40' GRADED Not Satisfied
Camino Del Vino along project boundary shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 81'-88' (37'-44' project side and 44' on the other side of centerline) full-width dedicated right-of-way as approved by the Director of Transportation.
Note: Trail can be improved within the parkway.

Los Nogales (existing from knuckle to west project boundary) along project boundary is designated LOCAL STREET and shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 66 foot full-width dedicated right-of-way.

Note: A 10' decomposed granite (d.g.) trail shall be improved within the parkway.

- 050 - Transportation. 2 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461.

- 050 - Transportation. 3 0050-Transportation-MAP - DEDICATIONS Not Satisfied
Los Nogales Road (from Camino Del Vino to knuckle) along project boundary (privately maintained) is designated COLLECTOR STREET and shall be improved with 44' full-width AC pavement within the 66 foot full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461. (44'/66') (Modified for constructing trail on one side and no sidewalk or curb & gutter.)
NOTE: A 10' decomposed granite (d.g.) trail shall be improved within the parkway.

- 050 - Transportation. 4 0050-Transportation-MAP - IMP PLANS Not Satisfied
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>

- 050 - Transportation. 5 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
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.

- 050 - Transportation. 6 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied
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.

- 050 - Transportation. 7 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied
The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

60. Prior To Grading Permit Issuance

Plan: TR37254

Parcel: 927450002

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

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.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied

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

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied

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.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied

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.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied

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.

060 - BS-Grade. 6 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied

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.

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied

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

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

060 - BS-Grade. 8 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8 0060-BS-Grade-MAP - OFFSITE GDG ONUS (cont.) Not Satisfied

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

060 - BS-Grade. 9 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

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.

060 - BS-Grade. 10 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

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

060 - BS-Grade. 11 0060-BS-Grade-MAP - SLOPE STABILTY ONLY Not Satisfied

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).

060 - BS-Grade. 12 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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

060 - BS-Grade. 13 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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.

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Tract Map 37254 is located within the limits of the Murrieta Creek/Santa Gertrudis 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.

060 - Flood. 2 0060-Flood-MAP ORD 458 SPEC FLOOD HAZARD Not Satisfied

A portion of the proposed project is located in a Special Flood Hazard Area as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval for any encroachment or other modification of the 100-year floodplain:

- a. A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.
- b. An exhibit no larger than 11x17 that shows the limits of the pre-project and post-project Special Flood Hazard Area. Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

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60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 6 0060-Planning-MAP - PALEO PRIMP/MONITOR (cont.) Not Satisfied
- 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)
- 060 - Planning. 7 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied
- As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.
- 060 - Planning. 8 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied
- No grading permits shall be issued until General Plan Amendment No. 1202, Change of Zone No. 7885, and Agricultural Preserve cases have been approved and adopted by the Board of Supervisors and have been made effective.
- 060 - Planning. 9 0060-Planning-MAP - SLOPE GRADING TECHNIQUES Not Satisfied
- The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:
1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
 2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
 3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
 4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.
- 060 - Planning. 10 0060-Planning-MAP- AG PRES (NONR) (2) Not Satisfied
- Prior to issuance of a grading permit, the Board of Supervisors shall have adopted a resolution diminishing the subject property from the boundaries of Rancho California Agricultural Preserve No. 11, Map No. 853b under Agricultural Preserve Case No. 1056. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES (NONR) (1)"
- 060 - Planning. 11 0060-Planning-MAP- AG PRES CANCEL (2) Not Satisfied
- Prior to issuance of a grading permit, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 1056, located within Rancho California Agricultural Preserve No.11, and shall have adopted a resolution diminishing the subject property from the boundaries of said agricultural preserve. disestablishing said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 50. Series titled "MAP - AG PRES CANCEL (1)"

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11 0060-Planning-MAP- AG PRES CANCEL (2) (cont.) Not Satisfied

060 - Planning. 12 0060-Planning-MAP- COMMUNITY TRAIL ESMNT Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement adjacent to lot numbers 4,5,6,7,and 8, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 13 0060-Planning-MAP- SKR FEE CONDITION Not Satisfied

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 51.54 gross acres 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.

060 - Planning. 14 0060-Planning-MAP- TEM. BOMB SITE 107 Not Satisfied

All implementing projects located within a one-mile radius of the Temecula Bomb Site 107 shall be required to perform an Unexploded Ordnance Survey to verify presence/absence of unexploded ordnances prior to any earth disturbing activities (including preliminary site studies such as geotechnical investigations and biological surveys). Upon completion of this survey, the results will be provided to the Riverside County Planning Departments and Riverside County Fire Department (Hazardous Material's Emergency Response Team), and appropriate pre-construction measures will be incorporated into the Implementing project's grading and development plans, including removal of any identified hazards.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD DBESP Not Satisfied

Prior to issuance of a grading permit, Determination of Biologically Equivalent or Superior Preservation (DBESP) will need to be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60 day review period will start for their review. Please note that if there are significant comments that will delay the project.

060 - Planning-EPD. 2 0060-Planning-EPD Riv/Rip Avoidance Not Satisfied

Prior to issuance of a grading permit, EPD shall verify on grading plans that no disturbance will occur within areas identified and mapped as riverine/riparian. EPD staff shall verify construction of clear span bridges do not disturb riverine/riparian avoidance area identified on the ECS.

060 - Planning-EPD. 3 0060-Planning-EPD Streambed Permits Not Satisfied

Prior to issuance of the grading permit, a CADFW 1600 and USACE 404 permit may be required and proof that consultation and approvals from those entities will need to be provided.

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR Not Satisfied

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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR (cont.) Not Satisfied

relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated. If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

060 - Planning-EPD. 5 0060-Planning-EPD-EPD - BRIDGE CONSTRUCTION Not Satisfied

Prior to issuance of building permits, applicant must submit building plans for construction of the four bridges over Long Valley Wash. Construction must follow the "Guidelines for Construction of Wildlife Crossings", set forth in Section 7.5.2 of the MSHCP, Volume 1. EPD must review and approve the bridge crossings.

060 - Planning-EPD. 6 0060-Planning-EPD-EPD - MSHCP RIP/RIV MAPPING Not Satisfied

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with the mapped Riparian/Riverine habitat depicted on Exhibit RIPARIAN/RIVERINE AREAS MAP, found within the document titled "Western Riverside county Multiple Species Habitat Conservation Plan consistency Analysis Tentative Tract Map 37254" dated May 17, 2017 completed by Principe and Associates.

060 - Planning-EPD. 7 0060-Planning-EPD-EPD-MBTA NESTING BIRD SURVEY Not Satisfied

Breeding birds are protected under the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Game (CDFG) Code Regulation 3500 and 3800. Potential impacts to the breeding birds are significant under the California Environmental Quality Act (CEQA). In order to comply with these regulations, any future clearing, grading, or tree trimmings and tree removals occurring during the bird breeding season (February 1 to August 31) shall require a qualified biologist to conduct a nesting bird survey no more than one week prior to disturbance. All trees on the project site, whether or not they will be removed, shall be surveyed for nesting birds. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - ARTIFACT DISPOSITION Not Satisfied

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 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

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - ARTIFACT DISPOSITION (cont.) Not Satisfied

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.

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL RPT. Not Satisfied

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

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.

080 - BS-Grade. 2 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL Not Satisfied

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.

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 0080-E Health-USE - WASTEWATER DISPOSAL Not Satisfied

An approved method of wastewater disposal is required for any and all structures that propose plumbing. If sewer is available, structure must connect to sewer. If sewer is not available, then this Department can review a proposal for the design of an onsite wastewater treatment system. Please contact this Department for additional information at (951)955-8980.

080 - E Health. 2 0080-E Health-USE - WATER WILL SERVE Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Fire

080 - Fire. 1 0080-Fire-MAP- FIRE DEPT CLEARANCE REQD Not Satisfied

Prior to the issuance of building permits, clearance from the Riverside County Fire Department is required. The applicant shall speak directly with a representative of the Fire Department in order to determine the exact requirements for their clearance, which may include but is not limited to fire sprinklers, fire flow and hydrant location, driveway access and turnarounds.

West County - Riverside Office 951-955-4777
East County - Palm Desert Office 760-863-8886
Website - rvcfire.org

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

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

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Tract Map 37254 is located within the limits of the Murrieta Creek/Santa Gertrudis 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.

080 - Flood. 2 0080-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

080 - Flood. 3 0080-Flood-MAP SUBMIT PLANS Not Satisfied

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.

Planning

080 - Planning. 1 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT (cont.) Not Satisfied
other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 2 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied
All utility extensions within a lot shall be placed underground.

080 - Planning. 3 0080-Planning-MAP- ENTRY MONUMENT PLOT PLAN Not Satisfied

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 and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 4 0080-Planning-MAP- PARKING SPACES Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 5 0080-Planning-MAP- SCHOOL MITIGATION Not Satisfied

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

080 - Planning. 6 0080-Planning-MAP- Walls/Fencing Plans Not Satisfied

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.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. 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,

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP- Walls/Fencing Plans (cont.) Not Satisfied

area discussed above.)

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP- WASTE RECYCLE PLAN (WRP) Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied

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.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied

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.

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

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.

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied

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.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

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.

Planning

090 - Planning. 1 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 2 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 3 0090-Planning-MAP- BLOCK WALL ANTIGRAFFITI Not Satisfied

Proposed perimeter and interior fencing and walls shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 4 0090-Planning-MAP- QUIMBY FEES (2) Not Satisfied

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 and certification shall be obtained from the County of Riverside Economic Development Agency for CSA No. 149.

090 - Planning. 5 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 6 0090-Planning-MAP- SKR FEE CONDITION Not Satisfied

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 51.54 gross acres in accordance

Plan: TR37254

Parcel: 927450002

90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-MAP- SKR FEE CONDITION (cont.) Not Satisfied
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.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - WRCOG TUMF Not Satisfied
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.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP- WASTE REPORTING FORM Not Satisfied
Prior to building final inspection, evidence (i.e., receipts or other types of verification) to demonstrate project compliance with the approved Waste Reporting Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: February 7, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Riv. Co. Regional Parks & Open Space
Coachella Valley Water District (CWWD)
Southern California Edison Co. (SCE)
Southern California Gas Co.

P.D. Environmental Programs Division
P.D. Geology Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.

Telephone: Verizon
Eastern Information Center (UCR)

Board of Supervisors - Supervisor: Taylor Berger
Planning Commissioner: Chuck Washington
Temecula Sphere of Influence
Temecula Valley Unified School District
Eastern Municipal Water District (EMWD)
Western Municipal Water District (WMWD)

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)- **REQUEST: Change of Zone No. 7885** proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, **General Plan Amendment No. 01202** proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) **Tentative Tract Map No. 37254** proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975. **BBID: 564-457-265 UPROJ CASE: TR37254**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on February 23, 2017**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

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.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However, we still want your comments. You can view the project maps and exhibits by going to the following webpage and selecting the LDC date listed above. <http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx> By clicking the appropriate LDC date, you will download a copy of the LDC agenda with the exhibits attached. Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Go Paperless!

If you would prefer to receive these transmittals electronically, please send an email, with the subject line "LDC CONTACT" to Felicia Sierra at FSIERRA@rctlma.org. Please make sure you include the name of your organization, and the email address where you would like to receive future transmittals.

Any questions regarding this project should be directed to Deborah Bradford, Project Planner at (951) 955-6646 or e-mail at dbradfor@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

February 22, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

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 March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR. The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)-

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, **General Plan Amendment No. 01202** proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) **Tentative Tract Map No. 37254** proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

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CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres - Zoning: Citrus/Vineyard (C/V-10)-

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, **General Plan Amendment No. 01202** proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) **Tentative Tract Map No. 37254** proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

February 22, 2017

Pala Band of Mission Indians
PMB 50, 35008 Pala Temecula Rd.
Pala, CA 92059

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

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 March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, **General Plan Amendment No. 01202** proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) **Tentative Tract Map No. 37254** proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

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 March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

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 March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2017

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

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 March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

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Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 22, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

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 March 24, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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

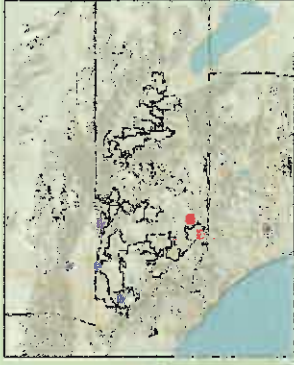
Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
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Pg. 2 ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR37254, EA42839)

Email CC: Deborah Bradford, Dbradfor@rivco.org

Attachment: Project Vicinity Map and Project Aerial

TR37254



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - 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.



2,673 Feet

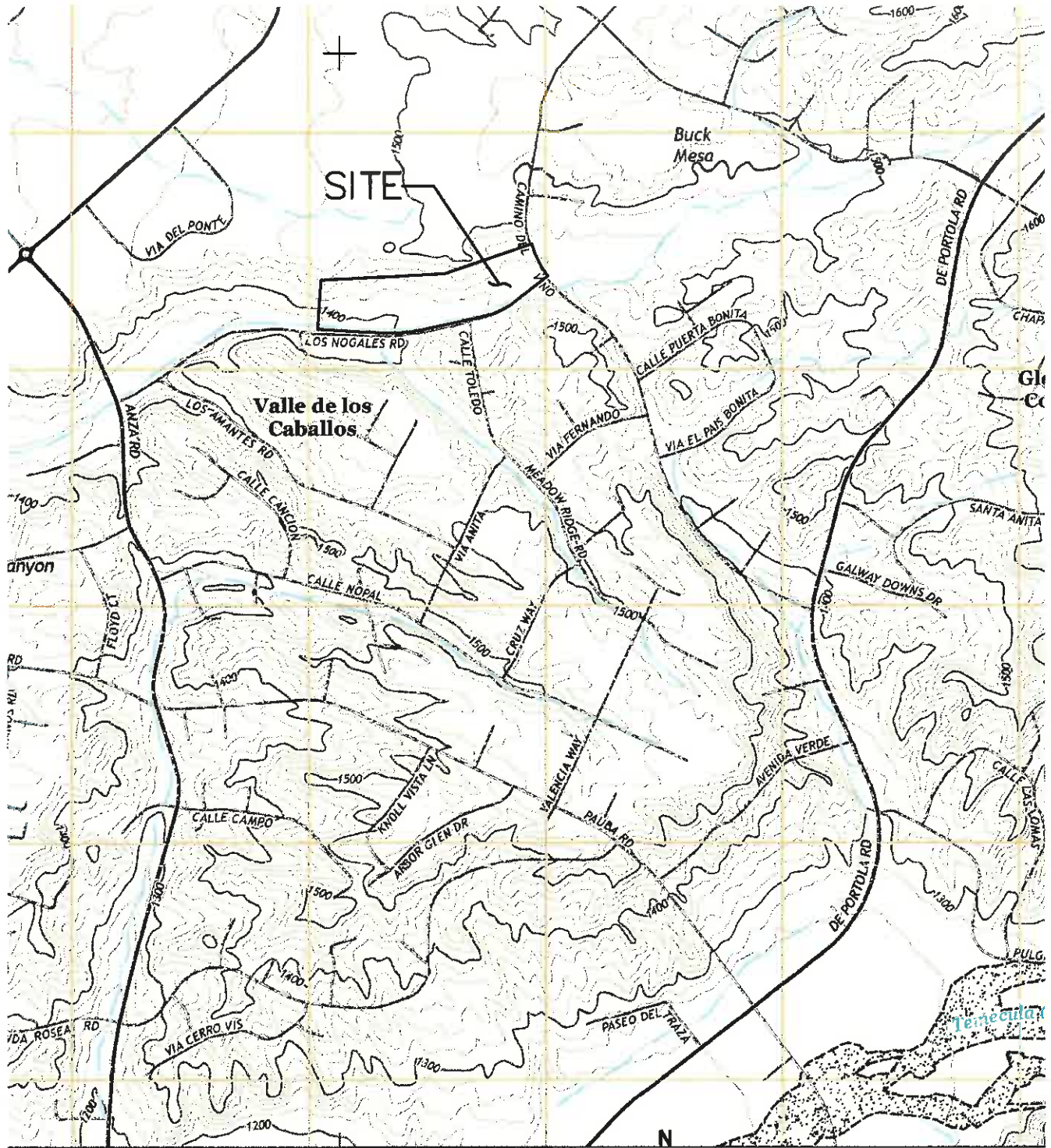
1,337



REPORT PRINTED ON... 2/22/2017 3:43:05 PM

© Riverside County RCIT GIS

TENTATIVE TRACT 37254 USGS MAP

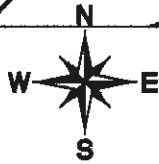


495



2'30"

497

498000m E



ROAD CLASSIFICATION

Expressway 
Secondary Road 

BACHELOR MOUNTAIN QUADRANGLE



SCALE 1" = 200'



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Agua Caliente Band of Cahuilla Indians
Jeff Grubbe, Chairperson
5401 Dinah Shore Drive
Palm Springs, CA 92264

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Grubbe,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

REQUEST: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 – Concurrent Cases: N/A - Related Cases: TR36975

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Sincerely,
Riverside County Planning Department

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

Desert Office · 77588 El Duna Ct, Suite H
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Pg. 2

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Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

La Jolla Band of Luiseno Indians
Thomas Rodriguez, Chairperson
22000 Highway 76
Pauma Valley, CA 92061

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Rodriguez,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Santa Rosa Band of Mission Indians
Steven Estrada, Chairperson
P.O. Box 391820
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Estrada,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Soboba Band of Luiseno Indians
Rosemary Morillo, Chairperson
P.O. Box 487
San Jacinto, CA 92583

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Morillo,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Sycuan Band of Kumeyaay Nation
Cody J. Martinez, Chairperson
1 Kwaaypaay Court
El Cajon, CA 92019

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Martinez,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Augustine Band of Cahuilla Mission Indians
Amanda Vance, Chairperson
P.O. Box 486
Coachella, CA 92236

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Vance,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Cabazon Band of Mission Indians
Doug Welmas, Chairperson
84-245 Indio Springs Parkway
Indio, CA 92203

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Welmas,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Cahuilla Band of Indians
Luther Salgado, Chairperson
52701 U.S Highway 371
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Salgado,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Campo Band of Mission Indians
Ralph Goff, Chairperson
36190 Church Road, Suite 1
Campo, CA 91906

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Goff,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Ewiiapaayp Tribal Office
Michael Garcia, Vice Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Vice Chairperson Garcia,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Ewiiapaayp Tribal Office
Robert Pinto, Chairperson
4054 Willows Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Pinto,

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Jamul Indian Village
Erica Pinto, Chairperson
P.O. Box 612
Jamul, CA 91935

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Pinto,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Sincerely,
Riverside County Planning Department

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

Pg. 2



Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

La Posta Band of Mission Indians
Javaughn Miller, Tribal Administrator
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Tribal Administrator Miller,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

La Posta Band of Mission Indians
Gwendolyn Parada, Chairperson
8 Crestwood Road
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Parada,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Los Coyotes Band of Mission Indians
Shane Chapparosa, Chairperson
P.O Box 189
Warner Springs, CA 92086

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Chapparosa,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Manzanita Band of Kumeyaay Nation
Angela Elliott Santos, Chairperson
P.O. Box 1302
Boulevard, CA 91905

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Santos,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Mesa Grande Band of Mission Indians
Virgil Oyos, Chairperson
P.O Box 270
Santa Ysabel, CA 92070

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Oyos,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Morongo Band of Mission Indians
Robert Martin, Chairperson
12700 Pumarra Road
Banning, CA 92220

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Martin,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Heather Thomson M.A, RPA
County Archaeologist

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Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Pauma Band of Luiseno Indians -Pauma & Yulma Reservation
Temet Aguilar, Chairperson
P.O Box 369, Ext. 303
Pauma Valley, CA 92061

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Aguilar,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koil Custom Homes, Inc., c/o Greg Koil – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Pechanga Band of Mission Indians
Mark Macarro, Chairperson
P.O. Box 1477
Temecula, CA 92593

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Macarro,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Ramona Band of Mission Indians
Joseph Hamilton, Chairperson
P.O. Box 391670
Anza, CA 92539

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Hamilton,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Rincon Band of Mission Indians
Jim McPherson, Tribal Historic Preservation Officer
1 West Tribal Road
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Tribal Historic Preservation Officer McPherson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Rincon Band of Mission Indians
Bo Mazzetti, Chairperson
1 West Tribal Road
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Mazzetti,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

San Luis Rey Band of Mission Indians
San Luis Rey, Tribal Council
1889 Sunset Drive
Vista, CA 92081

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Tribal Council,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

Location: Northerly of Los Nogales Road and Westerly of Camino Del Vino – 51.5 Acres -
Zoning: Citrus/Vineyard (C/V-10)

Request: Change of Zone No. 7885 proposes to modify zoning classification C/V-10 to Wine Country – Winery (WC-W) Zone, General Plan Amendment No. 01202 proposes to change the land use designation AG: AG to Wine Country Residential (WC-R) Tentative Tract Map No. 37254 proposes to subdivide approximately 51.5 acres into 8 single family residential lots with a minimum of 5 acres - Schedule D – APNs: 927-450-002 –
Concurrent Cases: N/A - **Related Cases:** TR36975

Any information you have regarding cultural places will be kept strictly confidential and will not be divulged to the public.

Riverside County feels that your assistance is vital to the preservation and conservation of ancestral tribal sites during the current growth that the County is experiencing. It is the desire of Riverside County to protect the past and our collective heritage as we proceed towards the future. Please forward any comments or requests for meetings concerning this project to Heather Thomson at 951-955-2873 or hthomson@rivco.org by June 4, 2017.

Sincerely,
Riverside County Planning Department

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

Desert Office · 77588 El Duna Ct, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

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A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson M.A, RPA
County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

San Pasqual Band of Mission Indians
Allen E. Lawson, Chairperson
P.O. Box 365
Valley Center, CA 92082

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Lawson,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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County Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Pala Band of Mission Indians
Robert Smith, Chairperson
12196 Pala Mission Road
Pala, CA 92059

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Smith,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Torres- Martinez Desert Cahuilla Indians
Mary Resvaloso, Chairperson
P.O Box 1160
Thermal, CA 92274

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Resvaloso,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

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Heather Thomson

Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

March 6, 2017

Viejas Band of Kumeyaay Indians
Robert J. Welch, Chairperson
1 Viejas Grande Road
Alpine, CA 91901

RE: Native American SB18 Consultation request for **General Plan Amendment No. 1202**

Dear Chairperson Welch,

The County of Riverside requests your participation in the review of **General Plan Amendment No. 1202**. This project is subject to the California Environmental Quality Act (CEQA) and Section 65352.3 of the Government Code (Senate Bill 18 [2004]).

CHANGE OF ZONE NO. 07885/GENERAL PLAN AMENDMENT NO. 01202/TENTATIVE TRACT MAP NO. 37254 – EA42839 – Applicant: Koll Custom Homes, Inc., c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG:AG) (10 acre lot minimum)

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Pg. 2

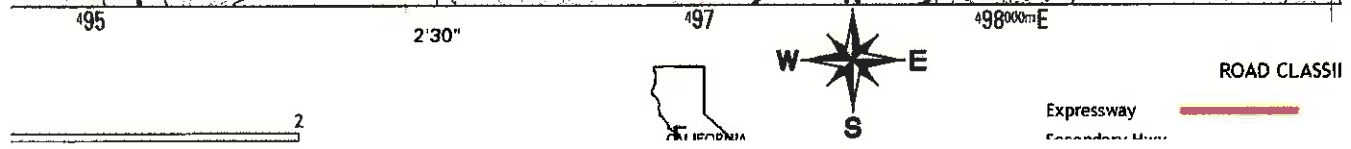
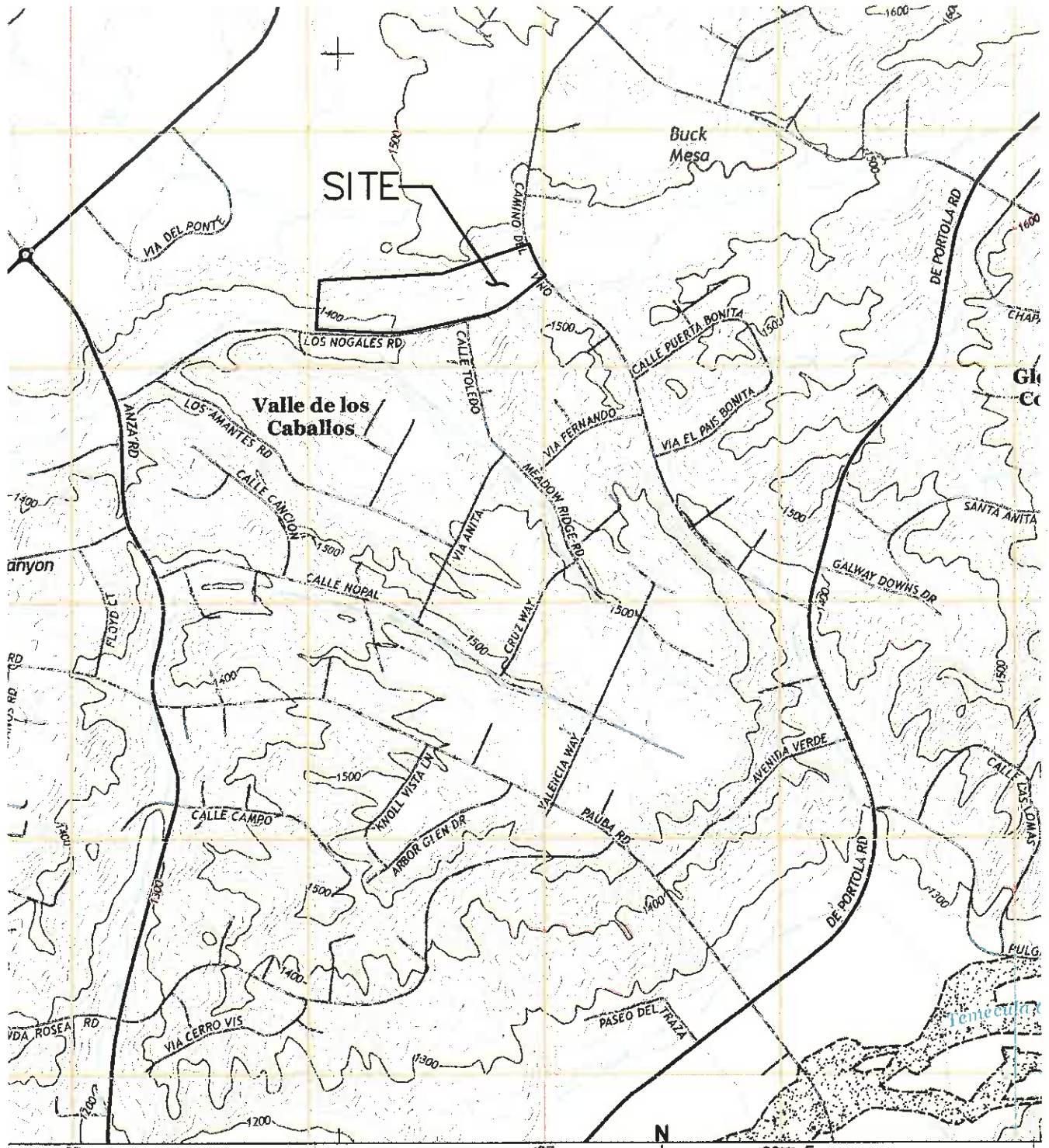


Heather Thomson M.A, RPA
County Archaeologist

Attachments: USGS map

Email CC: Deborah Bradford, Dbradfor@rivco.org

TENTATIVE TRACT 37254
USGS MAP



BACHELOR MOUNTAIN QUADRANGLE

SCALE 1" = 200'

Bradford, Deborah

From: Mike Gordon <belizemg@gmail.com>
Sent: Sunday, January 28, 2018 10:45 AM
To: rbrady@rico.org; Bradford, Deborah
Subject: Fwd: Los Nogales Project
Attachments: TR 37254_05_02_17.pdf

Dear Russell and Deborah,

How are you? We're writing you a quick note regarding the project listed below. I had the opportunity to discuss the proposal with Mr. Koll and he was kind enough to go over some details as well as sending me the drawing. These 8 homes with grapes will greatly improve our street both visually and property value.

My wife & I own 4 properties in the area including 2 that are approximately across the street from this development. One of the main reasons Teresa & I are confident and excited about this is that we've had experience of owning 2 other properties directly across the street from another project they're building on Los Amantes. This is just around the corner from this proposed development. We can honestly say that Mr. Koll has been a pleasure to work with, quickly addressing any questions or concerns we had to our complete satisfaction.

These projects take a long time to complete so it's good to know that the developer actually cares about the neighbors/neighborhood. Mr. Koll doesn't cut corners and his project are run with attention to detail.

We can't wait to look across Los Nogales and see the new homes and vineyards.
Thanks and God Bless, Mike & Teresa Gordon

The information for this project is APN 927-450-002, Tract Map 37254, Change of Zone 7885 and General Plan Amendment 1202.

December 22, 2017

Russell Brady
Riverside County Planning Commission
4080 Lemon Street, 12th Floor
Riverside, CA 92501

Dear Russell,

I am writing to express my support for Tract Map 37254 and GPA 1202.

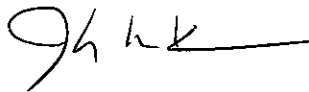
I live on Camino Del Vino road just north of the subject property. There are some weekends where it can take me 40 minutes just to make it from my house into the City of Temecula due to the traffic from some of the wineries.

While the wineries are great on the major roadways, allowing a winery on some of the smaller streets in between Rancho California Road and De Portola Road will only introduce a lot of this traffic into the residential areas.

I fully support the General Plan Amendment and the Change of Zone for this property to be included in the Wine Country - Residential Zone. Along with Tract Map 37254, this will preclude the possibility of any Winery ever being developed in this area which is only surrounded by residential property.

Thank you for your time.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jh Hernandez", with a long horizontal line extending to the right.

Johnny Hernandez
39311 Camino Del Vino
Temecula, CA 92592

To: Riverside County Planning Commissioners and Board of Supervisors
C/O Deborah Bradford, Project Planner (dbradfor@rivco.org | 951-955-6646)

cc: Russell Brady, Contract Planner (rbrady@rctlma.org | 951-955-3025)

From: Larry Smalley, Neighbor of Subject Property, 35725 Los Nogales Road (APN 927460001)

Re: **STATEMENT OF OPPOSITION**

Date: February 12, 2018

SUBJECT

- GENERAL PLAN AMENDMENT NO. 1202 ("GPA 1202" / "Plan")
- Tentative Tract Map TR37254 ("TR37254") / Environmental Assessment EA42839 ("EA42839")
- Applicant: Koll Customer Homes and Owner: Heavenstone, LLC ("Applicant")
- Property APN: 927450002 ("Property")

SUMMARY

GPA 1202 would move the Property from the Winery District (10-acre lots per residential home) into the Residential District (5-acre lots). My opposition to GPA 1202 is three fold: 1) preserve Wine Country, 2) protect our environment, and 3) ensure ingress/egress to *my parcel* in a major storm event. This Plan violates all 3 principles by doubling density, failing to conserve ecological resources and creating unsafe road conditions for my property as well as other properties. I ask that the Planning Commission and the Board of Supervisors **reject** fully (not modify) GPA 1202, TR37254, the Negative Declaration, EA42839 and all related cases. The County has no compelling interest in granting this risky exception and harming the environment, and the Applicant has other viable development options. See the attached map/image (last page), Key Points and Discussion (below) for more detail on these essential arguments.

KEY POINTS

- GPA 1202 is **inconsistent** with the goals and guidelines of the Temecula Valley Wine Country Community Plan (TVWCCP, GPA 1077, March 2014) and would do irreparable damage to the area. This internal inconsistency among the elements of the General Plan is prohibited under Ordinance 348.
- GPA 1202 and TR37254 would have significant **negative effects** on the environment since sensitive Wetlands and visitor traffic are not addressed. The Plan produces potentially unsafe road conditions for *my parcel* in the event of a major storm event that could limit access of emergency services.
- GPA 1202 would create a **problematic precedent** encouraging other owners to convert Wine Country properties to estate homes. A GPA doubling housing density in the Wine Country has never been approved since the TVWCCP was adopted.

DISCUSSION: GPA 1202 is inconsistent with the goals and guidelines of the TVWCCP

GPA 1202 would do irreparable damage to the area and is inconsistent with the TVWCCP. This internal inconsistency among the elements of the General Plan is prohibited under Ordinance 348. The Applicant's Plan is to convert a 50-acre vineyard in the Winery District to a subdivision with eight (8) lots, each with a 10,000 sq. ft. estate home and its own helipad. This is **double** the permissible density limit set for the Winery District per the TVWCCP and the existing/previous zoning of Citrus/Vineyard-10 (C/V-10). To achieve his goal, the Applicant seeks approval of GPA 1202 that would move the Property into the Residential District from the Winery District. If the variance is granted, the Applicant doubles the permissible density with homes valued at \$5M to \$7M each, sprawled across half of the length of Los Nogales Road (see TR37254 and SEC 10-K filing for the Applicant's intentions). This Plan is completely inconsistent with the goals and guidelines of the TVWCCP: ensuring long-term viability of the wine industry, promoting a strong identity for the Temecula Valley Wine Country brand and preserving the distinctive character of this unique area.

The Applicant acquired the Property in Nov. 2014, seven months **after** the Wine Country Plan was adopted. The Applicant knew, or should have known, the zoning of the Property (Winery District / C/V-10) as well as the guidelines for developing a Property per **Ordinance 348, Article XIVd, Section 14.92**. One key component of the Winery District and C/V-10 is a minimum lot size of 10 gross acres per residential home. The Wine Country framers and planners, and the public, through ten years of thoughtful consideration that involved the hard work of task forces, voiced the vision of concerned community members, politicians, and land use experts in the form of the TVWCCP. The determination was that the best way to preserve Wine Country was through limiting density and requiring the planting of vineyards over a specified portion of the property (and other requirements).

The County designated Los Nogales Rd. (dirt/unimproved, not County maintained) as the dividing line between the Winery and Residential Districts (see TVWCCP Figure 4A). The entirety of Los Nogales Road is bordered by a Blue Line Stream, which serves as a natural border. The Applicant seeks a re-drawing of Winery District rules by creating a carve-out so that his parcel may be considered part of the Residential District and developed in accordance to those regulations (**Ordinance 348, Article XIVd, Section 14.98**). If this exception is granted, the Applicant is allowed to put homes on 5-acre lots effectively reducing the amount of land for the planting of grapes by 50% or more and further harming the wine country feel of the area.

The Applicant's rationale for approving this change of rules is, *"In summary, the site location and characteristics, the usage and the zoning of the surrounding properties, as well as the limited access to the site show that the subject property will serve the county in a greater capacity by being amended to the Wine Country - Residential section."* The rationale letter (attached) does not contain any, "...substantial evidence of new conditions or circumstances" as required in **Ordinance 348, Article II, Section 2.5, G. FINDINGS**.

The question is, what is the definition of "new" in the requirement, "...new conditions or circumstances..."? The answer is tied to the relevant baseline, can be a relative term and is not documented. It has been the Planning Department's practice to use the last comprehensive General Plan update (2008) as a baseline for any new GPAs.

I assert that the reasonable baseline approach for determining what is "new" for the Wine Country area—and this GPA request—is the adoption date of the TVWCCP (March 2014). The County used the adoption of the Wine Country Policy Area as the relevant baseline when considering the density requirement exemption for Blossom Winery. The Planning Commission and Board of Supervisors has the authority to make such determination if they are so inclined since the definition for the relevant baseline is not set in an Ordinance or other rules.

The Applicant also cited Tract Map TR31444M2 (Blossom Winery) as a justification, yet this project does not involve a change to the Residential District from the Winery District. It simply allowed 24 5-acre lots over 220.9 total acres. Building envelopes (.75 to 1.0 acres) will represent about 15% of the total acreage. In contrast, the Applicant's building envelopes represents 50% of total acreage. The Blossom Winery exception was granted because the development process was started in 2006, **8 years prior** to the finalization of the Wine Country Plan in 2014. The Planning Staff wrote in the Submittal to the Board of Supervisors in July 2014:

"TR31444 was approved prior to the adoption of the Temecula Valley Wine Country Policy Area (WCPA). The WCPA policy SWAP 1.5 requires a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps approved after March 11, 2014 within the Winery District. TR31444 was approved in 2006; therefore, the density requirement of SWAP 1.5 does not apply to the proposed TR31444M2. In 2006, TR31444 was approved under the Citrus/Vineyard Policy Area (CVPA) and the Citrus/Vineyard (CV) Zone. The lots proposed for TR31444M2 are consistent with the minimum lot size requirements of the former CVPA and CV Zone."

The factors cited in the Applicant's justification letter are non-relevant rationalizations. Under the Applicant's reasoning, the entire area between Los Nogales Rd. and Rancho California Rd./Monte De Oro could be reclassified to the Residential District and subdivided into 5-acre estate homes. Clearly this is not what the Wine Country Plan intended. The Applicant is implying that most of the "surrounding properties" are used for residential purposes. This is not the case. To the north, the properties are vineyards or winery related. To the east are larger properties with mix of vineyards and residential. To the south—in the **Residential District**—are, as one would expect, many residential properties. And finally to the west are two vacant 5-acre parcels and two parcels with marginal residential use. The surrounding land-use pattern is mainly vineyard/winery and is inconsistent with granting an exception to become part of the Residential District.

DISCUSSION: GPA 1202 and TR37254 would have significant negative effects on the environment

GPA 1202, TR37254 and EA42839 do not address sensitive Wetlands. Included on the southern edge of the Property is a Federally protected and regulated Blue Line Stream and Wetlands under Section 404 of the Clean Water Act. Neither the Applicant nor the County Planning Staff (including Riverside County Flood Control) noted these facts. The US Army Corps of Engineers and California Fish & Wildlife were not consulted and provided no input on the Plan or planning process. No conditions, remedies and/or mitigations were included to protect the creek, Wetlands and the surrounding ecosystem in perpetuity. No specific erosion control methods, other than new vines, were included to prevent soil and debris in this flood zone from discharging into the creek and impeding the free flow of water running through this Blue Line Stream.

My parcel is at the dead end of Los Nogales Rd. with only one access point since it does not intersect Camino Del Vino Rd. The area of the creek directly in front of my parcel is the **convergence of three significant streams**. To the east are two branches of the Long Valley Wash. To the south is another creek, on the western edge of my parcel. In 1995 a major storm event caused the creek in front of my parcel to fill up with eroded soil and debris, and water rose over 10 feet and topped the road. If this were to happen again, an unsafe condition would be created since emergency services would have difficulty reaching my home. A repeat of this scenario is made more likely by the Applicant's Plan to grade the land, install immature/new vines, build houses, roads and driveways. All of these disturbances to the land and structures would cause more erosion and debris accumulation in the creek. The Plan provides no specific erosion control measures and no measures to ensure the Blue Line stream is natural and free flowing.

GPA 1202, TR37254 and EA42839 do not address the increases in visitor traffic that would result by realigning Los Nogales and making an intersection with Camino Del Vino Rd. About 85% of the traffic in our area is related to visitors and the tourist industry. Yet neither the Applicant nor the County Planning Staff (including Transportation) noted these facts. No conditions, remedies and/or mitigations were included to address an expected 10-fold increase in visitor/tourist traffic on Los Nogales Rd. and Camino Del Vino Rd.

The Blue Line Stream and Los Nogales Rd. are really one integrated feature of this Property, and neither the Applicant nor the County Planning Staff have addressed this element in a holistic manner. One example, the Plan calls for crossing Los Nogales Rd. and the Blue Line Stream four (4) times vs. one time in the current Property access configuration. This additional burden on the road and creek are unnecessary and unwise.

DISCUSSION: GPA 1202 would create a problematic precedent

Approval of this exception (e.g., "redesignation") would have the unintended consequence of allowing other Winery District landowners looking for financial gain to request a similar change of zone to the Residential District. This would allow them to increase density, citing the precedent set by GPA 1202. Although the GPA process has certain time limits that might dissuade future requests, a precedent set by GPA 1202 would likely encourage others to make GPA applications in the next Amendment cycle.

Since the TVWCCP was adopted, no GPAs have been approved changing a parcel's Policy Area to Residential District from Winery District. Two GPAs were approved in 2016 and 2017 yet involved removing parcels from the Wine Country Policy Area vs. changing their Policy Area Districts (see *Appendix* for a analysis and comparison). In July 2012, landowners had the opportunity to apply to have the boundaries of the Wine Country Policy Area modified to exclude their parcels from the Wine Country Policy Area. The then owners of the Property did not apply or receive such a modification.

DISCUSSION: General Issues

The Applicant has viable, and profitable, options for developing the Property within the Winery District regulations (per **Ordinance 348, Article XIVd, Section 14.92**) including: subdivide the property into 10 gross acre (minimum) parcels; create a Clustered Subdivision with 1 acre parcels; keep it as one parcel and add: up to two family dwellings, vineyards (or other AG usage), non-commercial keeping of animals, a Cottage Inn, or a Class I, II, IV or V winery. They do not need an exception or GPA to develop the property and to develop it in a manner that is beneficial to both themselves and commerce in Temecula and Riverside County. In fact, the Applicant initially submitted a Tentative Tract Map 36975 (original submittal now withdrawn) based on rules for the Winery District. That Plan included planting of grapes over 75% of the Property and clustering the homes. Once the initiation process was approved, the Applicant withdrew TR36975 and submitted a revised/current Tract Map TR37254. This revised Plan reduced the vineyards by 50%, reduced the lot sizes to 5 acres and increased the housing density by 60%.

The eastern third of the Property is the site of the December 1846 Temecula Massacre. The Plan does not set aside these 16 acres for open space out of respect to the fallen. The Applicant had designated this area as open space on TR36975 (original, now withdrawn). EA42389 does not articulate a method to address this historic site.

Related to GPA 1202, the Applicant had been grading the Property consistent with the **unapproved** rough grading permit and without erosion control measures or agreements with California Fish & Wildlife and the Army Corps of Engineers. This was done under the guise of a falsely obtained lot clearing exemption (BFE170061). I reported this activity and a stop work order is now in effect. These actions (and an open lawsuit against the Applicant on similar matters) reflect on the character and integrity of the Applicant and perhaps foreshadow the Applicant's behavior in dealing with the County and execution of this and several other projects he is pursuing.

CONCLUSION

In conclusion, the County has no compelling interest in approving GPA 1202. It is **inconsistent** with the goals and guidelines of the TVWCCP, would have significant **negative effects** on the environment, produces potentially unsafe road conditions for **my parcel** and would create a **problematic precedent**.

GPA 1202, EA42839 and the Negative Declaration (and all related cases and documents) should be **rejected** in whole, not modified, since this ill-conceived Plan is completely unnecessary and perilous for the environment, the County and our Community.

The County has a duty to preserve Wine Country, protect the environment, and ensure emergency service access to **my parcel**.

If GPA 1202 is approved, the land conditions cannot be reverted to its original state, nor can monetary damages compensate for permanent loss of intended land use per the Wine Country Plan.

Residents of our region welcome and desire growth. Yet, every request for exception ought to be given thoughtful consideration out of respect for the 10 years of time and energy poured into the successful adoption of the Temecula Valley Wine Country Community Plan.

REFERENCED DOCUMENTS

Applicant's Rationale Letter 2016-06-02 (attached to the Application)
Heavenstone SEC 10-K Filing 2016-06-30 (separate document available upon request)
Tentative Tract Map TR37254 (associated with GPA 1202)
Tentative Tract Map TR36975 (original submittal now withdrawn)
2016-08-25 GPAC Report Package for GPA1202
2016-11-02 Planning Commission Report Package for GPA1202
2017-01-31 Board of Supervisors Submittal for GPA1202
2014-07-17 Planning Dept. Recommended Motions TR31444
Ordinance No. 348 Article II Amendments to General Plan
Ordinance No. 348 Article XIVd 14.92 Wine Country-Winery Zone and 14.98 Wine Country-Residential Zone
TVWCCP General Plan Policies and Winery District Existing Zoning (Figure 4A)

Applicant's Rationale Letter 2016-06-02



June 2, 2016

Riverside County Planning Department
4080 Lemon Street
12th Floor
Riverside, CA 92502

Re: Foundation Component General Plan Amendment Application for APN 927-490-002
Justification for Foundation Component Amendment

In order to justify the amendment of this property we need to review the surrounding properties, site location and available access.

The southern property line of the subject property is adjacent to the Wine Country Residential section of the Temecula Valley Wine Country Policy Area. In fact Los Nogales Road which runs east / west forms the border line of the WC-R and the WC-W section. The entirety of the properties at any near proximity to the south of the subject property are between 2.5 acres to 5 acres and are zoned for 5 acre parcels.

To the west of the subject property we are bordered by four parcels (APNs 927-490-003, 004, 005 & 006) whom all take access from Los Nogales Road and are sized at 5 acres each. Further westward, the property is part of South Coast Winery Resort and Spa and access to this parcel is not obtained through Los Nogales Road, but instead through Valle Toscana Court which is accessed off of Anza Road.

To the north of the subject property we are bordered by the recently approved TR31444M2 which creates 24 5-acre residential lots in addition to 4 winery lots and 3 production lots. The residential lots are directly adjacent to the subject property with the winery lots much further north directly adjacent to Rancho California Road. The entirety of this tract map is accessed from Rancho California Road.

The available access to the subject property does not support the usage of a winery. To the south the property is accessed off of Los Nogales Road, which is intended to create a linkage between Anza Road to the west and Camino Del Vino to the east. However Los Nogales Road has not been improved between Camino Del Vino and a point approximately

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1000' west of Camino Del Vino. The proposed road is unpassable in any manner due to the existence of Long Valley Wash which originates east of the subject property and runs through and adjacent to Los Nogales Road. There is minimal likelihood of Los Nogales Road ever being improved due to the impacts it would create on the riparian area and the associated floodplain. Our concurrent tract map proposal (TR36975) realigns the unimproved portion of Los Nogales Road to the north essentially removing it from the flood plain area.

To the west Los Nogales Road only provides access to the residential section of the Temecula Valley Wine Country Policy Area. Even though this road is currently the dividing line between the WC-R and WC-W, it provides access to properties to the south which are all zoned as WC-R and additionally provides access to the four parcels north of Los Nogales Road previously mentioned above (APNs 927-460-003, 004, 005 & 006) which are 5 acre residential properties.

To the east, the property is bordered and can be accessed by Camino Del Vino, which connects to De Portola Road to the south and Monte De Oro Road to the north. Camino Del Vino is a General Circulation Element and was designated as a Secondary Highway, however Camino Del Vino has been recently reduced to a Collector Road reducing the width of the road per County Standard 103, Ordinance 461. Additionally Camino Del Vino would require major improvements as it is currently unimproved northward and any improvements southward would require a bridge structure to cross the Long Valley Wash before it could connect to the improved portion of Camino Del Vino.

In summary, the site characteristics, the usage and the zoning of the surrounding properties, as well as the limited access to the site show that the subject property will serve the county in a greater capacity by being amended to the Wine Country - Residential section.

Sincerely,

A handwritten signature in black ink that reads "Gregory S. Koll".

Gregory S. Koll
President, Koll Custom Homes

PO Box 1658 Temecula, CA 92593 | www.KollCustomHomes.com | Tel: 951.225.1065 | Fax: 951.225.1064

Images of Subject Property APN:927450002

Current/Before



Proposed



Appendix

Comparison of Wine Country GPAs Since 2014

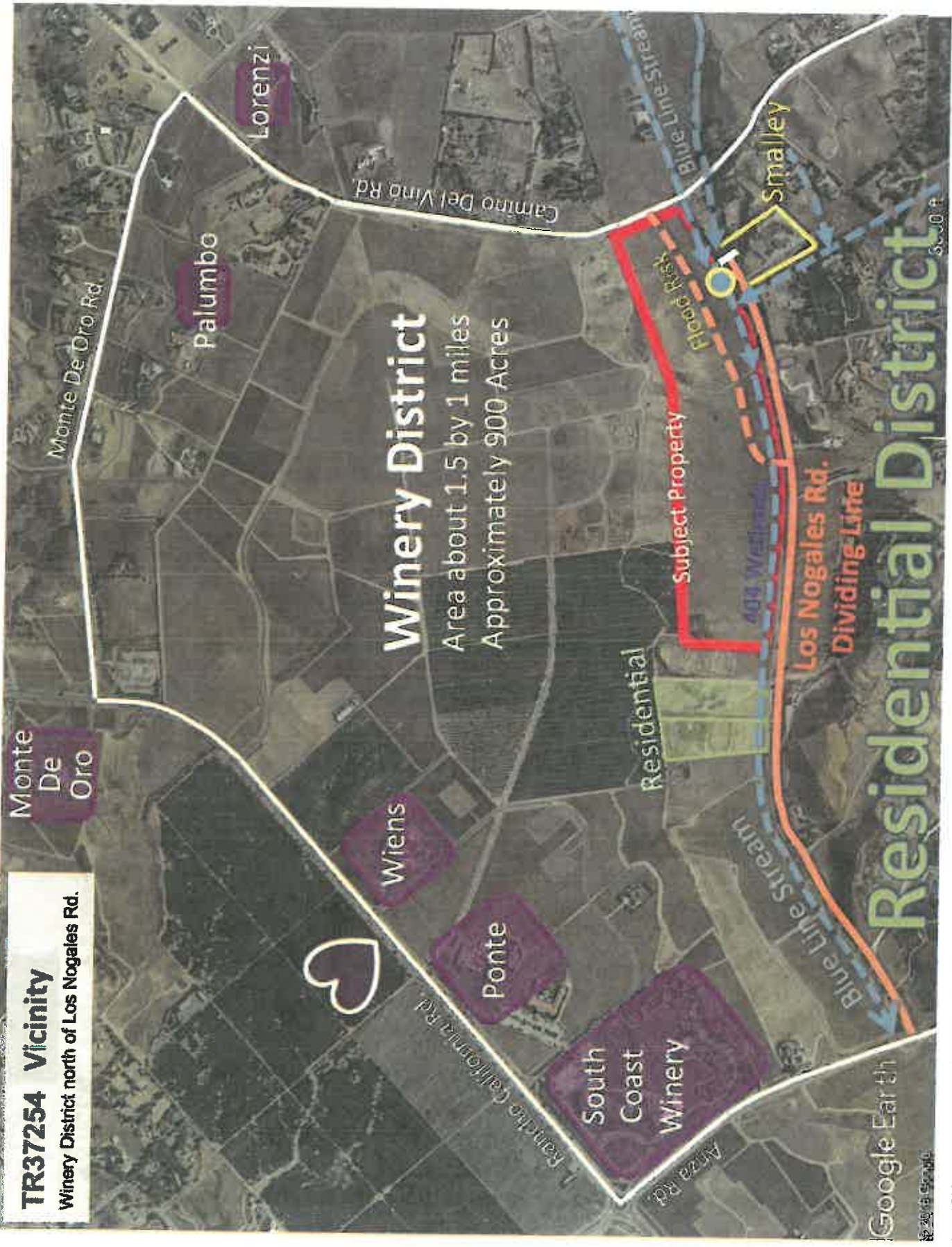
Since the Temecula Valley Wine Country Community Plan (TVWCCP) was adopted in March 2014, no GPAs have been approved changing a parcel's zoning to Wine Country-Residential District from Wine Country-Winery District.

Two GPAs have been approved since 2014 yet are quite different from GPA 1202 in terms of what is proposed and the reasoning behind them. Here is a comparison:

GPA	Summary	Reasoning	Impacts
<p>GPA 1157 Approved March 2016</p>	<p>Removed five parcels (Redhawk) from the Temecula Valley Wine Country Policy Area.</p> <p>Process began as GPA 960 in Feb. 2008.</p>	<p>Revision in accordance with the settlement and release agreement based on a lawsuit involving violations of the California Environmental Quality Act originally filed April 2014.</p> <p style="text-align: center;">Result</p> <p>Does not conflict with the Riverside County Vision Statement or create an internal inconsistency.</p> <p><i>Location:</i> these properties are on the most southern fringe of Wine Country about half mile south of Highway 79.</p>	<p>No changes in density; no negative impact on the TVWCCP goals or vision.</p> <p>Unknown economic impact to Owners.</p> <p>No increase in County services.</p>
<p>GPA 1176 Approved June 2017</p>	<p>Removed one parcel (St. Jeanne De Lestonnac, a Private Catholic school) from the Temecula Valley Wine Country Policy Area.</p>	<p>Subject property existed for 15 years prior to the Plan's adoption. Owner was not aware of the TVWCCP adoption in 2014.</p> <p style="text-align: center;">Result</p> <p>Does not conflict with the Riverside County Vision Statement or create an internal inconsistency.</p>	<p>No changes in density; no negative impact on the TVWCCP goals or vision.</p> <p>No economic impact to Owner.</p> <p>No increase in County services.</p>
<p>GPA 1202 <i>Applied</i> June 2016</p>	<p>Seeks an exception to redesignate one parcel (current zone C/V-10) to Wine Country-Residential District from the Wine Country-Winery District.</p>	<p style="text-align: center;">Applicant's Claim</p> <p>Site location and characteristics, the usage and the zoning of the surrounding properties, as well as the limited access to the site show that the subject property should be redesignated.</p> <p style="text-align: center;">Opposition's Claim</p> <p>County has no compelling interest in approving GPA 1202. It is inconsistent with the goals and guidelines of the TVWCCP, would have significant negative effects on the environment and would create a problematic precedent</p>	<p>Doubles the density of the parcel's subdivision plan; inconsistent with TVWCCP goals and vision.</p> <p>Doubles the profits for the Owner if approved.</p> <p>An increase in County services.</p> <p>Would create internal inconsistency among the elements of the General Plan that is prohibited under Ordinance 348.</p> <p>Would do irreparable damage to the area.</p>

TR37254 Vicinity

Winery District north of Los Nogales Rd.



Winery District

Area about 1.5 by 1 miles
Approximately 900 Acres

Residential District

Bradford, Deborah

From: Bradford, Deborah
Sent: Thursday, February 15, 2018 3:58 PM
To: 'Larry Smalley'
Cc: Brady, Russell
Subject: RE: Comments Regarding EA 42839 and GPA 1202

Good Afternoon Larry,

Your comment letter summarized your opposition to the proposed project as three fold, I will respond to each of those as well as some of the additional issues you discussed.

1. Inconsistency with the General Plan and the Temecula Valley Wine Country Community Plan (TVWCCP) - Preservation of the Wine Country and its unique characteristics is the primary component of being able to recommend approval of the General Plan Amendment. To be able to approve the General Plan Amendment, certain justification is necessary for how this amendment complies with the findings of a foundation component amendment which are providing substantial evidence that new conditions or circumstances have occurred, the amendment would not result in a conflict with the Riverside County Vision and would not create an internal inconsistency with the General Plan.

The use of a certain baseline is not specified in Ordinance No. 348 Section 2.5.G for Regular Foundation General Plan Amendments. Therefore the findings do not require a circumstance to have occurred following a certain timeframe. Instead it is required "that new conditions or circumstances disclosed during the review process justify modifying the General Plan,".

Although the applicant may have initially proposed other findings as the "new conditions or circumstances", staff has proposed that the new circumstance would be the change in the road classification of Camino De! Vino from a General Plan Circulation Element Secondary Highway to a Collector Road. This change in classification occurred in 2014 when the TVWCCP was adopted. This change, from a Secondary Highway to a Collector Road would reduce the capacity of more intensive traffic that would occur due to commercial wineries or other more intense uses that are encouraged in the Winery District.

The Riverside County Vision which states that "Riverside County is a family of special communities in a remarkable environmental setting". The Temecula Valley Wine Country Policy Area was developed to ensure the protection of this special community by ensuring long term viability of the wine industry while protecting the community's equestrian rural lifestyle. Three districts were established for this policy area, each having specific policies that relate to each district. The winery district encourage new wineries and the expansion of existing wineries, the equestrian district encourages the protection and promotion of equestrian uses, and the residential district encourages estate lot residential development to complement and balance the tourist related activities. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land us conflicts in the future. The boundary change from the Winery District, whose primary purpose is for the promotion and the establishment of commercial activities to the Residential District, whose primary purpose is to encourage permanent estate lots and to balance tourist related activities, is more compatible with the established residential neighborhood to the south and will be compatible with Riverside County's Vision as well as the vision of the Wine Country Community Plan.

Lastly, staff determined that that this amendment is internally consistent with applicable General Plan Elements as detailed in the staff report because, the Amendment is focused on shifting the policy area boundaries which does not directly relate to other elements and policies of the General Plan.

Staff has determined that the General Plan Amendment meets the required findings as detailed in the staff report and will continue to ensure the protection and preservation of the Wine Country.

The project as proposed is consistent with and does not undermine the intent, goals, and policies of the TVWCCP. Although the project represents a change in the district boundaries of the TVWCCP, it is a well reasoned change in the district boundaries. As noted above, the change to a Collector Road would reduce the capacity to handle more intensive traffic that would occur from potential commercial wineries or other more intense uses that are encouraged in the Winery District. While the property could stay in the Winery District and a Tentative Tract Map could be proposed (with less units) in the Winery District, it would still allow the potential to develop larger scale wineries that would not likely be adequately served by a Collector Road. Additionally, by allowing primarily residential uses with the proposed Residential District rather than winery or other more intense uses that may be allowed under the Winery District, this project would better preserve the residential nature of the existing surrounding area.

Even though Los Nogales Road is currently the boundary between the Winery and Residential Districts of the TVWCCP, as detailed above, there is reasoning why the properties served by Los Nogales Road makes more sense to be in the Residential District rather than the Winery District. A road does not need to be a boundary between different zoning classifications. The change to the subject property to the Residential District would still connect it to the larger Residential District and does not create an island of Residential District that is not consistent with the surrounding area.

To note regarding the ability to develop and operate helipads within the project area, helipads are not a permitted use in the proposed Wine Country – Residential District.

2. Protect the Environment - To ensure protection of the environment, discretionary projects are subject to the California Environmental Quality Act (CEQA) which through the preparation of an Initial Study/Environmental Assessment (EA) which determines whether the project may have a significant effect on the environment. If the initial study shows no substantial evidence that the project may have a significant impact through project design and implementation of standard regulations and conditions of approval, a Negative Declaration is prepared. If the initial study shows that the project may have a significant impact, even through project design features and implementation of standard regulations and conditions of approval, then further unique mitigation is included and then determined if impacts are reduced to a less than significant impact, and a Mitigated Negative Declaration is prepared. If the Initial Study shows that the project may have a significant effect, even through project design features, implementation of standard regulations and conditions of approval, and all feasible mitigation measures, then an Environmental Impact Report (EIR) is prepared.

Staff prepared an Initial Study for this project and found that impacts may occur to the environment however, with the incorporation of conditions of approval that implement existing regulations, these impacts would be considered less than significant.

The southern portion of the project site is located within a flood plain and blue line stream. The Tentative Tract Map has delineated the Flood Plain area as well as noted this as Riparian Area - No Disturbance. The Initial Study prepared for the project was based on the area being avoided to not impact the area through the construction of bridges that would span the delineated drainage area to not impact it. Regardless of the Initial Study addressing the potential for impacts to the drainage area, existing regulations from California Fish & Wildlife and Army Corps of Engineers are in place for the project to comply with if such temporary or permanent direct or indirect impacts occur to the drainage area. Conditions of approval were also applied to ensure that the blue line stream and riparian area would be 100% avoided or else such permitting through California Fish & Wildlife and Army Corps of Engineers will be required. As these are existing regulations, these are not considered mitigation pursuant to CEQA.

Based on grading that has recently occurred on the site through an agricultural grading permit, such direct or indirect impacts to the drainage area may have occurred. These concerns are why a stop work order was issued by the County to halt all grading activities on the site. Based on staff inspection, it appeared that the grading encompassed more than

what the agricultural permit allowed and a Stop Work Notice was issued. As a result, additional conditions of approval were added to ensure this area be protected and possibly be restored back to its original state. These conditions include that prior to the issuance of a grading permit a Determination of Biologically Equivalent or Superior Preservation (DBESP) be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60-day review period will start which may result in a significant delay in implementing the project. EPD has also conditioned that a CDFW 1600 and USACE 404 permit be required prior to issuance of grading permits. The Department of Flood Control also conditioned the project that the floodplain for Long Valley Wash must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage of new buildings. Although these impacts may have already occurred, this can still be addressed through proper permitting if deemed necessary prior to grading permit issuance for development of the Tentative Tract Map.

The proposed plan does call out for the construction of 4 bridges that will cross the riparian area. An additional condition of approval prior to the issuance of building permits has been added by EPD that requires the building plans for the construction of the four bridges over Long Valley Wash to be reviewed and approved by EPD. Additionally construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings".

In regards to the protection of cultural and tribal resources, specifically the December 1846 Temecula Massacre, staff had not received any mention of this event and its occurrence on the Project site from the notified tribes or any other source. Additionally, the County's Chief Engineering Geologist and the County's Archeologist have been in direct contact with The Temecula Band of Luiseno Mission Indians (Pechanga) who stated that the 1846 Temecula Massacre did not occur on the Project site based on their professional research and tribal information. Additionally, representatives from Pechanga will be contacting the organization that has depicted this massacre site erroneously on their Website to have it removed.

Since the project involves a General Plan Amendment, SB 18 Tribal Consultation was required. The Native American Heritage Commission (NAHC) provides a list to the County of the tribes whose historical extent includes the project site. Noticed tribes are given 90 days in which to request consultation regarding the proposed project. No consultation requests were received at the end of the 90 day noticing period. Additionally, AB 52 notices regarding this project were mailed to all requesting tribes. The Pala Band of Mission Indians requested consultation. Pala concluded their consultation and stated they had no concerns. Six other tribes that were noticed did not require consultation. However, during earth moving activities the project has been condition that a Native American Monitor be retained on site to ensure protection if any tribal resources are encountered.

3. Ensure ingress/egress to my parcel in the event of a major storm event - As you have stated, even without the proposed project your property has been impacted by major storms. With the incorporation of conditions of approval which require that the land divider protect downstream properties from damages caused by the alteration of drainage patterns, the construction of adequate drainage facilities, including enlarging existing facilities and /or by securing a drainage easement may be required. Drainage facilities are to be designed in accordance with the Riverside County Flood Control and Water District's conditions of approval and shall be designed to accommodate 100 year storm flows. Although these are not all the conditions of approval that relate to the controlling of drainage and storm flows; however, the project may possibly result in a reduction in flooding due to the incorporation of these conditions of approval. Also, to ensure safe ingress and egress to your parcel the realignment of Los Nogales Road which will be paved from the "Knuckle" to Camino Del Vino will provide you with safe ingress and egress during regular usage but also during times of emergencies.

Regarding the comment about the increase in traffic from the realignment and connection of Los Nogales to Camino Del Vino, this connection is anticipated in the General Plan and was analyzed with the General Plan and TVWCCP. The project is implementing what has already been analyzed and planned for in the General Plan and TVWCCP. Additionally, Los Nogales Road will remain a dirt road from Anza Road to the project's frontage, where the project is required to pave Los Nogales Road along its frontage to Camino Del Vino. While the dirt road would continue to adequately serve local

traffic existing in the area and from the proposed project, since it is unimproved it would not be a reasonable alternative to most traffic to use to avoid roads with heavier traffic.

4. A problematic precedent – Changes to Wine Country District boundaries are subject to the requirements of a Foundation General Plan Amendment. This includes such amendments only being accepted for application every 8 years, with the next window opening in 2024. Other property owners that may want a change similar to the one proposed would be subjected to the same process as this applicant. Additionally, although they may apply for a Foundation General Plan Amendment to change the district boundaries, specific findings will still have to be made as are being made for this proposed amendment, in particular what new circumstance or condition is identified to justify an amendment.

5. Doubling Housing Density - Presently the project site is located in the Winery District and Citrus/Vineyard Zoning which allows one dwelling unit per 10 acres. With the General Plan Amendment and Change of Zone the applicant would be allowed to have one dwelling unit per 5 acres. The proposal is for 8 dwelling units. If the property remained in the Winery District the applicant would be allowed up to 5 dwelling units. Regarding large 10,000 square foot estate houses you are saying the applicant is proposing, the County does not limit square footage of residences. Limitations occur through setbacks, height, parking requirements and other constraints such as septic and topography of the site. The construction of a helipad would not be permitted as previously noted. The applicant has not submitted any plans to the County regarding ultimate development of the site, but they would be subject to the same development standards as any other property under the same zoning.

While less units may be viable to develop on this project site, that is not a consideration in whether the designation should stay as Winery District. The necessary findings have been prepared to support the General Plan Amendment for consideration.

Best Regards,
Deborah

Deborah Bradford, Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951)955-6646
dbradfor@rivco.org

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

From: Larry Smalley [mailto:lsmalley4@gmail.com]
Sent: Tuesday, February 13, 2018 9:06 AM
To: Bradford, Deborah <DBradfor@RIVCO.ORG>
Cc: Brady, Russell <rbrady@RIVCO.ORG>; Ross, Larry <LROSS@RIVCO.ORG>; Balderrama, Olivia <OBalderrama@RIVCO.ORG>
Subject: Comments Regarding EA 42839 and GPA 1202
Importance: High

Hello Deborah,

Please confirm receipt of this email.

My name is Larry Smalley and I live at 35725 Los Nogales Rd. (APN 927460001). I live directly across the street from the Subject Property.

I oppose GPA 1202, EA42839, TR37254 and all related documents. Please refer to my Letter of Opposition attached to this email. The last page of my Letter is a map/graphic that highlights the issues and concerns shown below.

I ask that the Planning Commission and the Board of Supervisors reject fully (not modify) GPA 1202, TR37254, EA42839, the Negative Declaration, and all related cases and documents since this ill-conceived Plan is completely unnecessary and perilous for the environment, the County and our Community. The County has no compelling interest in granting this risky exception.

In summary (please see full Letter), I am opposed to this Plan for the following reasons:

- GPA 1202 is inconsistent with the goals and guidelines of the Temecula Valley Wine Country Community Plan and would do irreparable damage to the area.
- GPA 1202 and TR37254 would have significant negative effects on the environment since sensitive Wetlands and visitor traffic are not addressed.
- GPA 1202 would create a problematic precedent encouraging other owners to convert Wine Country properties to estate homes.

Personal Impact:

- GPA 1202 and TR37254 would create potentially unsafe road conditions for my parcel in the event of a major storm event that could limit access of emergency services.

Again, I ask that the Planning Commission and the Board of Supervisors reject fully GPA 1202 and all related cases and documents.

The Applicant has other viable development options. The Owner must be required to follow County, State and Federal laws and rules for developing the Subject Property. To date, he has graded and harmed the environment without permits and agreements.

Respectfully,

Larry Smalley
949-677-7154

Bradford, Deborah

From: Bradford, Deborah
Sent: Thursday, February 15, 2018 5:32 PM
To: 'Mimi Chang'
Cc: Brady, Russell
Subject: RE: Comments RE: GPA 1202, EA42839, TR37254

Good Evening,

Please see my comments below in blue. I hope you will attending the public hearing where you are encouraged to speak in favor of or in opposition of the proposed project

Best regards,
Deborah

Deborah Bradford, Planner
4080 Lemon Street, 12th Floor
Riverside, CA 92501
(951)955-6646
dbradfor@rivco.org

From: Mimi Chang [mailto:mimi.chang@verizon.net]
Sent: Tuesday, February 13, 2018 11:27 AM
To: Bradford, Deborah <DBradfor@RIVCO.ORG>
Cc: Brady, Russell <rbrady@RIVCO.ORG>
Subject: Comments RE: GPA 1202, EA42839, TR37254

PLEASE CONFIRM RECEIPT OF THIS CORRESPONDENCE

~~~~~  
Deborah,

It was a pleasure meeting you and Heather last week during your site visit to APN: 927-450-002. As you know, my property overlooks the parcel in question so I have had a bird's eye view of the work being conducted. Thank you for taking the time and interest to learn about Temecula Wine Country and how this piece of proposed development fits into the schema and culture of Southern California's wine country.

I write to oppose GPA 1202, EA42839, TR37254 and all related documents. I respectfully request the Planning Commission and the Board of Supervisors reject in totality GPA 1202, TR37254, EA42839, the Negative Declaration, and all related cases and documents. Upon reading and review, these documents prove to be ill conceived and reckless. The development proposed creates four dangerous, irreparable conditions:

1. GPA 1202 and TR37254 are wholly inconsistent with the goals and guidelines of the Temecula Valley Wine Country Community Plan adopted in 2014. Adoption creates irreparable, permanent damage to the area. Preservation of the Wine Country and its unique characteristics is the primary component of being able to recommend approval of the General Plan Amendment. To be able to approve the General Plan Amendment, certain justification is necessary for how this amendment complies with the findings of a foundation component amendment which are providing substantial evidence that new conditions or

circumstances have occurred, the amendment would not result in a conflict with the Riverside County Vision and would not create an internal inconsistency with the General Plan.

The use of a certain baseline is not specified in Ordinance No. 348 Section 2.5.G for Regular Foundation General Plan Amendments. Therefore the findings do not require a circumstance to have occurred following a certain timeframe. Instead it is required “that new conditions or circumstances disclosed during the review process justify modifying the General Plan.”.

Although the applicant may have initially proposed other findings as the “new conditions or circumstances”, staff has proposed that the new circumstance would be the change in the road classification of Camino Del Vino from a General Plan Circulation Element Secondary Highway to a Collector Road. This change in classification occurred in 2014 when the TVWCCP was adopted. This change, from a Secondary Highway to a Collector Road would reduce the capacity of more intensive traffic that would occur due to commercial wineries or other more intense uses that are encouraged in the Winery District.

The Riverside County Vision which states that “Riverside County is a family of special communities in a remarkable environmental setting”. The Temecula Valley Wine Country Policy Area was developed to ensure the protection of this special community by ensuring long term viability of the wine industry while protecting the community’s equestrian rural lifestyle. Three districts were established for this policy area, each having specific policies that relate to each district. The winery district encourage new wineries and the expansion of existing wineries, the equestrian district encourages the protection and promotion of equestrian uses, and the residential district encourages estate lot residential development to complement and balance the tourist related activities. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. The boundary change from the Winery District, whose primary purpose is for the promotion and the establishment of commercial activities to the Residential District, whose primary purpose is to encourage permanent estate lots and to balance tourist related activities, is more compatible with the established residential neighborhood to the south and will be compatible with Riverside County’s Vision as well as the vision of the Wine Country Community Plan.

Lastly, staff determined that that this amendment is internally consistent with applicable General Plan Elements as detailed in the staff report because, the Amendment is focused on shifting the policy area boundaries which does not directly relate to other elements and policies of the General Plan.

Staff has determined that the General Plan Amendment meets the required findings as detailed in the staff report and will continue to ensure the protection and preservation of the Wine Country.

The project as proposed is consistent with and does not undermine the intent, goals, and policies of the TVWCCP. Although the project represents a change in the district boundaries of the TVWCCP, it is a well reasoned change in the district boundaries. As noted above, the change to a Collector Road would reduce the capacity to handle more intensive traffic that would occur from potential commercial wineries or other more intense uses that are encouraged in the Winery District. While the property could stay in the Winery District and a Tentative Tract Map could be proposed (with less units) in the Winery District, it would still allow the potential to develop larger scale wineries that would not likely be adequately be served by a Collector Road. Additionally, by allowing primarily residential uses with the proposed Residential District rather than winery or other more intense uses that may be allowed under the Winery District, this project would better preserve the residential nature of the existing surrounding area.

2. GPA 1202 and TR37254 creates significant harmful effects on ecology and environment. The plans fail to address Wetlands convergence of three (3) streams.



To ensure protection of the environment, discretionary projects are subject to the California Environmental Quality Act (CEQA) which through the preparation of an Initial Study/Environmental Assessment (EA) which determines whether the project may have a significant effect on the environment. If the initial study shows no substantial evidence that the project may have a significant impact through project design and implementation of standard regulations and conditions of approval, a Negative Declaration is prepared. If the initial study shows that the project may have a significant impact, even through project design features and implementation of standard regulations and conditions of approval, then further unique mitigation is included and then determined if impacts are reduced to a less than significant impact, and a Mitigated Negative Declaration is prepared. If the Initial Study shows that the project may have a significant effect, even through project design features, implementation of standard regulations and conditions of approval, and all feasible mitigation measures, then an Environmental Impact Report (EIR) is prepared.

Staff prepared an Initial Study for this project and found that impacts may occur to the environment however, with the incorporation of conditions of approval that implement existing regulations, these impacts would be considered less than significant.

The southern portion of the project site is located within a flood plain and blue line stream. The Tentative Tract Map has delineated the Flood Plain area as well as noted this as Riparian Area - No Disturbance. The Initial Study prepared for the project was based on the area being avoided to not impact the area through the construction of bridges that would span the delineated drainage area to not impact it. Regardless of the Initial Study addressing the potential for impacts to the drainage area, existing regulations from California Fish & Wildlife and Army Corps of Engineers are in place for the project to comply with if such temporary or permanent direct or indirect impacts occur to the drainage area. Conditions of approval were also applied to ensure that the blue line stream and riparian area would be 100% avoided or else such permitting through California Fish & Wildlife and Army Corps of Engineers will be **required**. As these are existing regulations, these are not considered mitigation pursuant to CEQA.

Based on grading that has recently occurred on the site through an agricultural grading permit, such direct or indirect impacts to the drainage area may have occurred. These concerns are why a stop work order was issued by the County to halt all grading activities on the site. Based on staff inspection, it appeared that the grading encompassed more than what the agricultural permit allowed and a Stop Work Notice was issued. As a result, additional conditions of approval were added to ensure this area be protected and possibly be restored back to its original state. These conditions include that prior to the issuance of a grading permit a Determination of Biologically Equivalent or Superior Preservation (DBESP) be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60-day review period will start which may result in a significant delay in implementing the project. EPD has also conditioned that a CDFW 1600 and USACE 404 permit be required prior to issuance of grading permits. The Department of Flood Control also conditioned the project that the floodplain for Long Valley Wash must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage of new buildings. Although these impacts may have already occurred, this can still be addressed through proper permitting if deemed necessary prior to grading permit issuance for development of the Tentative Tract Map.

The proposed plan does call out for the construction of 4 bridges that will cross the riparian area. An additional condition of approval prior to the issuance of building permits has been added by EPD that requires the building plans for the construction of the four bridges over Long Valley Wash to be reviewed and approved by EPD. Additionally construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings".

3. GPA 1202 and TR37254 creates significant harmful effects on visitor traffic, and creates unsafe road conditions for surrounding parcels. In the event of a major storm event that could limit access of emergency services; and, trap homeowners in their homes without an unflooded road to escape.

With the incorporation of conditions of approval which require that the land divider to protect downstream properties from damages caused by the alteration of drainage patterns, the construction of adequate drainage facilities, including enlarging existing facilities and /or by securing a drainage easement may be required. Drainage facilities are to be designed in accordance with the Riverside County Flood Control and Water District's conditions of approval and shall be designed to accommodate 100 year storm flows. Although these are not all the conditions of approval that relate to the controlling of drainage and storm flows; however, the project may possibly result in a reduction in flooding due to the incorporation of these conditions of approval. Also, to ensure safe ingress and egress to your parcel the realignment of Los Nogales Road which will be paved from the "Knuckle" to Camino Del Vino will provide you with safe ingress and egress during regular usage but also during times of emergencies.

In addition the County's Senior Civil Engineer stated that the increase in tourist/visitor traffic would be minimal on Los Nogales Road. The road is currently not paved which discourages the use of the road by tourists/visitors. Additionally, the development proposal considers the subdivision of property into 8-lots. The threshold for a development to prepare a traffic study is 100 peak hourly trips. Using the Trip General Manual publication from the Institute of Transportation Engineers, the project is estimated to generate 8 peak hourly trips in the afternoon peak hour, therefore a traffic study was not required.

4. GPA 1202 would create a problematic precedent encouraging other owners to convert Wine Country properties to estate homes.

Changes to Wine Country District boundaries are subject to the requirements of a Foundation General Plan Amendment. This includes such amendments only being accepted for application every 8 years, with the next window opening in 2024. Other property owners that may want a change similar to the one proposed would be subjected to the same process as this applicant. Additionally, although they may apply for a Foundation General Plan Amendment to change the district boundaries, specific findings will still have to be made as are being made for this proposed amendment, in particular what new circumstance or condition is identified to justify an amendment. Regarding large estate homes, the County does not limit square footage of residences. Limitations occur through setbacks, height, parking requirements and other constraints such as septic and topography of the site. The construction of a helipad would not be permitted. The applicant has not submitted any plans to the County regarding ultimate development of the site, but they would be subject to the same development standards as any other property under the same zoning.

Surely you are receiving comments from surrounding homeowners like myself voicing the same, and perhaps some additional reasons for rejecting the above-referenced proposals. Rather than provide the same reasons and details again, I will attempt to shed slightly different perspective. On its face the documents are completely offensive to the general public. They demonstrate a lack of foresight and complete disregard for federally protected waters, natural habitats, tourist traffic, public safety, the 2014 Temecula Wine Country Plan, and the historically important Temecula Massacre site. Watching the developer exceed the parameters of his AG-exempt permit BFE170061 and continue to work in the face of CV1703079 has made me ponder the following:

I believe we live in a climate where civil servants are overworked and underpaid. Coupled with a current political era where the public at large is generally suspicious of government activity, I question the soundness of adopting the above-referenced documents without even the appearance of thoughtful consideration by the Planning Commission and Board of Supervisors. A possible, and realistic, result of adopting the documents is litigation. Of course, the County would likely pursue the developer for legal costs. Unless the County is absolutely certain the developer is above reproach and has deep pockets to pay his own, plus the County's, legal fees, I question if it is wise to blindly approve the submitted documents. Moreover, there is always the ever important question of how County officials and local politicians are viewed in the public eye. Reputation cannot be monetarily repaired. Trust is very difficult to earn, yet easily lost.

My perspective derives from a place of balance and legacy. I am not against development. I embrace development that adequately accounts for the interests of all stakeholders. I encourage our Planning Commission and Board of Supervisors to deeply consider whether these proposals merit adoption without addressing perilous environmental issues, historically significant land, public safety concerns, and the vision for our community per the 2014 Temecula Wine Country Plan. There is no compelling reason to grant this risky exception. Yet granting it is fraught with a minefield of deficits that could lead to tarnished reputations and litigation.

Respectfully submitted,

Mimi Chang

mobile: 951-704-5667



## Bradford, Deborah

---

**From:** Bradford, Deborah  
**Sent:** Thursday, February 15, 2018 6:11 PM  
**To:** 'Jeannie Lynch'  
**Cc:** Brady, Russell  
**Subject:** RE: Comments Regarding EA 42839 and GPA 1202 | OPPOSITION

Good Evening,

Please see my responses below in blue. I hope I have addressed your concerns please let me know if I over looked something and I will get back to you.

Thanks,  
Deborah

Deborah Bradford, Planner  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951)955-6646  
dbradfor@rivco.org

**From:** Jeannie Lynch [mailto:lynch.jeannie@gmail.com]  
**Sent:** Thursday, February 15, 2018 7:37 AM  
**To:** Bradford, Deborah <DBradfor@RIVCO.ORG>  
**Cc:** Brady, Russell <rbrady@RIVCO.ORG>  
**Subject:** Comments Regarding EA 42839 and GPA 1202 | OPPOSITION

My name is Jeannie Lynch. My husband Frederick Lynch and I live at 35510 Schuber Lane, Temecula, California, and our property is affected by the proposed **General Plan Amendment No. 1202/Change of Zone No. 7885/Tentative Tract Map No. 37254-Intent to Adopt a Negative Declaration-EA42839** as it relates to property north of Nogales Road, specifically APN 927-450-002 ("Subject Property").

The purpose of this letter is to set forth our **OPPOSITION** to the proposed amendment as contrary to the intent of **Ordinance 348, Article XIVd, Section 14.90**, the relevant portion of which states, in part (emphasis supplied):

**"The Wine Country Zones are established to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan ... The purpose of these zones is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian life-style, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area..."**

## **OBJECTION TO REZONING:**

- **The Proposed Amendment is contrary to the Temecula Valley Wine Country Community Plan ("TVWCCP").**
  - The TVWCCP was adopted after ten years of careful consideration, research, studies and community outreach. Specific Zones were established to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan.
  - The Subject Property is presently located in the Winery District, which requires a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after March 11, 2014, regardless of the underlying land use designation. *[County of Riverside General Plan, Southwest Area Plan, Temecula Wine Country Policy Area, ("WCPA") SWAP 1.5.]*
  - The primary purpose of the Winery District is to promote the establishment of additional commercial activities that support tourism while ensuring long-term viability of the wine industry. The secondary purpose of the Winery District is to recognize, and allow the expansion of, existing wineries that are integral part of the Temecula Valley Wine Country economy. *[WCPA, SWAP1.9-1.16.]*
  - The Owner purchased the property in in November 2014 and, therefore, had presumed knowledge of the property's zoning designation.
  - The Residential District, of which the Subject Property is not a part, requires a residential density of five acre minimum.
  - The Owner of the Subject Property seeks a zoning change to Wine Country Residential which requires a density of five acres minimum in order to double the number of residential lots on the property. *[WCPA, SWAP 1.5.]*
  - The effect of rezoning will be increased urbanization within the policy area, contrary to the established Wine Country Zone intent. *[Ordinance 348, Article XIVd, Section 14.90.]*

Preservation of the Wine Country and its unique characteristics is the primary component of being able to recommend approval of the General Plan Amendment. To be able to approve the General Plan Amendment, certain justification is necessary for how this amendment complies with the findings of a foundation component amendment which are providing substantial evidence that new conditions or circumstances have occurred, the amendment would not result in a conflict with the Riverside County Vision and would not create an internal inconsistency with the General Plan.

The use of a certain baseline is not specified in Ordinance No. 348 Section 2.5.G for Regular Foundation General Plan Amendments. Therefore the findings do not require a circumstance to have occurred following a certain timeframe. Instead it is required "that new conditions or circumstances disclosed during the review process justify modifying the General Plan,".

Although the applicant may have initially proposed other findings as the "new conditions or circumstances", staff has proposed that the new circumstance would be the change in the road classification of Camino Del Vino from a General Plan Circulation Element Secondary Highway to a Collector Road. This change in classification occurred in 2014 when the TVWCCP was adopted. This change, from a Secondary Highway to a Collector Road would reduce the capacity of more intensive traffic that would occur due to commercial wineries or other more intense uses that are encouraged in the Winery District.

The Riverside County Vision which states that "Riverside County is a family of special communities in a remarkable environmental setting". The Temecula Valley Wine Country Policy Area was developed to ensure the protection of this special community by ensuring long term viability of the wine industry while protecting the community's equestrian rural lifestyle. Three districts were established for this policy area, each having specific policies that relate to each district. The winery district encourage new wineries and the expansion of existing wineries, the equestrian district encourages the protection and promotion of equestrian uses, and the residential district encourages estate lot residential development to complement and balance the tourist related activities. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. The boundary change from the Winery District, whose primary purpose is for the promotion

and the establishment of commercial activities to the Residential District, whose primary purpose is to encourage permanent estate lots and to balance tourist related activities, is more compatible with the established residential neighborhood to the south and will be compatible with Riverside County's Vision as well as the vision of the Wine Country Community Plan.

Lastly, staff determined that that this amendment is internally consistent with applicable General Plan Elements as detailed in the staff report because, the Amendment is focused on shifting the policy area boundaries which does not directly relate to other elements and policies of the General Plan.

Staff has determined that the General Plan Amendment meets the required findings as detailed in the staff report and will continue to ensure the protection and preservation of the Wine Country.

The project as proposed is consistent with and does not undermine the intent, goals, and policies of the TVWCCP. Although the project represents a change in the district boundaries of the TVWCCP, it is a well reasoned change in the district boundaries. As noted above, the change to a Collector Road would reduce the capacity to handle more intensive traffic that would occur from potential commercial wineries or other more intense uses that are encouraged in the Winery District. While the property could stay in the Winery District and a Tentative Tract Map could be proposed (with less units) in the Winery District, it would still allow the potential to develop larger scale wineries that would not likely be adequately be served by a Collector Road. Additionally, by allowing primarily residential uses with the proposed Residential District rather than winery or other more intense uses that may be allowed under the Winery District, this project would better preserve the residential nature of the existing surrounding area.

- **No New Conditions or Circumstances Exist Justifying the Rezoning of the Subject Property:**
  - **Owner's Burden.** In seeking the Amendment, the Owner's burden is to prove, based on substantial evidence, that new conditions or circumstances exist to 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. *[Ordinance No. 348, Section 2.5 General Plan, Foundation Component Amendments-Regular, G. Findings.]*
  - **The Owner has not and cannot meet his burden of proving new conditions or circumstances justifying rezoning:**
    - **Conditions or Circumstances Existing since March 2014 TVWCCP adoption and November 2014 purchase of property (not new):**
      - The surrounding properties are primarily vineyard or winery related, supporting the County's inclusion of the Subject Property in the Winery District Zone (Citrus/Vineyard Policy Area).
      - The surrounding properties, including the residential lots south of the Subject Property, were considered when mapping the Zones and Nogales Road was established as the dividing line between the Winery District and the Residential District.
      - The Subject Property is presently located in the Winery District, which requires a density of ten (10) acres minimum for tentative approval of residential tract and parcel maps after March 11, 2014, regardless of the underlying land use designation. *[County of Riverside General Plan, Southwest Area Plan, Temecula Wine Country Policy Area, ("WCPA") SWAP 1.5.]*
      - The owner purchased the property subject to its zoning designation in November 2014.
      - The fact that there are smaller residential lots surrounding the Subject Property does nothing to support a request to rezone the Subject Property from Winery District to Residential District. Much to the contrary, in fact, as those parcels were



existing and considered in the development of the current zoning laws adopted with the specific intent to prevent the very increased urbanization for which the Subject Property Owner and its developer seek a variance. It is inconceivable that such a request would be given serious consideration much less approval.

- **Irrelevant New Condition or Circumstance – Blossom Winery Exception [TR31444M2] – Not Substantial Justification for Amending Zoning of Subject Property:**
  - The Blossom Winery property located in the Winery District was granted an exception to allow 24 5-acre lots over 220.9 total acres with building envelopes representing approximately 15% of total acreage.
  - The request was approved because it was commenced in 2006, prior to the 2014 enactment of the TVWCCP, and, therefore, it was determined that the zoning requirements of the TVWCCP did not apply.
  - The Blossom Winery exception is not a relevant new condition or circumstance that can in any way be deemed as supporting or justifying a rezoning of the Subject Property from Winery District to Residential District.

As discussed above, the applicant may have initially proposed other findings as the “new conditions or circumstances”, staff has proposed that the new circumstance would be the change in the road classification of Camino Del Vino from a General Plan Circulation Element Secondary Highway to a Collector Road. This change in classification occurred in 2014 when the TVWCCP was adopted. This change, from a Secondary Highway to a Collector Road would reduce the capacity of more intensive traffic that would occur due to commercial wineries or other more intense uses that are encouraged in the Winery District.

- **Dangerous Precedent Tantamount to the Granting of Special Privileges.**
  - Approving the rezoning of the Subject Property without substantial evidence of new conditions and circumstances justifying rezoning would set a dangerous precedent inviting other developers to make similarly unjustified and meritless applications for amendments to the zoning laws adopted to protect the Temecula Wine Country.
  - We submit that any rezoning of the property is tantamount to the granting of special privileges specifically prohibited by *Ordinance 348, Section 18.27. Variances. D. Conditions* provides that, "Any variance granted shall be subject to such conditions as are necessary so that the adjustment does not constitute a grant of special privileges that is inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated, and which are necessary to protect the health, safety and general welfare of the community."

The applicant is requesting a Change of Zone which is subject to the findings as stated in Section 20.2 of Ordinance No. 348 which are discussed in the Staff Report. The staff report and EA can be found on the County's website <http://planning.rctlma.org/PublicHearings/PlanningCommission/2018PCMeetingsandAgendas.aspx> The agenda item for this project is 4.1 and is listed under the February 21 Agenda heading.

In regards to creating a precedent, Changes to Wine Country District boundaries are subject to the requirements of a Foundation General Plan Amendment. This includes such amendments only being accepted for application every 8 years, with the next window opening in 2024. Other property owners that may want a change similar to the one proposed would be subjected to the same process as this applicant. Additionally, although they may apply for a Foundation General Plan Amendment to change the district boundaries, specific findings will still have to be made as are being made for this proposed amendment, in particular what new circumstance or condition is identified to justify an amendment. A request for a Change of Zone can occur at any time.

## **GENERAL OBJECTIONS TO DEVELOPMENT OF THE SUBJECT PROPERTY:**

- **Owner/Developer Disregard for Laws and Rules.** The Owner and its developer have failed to follow local rules and codes, for example, commencing to grade the property without permit. A stop work order has been issued yet there still appears to be activity at the property. Additionally, the developer has failed to contact federal authorities in the development of federally protected wetlands. We fear we can only expect more of the same as the project progresses. The Big Developer should be held to the same standard as the average homeowner, such as ourselves, who have to jump through hoop after hoop after hoop to satisfy multiple county agencies with any small improvement.
  
- **Negative Environmental Impact – Wetlands:**
  - Nogales Road borders a Blue Line Stream, federally protected and regulated under Section 404 of the Clean Water Act.
  - No conditions are included in the plan to protect the creek, the surrounding wetlands or the ecosystem.
  - No detailed erosion plans were included to protect and prevent detriment impact within the flood zone created by development.
  - The Riverside Flood Control identifies a Blue Line Stream as "generally subject to federal environmental regulations." <http://www.floodcontrol.co.riverside.ca.us/GlossaryTerms.aspx>
  - The Owner did not consult with the Army Corps of Engineers, the EPA, or the Department of Fish & Game in its development plan.
  - Reports of potential violations have been filed with both the Army Corps of Engineers and California Fish & Wildlife active investigations are under way.
  - A full environmental impact study is essential to any planned development of the Subject Property.

To ensure protection of the environment, discretionary projects are subject to the California Environmental Quality Act (CEQA) which through the preparation of an Initial Study/Environmental Assessment (EA) which determines whether the project may have a significant effect on the environment. If the initial study shows no substantial evidence that the project may have a significant impact through project design and implementation of standard regulations and conditions of approval, a Negative Declaration is prepared. If the initial study shows that the project may have a significant impact, even through project design features and implementation of standard regulations and conditions of approval, then further unique mitigation is included and then determined if impacts are reduced to a less than significant impact, and a Mitigated Negative Declaration is prepared. If the Initial Study shows that the project may have a significant effect, even through project design features, implementation of standard regulations and conditions of approval, and all feasible mitigation measures, then an Environmental Impact Report (EIR) is prepared.

Staff prepared an Initial Study for this project and found that impacts may occur to the environment however, with the incorporation of conditions of approval that implement existing regulations, these impacts would be considered less than significant.

The southern portion of the project site is located within a flood plain and blue line stream. The Tentative Tract Map has delineated the Flood Plain area as well as noted this as Riparian Area - No Disturbance. The Initial Study prepared for the project was based on the area being avoided to not impact the area through the construction of bridges that would span the delineated drainage area to not impact it. Regardless of the Initial Study addressing the potential for impacts to the drainage area, existing regulations from California Fish & Wildlife and Army Corps of Engineers are in place for the project to comply with if such temporary or permanent direct or indirect impacts occur to the drainage area. Conditions of approval were also applied to ensure that the blue line stream and riparian area would be 100%

avoided or else such permitting through California Fish & Wildlife and Army Corps of Engineers will be required. As these are existing regulations, these are not considered mitigation pursuant to CEQA.

Based on grading that has recently occurred on the site through an agricultural grading permit, such direct or indirect impacts to the drainage area may have occurred. These concerns are why a stop work order was issued by the County to halt all grading activities on the site. Based on staff inspection, it appeared that the grading encompassed more than what the agricultural permit allowed and a Stop Work Notice was issued. As a result, additional conditions of approval were added to ensure this area be protected and possibly be restored back to its original state. These conditions include that prior to the issuance of a grading permit a Determination of Biologically Equivalent or Superior Preservation (DBESP) be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60-day review period will start which may result in a significant delay in implementing the project. EPD has also conditioned that a CDFW 1600 and USACE 404 permit be required prior to issuance of grading permits. The Department of Flood Control also conditioned the project that the floodplain for Long Valley Wash must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage of new buildings. Although these impacts may have already occurred, this can still be addressed through proper permitting if deemed necessary prior to grading permit issuance for development of the Tentative Tract Map.

The proposed plan does call out for the construction of 4 bridges that will cross the riparian area. An additional condition of approval prior to the issuance of building permits has been added by EPD that requires the building plans for the construction of the four bridges over Long Valley Wash to be reviewed and approved by EPD. Additionally construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings".

- **No Provision for Surrounding Road Infrastructure.** Any new residential development will increase travel on roads fronting affected properties. Toledo Road, off of which cui de saq extends, is a dirt road and not maintained by the County. It is a very narrow road, not passable by two vehicles in some spots with two very blind hills. A full transportation study is essential to any planned development of the Subject Property.

The County's Transportation Senior Civil Engineer stated that the increase in tourist/visitor traffic would be minimal on Los Nogales Road. The road is currently not paved which discourages the use of the road by tourists/visitors. Additionally, the development proposal considers the subdivision of property into 8-lots. The threshold for a development to prepare a traffic study is 100 peak hourly trips. Using the Trip General Manual publication from the Institute of Transportation Engineers, the project is estimated to generate 8 peak hourly trips in the afternoon peak hour, therefore a traffic study was not required.

- **No Provision for Historic Site.** The Eastern third of the Subject Property is the site of the December 1846 Temecula Massacre, at which it is estimated more than one hundred Temecula Indians were killed. A set aside area is essential to any planned development of the property out of respect for the fallen.

In regards to the protection of cultural and tribal resources, specifically the December 1846 Temecula Massacre, staff had not received any mention of this event and it's occurrence on the Project site from the notified tribes or any other source. Additionally, the County's Chief Engineering Geologist and the County's Archeologist have been in direct contact with The Temecula Band of Luiseno Mission Indians (Pechanga) who stated that the 1846 Temecula Massacre did not occur on the Project site based on their professional research and tribal information. Additionally, representatives from Pechanga will be contacting the organization that has depicted this massacre site erroneously on their Website to have it removed.

Since the project involves a General Plan Amendment, SB 18 Tribal Consultation was required. The Native American Heritage Commission (NAHC) provides a list to the County of the tribes whose historical extent includes the project site. Noticed tribes are given 90 days in which to request consultation regarding the proposed project.



No consultation requests were received at the end of the 90 day noticing period. Additionally, AB 52 notices regarding this project were mailed to all requesting tribes. The Pala Band of Mission Indians requested consultation. Pala concluded their consultation and stated they had no concerns. Six other tribes that were noticed did not require consultation. However, during earth moving activities the project has been condition that a Native American Monitor be retained on site to ensure protection if any tribal resources are encountered.

**CONCLUSION:**

In order for the rezoning Amendment to be approved, the Planning Commission **must be able to make findings, based on substantial evidence, that new conditions or circumstances were disclosed during the review process that justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they do not create an internal inconsistency among the elements of the General Plan.**

We respectfully submit that no such evidence exists and, therefore, that no such findings can be made. To do so would be the same as the granting of special privileges prohibited by Ordinance 348 and in direct contravention if the intent of the TVWCCP, to **protect the Wine Country area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area.**

It is our request that the request for rezoning of the Subject Property from Winery District to Residential District be denied and that any other planned development of the Subject Property be conditioned upon the zoning requirements of the Winery District, adherence to full Environmental and Transportation studies and requirements and community input.

Respectfully,

Jeannie & Frederick Lynch  
35510 Schuber Lane  
Temecua CA 92592

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**Jeannie A. Lynch**  
951-699-4917 Tel  
760-219-0680 Cell  
888-529-0533 Fax  
[lynch.jeannie@gmail.com](mailto:lynch.jeannie@gmail.com)

## Bradford, Deborah

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**From:** Bradford, Deborah  
**Sent:** Thursday, February 15, 2018 5:45 PM  
**To:** 'Kami Keshmiri'  
**Cc:** Brady, Russell  
**Subject:** RE: TR 37254 GPA 1202 and CZ 7885

Good Evening Kami,  
I will address your comments below in blue.

Best regards,  
Deborah

Deborah Bradford, Planner  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951)955-6646  
[dbradfor@rivco.org](mailto:dbradfor@rivco.org)

**From:** Kami Keshmiri [mailto:[transirvine@yahoo.com](mailto:transirvine@yahoo.com)]  
**Sent:** Tuesday, February 13, 2018 2:18 PM  
**To:** Bradford, Deborah <[DBradfor@RIVCO.ORG](mailto:DBradfor@RIVCO.ORG)>; Brady, Russell <[rbrady@RIVCO.ORG](mailto:rbrady@RIVCO.ORG)>; [dbradford@rivco.org](mailto:dbradford@rivco.org)  
**Subject:**

**TO:** Deborah Bradford, Planner [dbradfor@rivco.org](mailto:dbradfor@rivco.org) 951-955-6646  
**CC:** Russell Brady, Contract Planner [rbrady@rctilma.org](mailto:rbrady@rctilma.org)

My name is Kamalleddin Keshmiri and I live at 40644 Calle Toledo, Temecula, CA 92592. I live across the street from the Subject Property".

I **oppose** EA42839, GPA 1202, and TR 37254. The Owner must be required to follow County, State and Federal laws and rules for developing the Subject Property. To date they have not done so. I ask that you NOT adopt the Negative Declaration.

My specific concerns with the County's Environmental Assessment EA 42839 is the following. The Assessment:

1. Will cause a significant harmful impact on existing environment.

Staff prepared an Initial Study for this project and found that impacts may occur to the environment however, with the incorporation of conditions of approval that implement existing regulations, these impacts would be considered less than significant.

The southern portion of the project site is located within a flood plain and blue line stream. The Tentative Tract Map has delineated the Flood Plain area as well as noted this as Riparian Area - No Disturbance. The Initial Study prepared for the project was based on the area being avoided to not impact the area through the construction of bridges that would span the delineated drainage area to not impact

it. Regardless of the Initial Study addressing the potential for impacts to the drainage area, existing regulations from California Fish & Wildlife and Army Corps of Engineers are in place for the project to comply with if such temporary or permanent direct or indirect impacts occur to the drainage area. Conditions of approval were also applied to ensure that the blue line stream and riparian area would be 100% avoided or else such permitting through California Fish & Wildlife and Army Corps of Engineers will be required. As these are existing regulations, these are not considered mitigation pursuant to CEQA.

Based on grading that has recently occurred on the site through an agricultural grading permit, such direct or indirect impacts to the drainage area may have occurred. These concerns are why a stop work order was issued by the County to halt all grading activities on the site. Based on staff inspection, it appeared that the grading encompassed more than what the agricultural permit allowed and a Stop Work Notice was issued. As a result, additional conditions of approval were added to ensure this area be protected and possibly be restored back to its original state. These conditions include that prior to the issuance of a grading permit a Determination of Biologically Equivalent or Superior Preservation (DBESP) be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60-day review period will start which may result in a significant delay in implementing the project. EPD has also conditioned that a CDFW 1600 and USACE 404 permit be required prior to issuance of grading permits. The Department of Flood Control also conditioned the project that the floodplain for Long Valley Wash must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage of new buildings. Although these impacts may have already occurred, this can still be addressed through proper permitting if deemed necessary prior to grading permit issuance for development of the Tentative Tract Map.

The proposed plan does call out for the construction of 4 bridges that will cross the riparian area. An additional condition of approval prior to the issuance of building permits has been added by EPD that requires the building plans for the construction of the four bridges over Long Valley Wash to be reviewed and approved by EPD. Additionally construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings".

1. **Will cause a significant increase in traffic across Calle Toledo, which is a dirt road, very steep with two blind spots right in front of my house. Site of numerous accidents. My disable daughter gets picked up every day in a school bus travelling on this dangerous road!**

The County's Transportation Senior Civil Engineer stated that the increase in tourist/visitor traffic would be minimal on Los Nogales Road. The road is currently not paved which discourages the use of the road by tourists/visitors. Additionally, the development proposal considers the subdivision of property into 8-lots. The threshold for a development to prepare a traffic study is 100 peak hourly trips. Using the Trip General Manual publication from the Institute of Transportation Engineers, the project is estimated to generate 8 peak hourly trips in the afternoon peak hour, therefore a traffic study was not required

2. **Failed to address culturally sensitive Native American land.**

In regards to the protection of cultural and tribal resources, specifically the December 1846 Temecula Massacre, staff had not received any mention of this event and it's occurrence on the Project site from the notified tribes or any other source. Additionally, the County's Chief Engineering Geologist and the County's Archeologist have been in direct contact with The Temecula Band of Luiseno Mission Indians

(Pechanga) who stated that the 1846 Temecula Massacre did not occur on the Project site based on their professional research and tribal information. Additionally, representatives from Pechanga will be contacting the organization that has depicted this massacre site erroneously on their Website to have it removed.

Since the project involves a General Plan Amendment, SB 18 Tribal Consultation was required. The Native American Heritage Commission (NAHC) provides a list to the County of the tribes whose historical extent includes the project site. Noticed tribes are given 90 days in which to request consultation regarding the proposed project. No consultation requests were received at the end of the 90 day noticing period. Additionally, AB 52 notices regarding this project were mailed to all requesting tribes. The Pala Band of Mission Indians requested consultation. Pala concluded their consultation and stated they had no concerns. Six other tribes that were noticed did not require consultation. However, during earth moving activities the project has been condition that a Native American Monitor be retained on site to ensure protection if any tribal resources are encountered.

My suggestions for the County to address these concerns are:

1. Do **NOT** approve changing the Property to the Residential District so a house can be put on a 5-acre lot. I think this change hurts Wine Country. Ensure development follows the Winery District rules (e.g., 10-acre lots for houses).
2. Require full environmental study with full inclusion of all interested parties and environmental authorities.
3. Require full transportation study with plans to improve Los Nogales Rd. from Anza Rd. to Camino Del Vino Rd., Calle Toledo Rd. from Los Nogales Rd. to Via Anita, and the intersection of Los Nogales Rd. and Camino Del Vino Rd so it complies with present standards.
4. Require the Owner to set aside the eastern third of the Property as open space in respect to Native Americans and to honor their heritage.

**Kami Keshmiri**

## Bradford, Deborah

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**From:** Bradford, Deborah  
**Sent:** Thursday, February 15, 2018 5:14 PM  
**To:** 'Debi'  
**Cc:** Brady, Russell  
**Subject:** RE: Los Nogales Rd Development - TR37254, GPA1202, EA42839, APN927450002

Please see my comments below in blue.

Thanks,  
Deborah

Deborah Bradford, Planner  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951)955-6646  
dbradfor@rivco.org

**From:** Debi [mailto:mrsmac9000@aol.com]  
**Sent:** Friday, February 09, 2018 2:55 PM  
**To:** Bradford, Deborah <DBradfor@RIVCO.ORG>; Brady, Russell <rbrady@RIVCO.ORG>; Ross, Larry <LROSS@RIVCO.ORG>  
**Cc:** Comerchero, Jeff <JComerchero@RIVCO.ORG>  
**Subject:** Los Nogales Rd Development - TR37254, GPA1202, EA42839, APN927450002

Dear Planning Commissioners and Members of the Board of Supervisors,

My name is Debra McCaslin and I live at 33965 Via Del Ponte, Temecula, CA 92592. My husband and I own a home behind the Ponte Vineyard Inn. Our home and land is very close to the Los Nogales Road project.

I **oppose** EA42839, GPA 1202, and TR 37254. The Owner must be required to follow County, State and Federal laws and rules for developing the Subject Property. To date they have not done so. I ask that you NOT adopt the Negative Declaration.

My specific concerns with the County's Environmental Assessment EA 42839 is the following. The Assessment:

1. Will cause a significant harmful impact on existing environment.

To ensure protection of the environment, discretionary projects are subject to the California Environmental Quality Act (CEQA) which through the preparation of an Initial Study/Environmental Assessment (EA) which determines whether the project may have a significant effect on the environment. If the initial study shows no substantial evidence that the project may have a significant impact through project design and implementation of standard regulations and



conditions of approval, a Negative Declaration is prepared. If the initial study shows that the project may have a significant impact, even through project design features and implementation of standard regulations and conditions of approval, then further unique mitigation is included and then determined if impacts are reduced to a less than significant impact, and a Mitigated Negative Declaration is prepared. If the Initial Study shows that the project may have a significant effect, even through project design features, implementation of standard regulations and conditions of approval, and all feasible mitigation measures, then an Environmental Impact Report (EIR) is prepared.

Staff prepared an Initial Study for this project and found that impacts may occur to the environment however, with the incorporation of conditions of approval that implement existing regulations, these impacts would be considered less than significant.

The southern portion of the project site is located within a flood plain and blue line stream. The Tentative Tract Map has delineated the Flood Plain area as well as noted this as Riparian Area - No Disturbance. The Initial Study prepared for the project was based on the area being avoided to not impact the area through the construction of bridges that would span the delineated drainage area to not impact it. Regardless of the Initial Study addressing the potential for impacts to the drainage area, existing regulations from California Fish & Wildlife and Army Corps of Engineers are in place for the project to comply with if such temporary or permanent direct or indirect impacts occur to the drainage area. Conditions of approval were also applied to ensure that the blue line stream and riparian area would be 100% avoided or else such permitting through California Fish & Wildlife and Army Corps of Engineers will be required. As these are existing regulations, these are not considered mitigation pursuant to CEQA.

Based on grading that has recently occurred on the site through an agricultural grading permit, such direct or indirect impacts to the drainage area may have occurred. These concerns are why a stop work order was issued by the County to halt all grading activities on the site. Based on staff inspection, it appeared that the grading encompassed more than what the agricultural permit allowed and a Stop Work Notice was issued. As a result, additional conditions of approval were added to ensure this area be protected and possibly be restored back to its original state. These conditions include that prior to the issuance of a grading permit a Determination of Biologically Equivalent or Superior Preservation (DBESP) be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60-day review period will start which may result in a significant delay in implementing the project. EPD has also conditioned that a CDFW 1600 and USACE 404 permit be required prior to issuance of grading permits. The Department of Flood Control also conditioned the project that the floodplain for Long Valley Wash must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage of new buildings. Although these impacts may have already occurred, this can still be addressed through proper permitting if deemed necessary prior to grading permit issuance for development of the Tentative Tract Map.

The proposed plan does call out for the construction of 4 bridges that will cross the riparian area. An additional condition of approval prior to the issuance of building permits has been added by EPD that requires the building plans for the construction of the four bridges over Long Valley Wash to be reviewed and approved by EPD. Additionally construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings".

2. Will cause a significant increase in traffic across Los Nogales and Camino Del Vino Roads.



The County's Transportation Senior Civil Engineer stated that the increase in tourist/visitor traffic would be minimal on Los Nogales Road. The road is currently not paved which discourages the use of the road by tourists/visitors. Additionally, the development proposal considers the subdivision of property into 8-lots. The threshold for a development to prepare a traffic study is 100 peak hourly trips. Using the Trip General Manual publication from the Institute of Transportation Engineers, the project is estimated to generate 8 peak hourly trips in the afternoon peak hour, therefore a traffic study was not required.

3. Failed to address culturally sensitive Native American land.

In regards to the protection of cultural and tribal resources, specifically the December 1846 Temecula Massacre, staff had not received any mention of this event and its occurrence on the Project site from the notified tribes or any other source. Additionally, the County's Chief Engineering Geologist and the County's Archeologist have been in direct contact with The Temecula Band of Luiseno Mission Indians (Pechanga) who stated that the 1846 Temecula Massacre did not occur on the Project site based on their professional research and tribal information. Additionally, representatives from Pechanga will be contacting the organization that has depicted this massacre site erroneously on their Website to have it removed.

Since the project involves a General Plan Amendment, SB 18 Tribal Consultation was required. The Native American Heritage Commission (NAHC) provides a list to the County of the tribes whose historical extent includes the project site. Notified tribes are given 90 days in which to request consultation regarding the proposed project. No consultation requests were received at the end of the 90 day noticing period. Additionally, AB 52 notices regarding this project were mailed to all requesting tribes. The Pala Band of Mission Indians requested consultation. Pala concluded their consultation and stated they had no concerns. Six other tribes that were noticed did not require consultation. However, during earth moving activities the project has been condition that a Native American Monitor be retained on site to ensure protection if any tribal resources are encountered.

My suggestions for the County to address these concerns are:

1. Do **NOT** approve changing the Property to the Residential District so a house can be put on a 5-acre lot. I think this change hurts Wine Country. Ensure development follows the Winery District rules (e.g., 10-acre lots for houses).
2. Require full environmental study with full inclusion of all interested parties and environmental authorities. *Discussed in item #1.*
3. Require full transportation study with plans to improve Los Nogales Rd. from Anza Rd. to Camino Del Vino Rd., Calle Toledo Rd. from Los Nogales Rd. to Via Anita, and the intersection of Los Nogales Rd. and Camino Del Vino Rd so it complies with present standards. *Discussed in item #2*
4. Require the Owner to set aside the eastern third of the Property as open space in respect to Native Americans and to honor their heritage. *Discussed in item #3.*

Thank you in advance for your consideration of my concerns. Our Wine Country is a wonderful tourist destination because it has been protected over the years. I hope you consider the detrimental impact the above mentioned project will have on our most valuable resource. We must protect our wine country & learn from the founders of Napa Valley.

Sincerely,

Debra McCaslin  
951-515-4778  
Sent from my iPhone

## Bradford, Deborah

---

**From:** Bradford, Deborah  
**Sent:** Thursday, February 15, 2018 4:55 PM  
**To:** 'Meri R'  
**Cc:** Brady, Russell  
**Subject:** RE: Los Nogales Rd Development - TR37254, GPA1202, EA42839, APN927450002

Good Afternoon Ms. Rosa-Pyrce,  
Thank you for your letter of opposition. I will try and address each of your comments and concerns in the following manner:

1. **Concerned that the County is not looking into the best interest of Wine Country and the Master Plan**  
- Preservation of the Wine Country and its unique characteristics is the primary component of being able to recommend approval of the General Plan Amendment. To be able to approve the General Plan Amendment, certain justification is necessary for how this amendment complies with the findings of a foundation component amendment which are providing substantial evidence that **new conditions or circumstances** have occurred, the amendment **would not result in a conflict with the Riverside County Vision** and would not **create an internal inconsistency with the General Plan.**

The use of a certain baseline is not specified in Ordinance No. 348 Section 2.5.G for Regular Foundation General Plan Amendments. Therefore the findings do not require a circumstance to have occurred following a certain timeframe. Instead it is required "that new conditions or circumstances disclosed during the review process justify modifying the General Plan.

Although the applicant may have initially proposed other findings as the "new conditions or circumstances", staff has proposed that the new circumstance would be the change in the road classification of Camino Del Vino from a General Plan Circulation Element Secondary Highway to a Collector Road. This change in classification occurred in 2014 when the TVWCCP was adopted. This change, from a Secondary Highway to a Collector Road would reduce the capacity of more intensive traffic that would occur due to commercial wineries or other more intense uses that are encouraged in the Winery District.

The Riverside County Vision which states that "Riverside County is a family of special communities in a remarkable environmental setting". The Temecula Valley Wine Country Policy Area was developed to ensure the protection of this special community by ensuring long term viability of the wine industry while protecting the community's equestrian rural lifestyle. Three districts were established for this policy area, each having specific policies that relate to each district. The winery district encourage new wineries and the expansion of existing wineries, the equestrian district encourages the protection and promotion of equestrian uses, and the residential district encourages estate lot residential development to complement and balance the tourist related activities. These policies protect against the location of activities that are incompatible with existing residential and equestrian uses, which could lead to land use conflicts in the future. The boundary change from the Winery District, whose primary purpose is for the promotion and the establishment of commercial activities to the Residential District, whose primary purpose is to encourage permanent estate lots and to balance tourist related activities, is more compatible with the established residential neighborhood to the south and will be compatible with Riverside County's Vision as well as the vision of the Wine Country Community Plan.

Staff has determined that the General Plan Amendment meets the required findings as detailed in the staff report and will continue to ensure the protection and preservation of the Wine Country.

The project as proposed is consistent with and does not undermine the intent, goals, and policies of the TVWCCP. Although the project represents a change in the district boundaries of the TVWCCP, it is a well reasoned change in the district boundaries. As noted above, the change to a Collector Road would reduce the capacity to handle more intensive traffic that would occur from potential commercial wineries or other more intense uses that are encouraged in the Winery District. While the property could stay in the Winery District and a Tentative Tract Map could be proposed (with less units) in the Winery District, it would still allow the potential to develop larger scale wineries that would not likely be adequately be served by a Collector Road. Additionally, by allowing primarily residential uses with the proposed Residential District rather than winery or other more intense uses that may be allowed under the Winery District, this project would better preserve the residential nature of the existing surrounding area.

2. **Double the residential density for this project** - Presently the project site is located in the Winery District and Citrus/Vineyard Zoning which allows one dwelling unit per 10 acres. With the General Plan Amendment and Change of Zone the applicant would be allowed to have one dwelling unit per 5 acres. The proposal is for 8 dwelling units. If the property remained in the Winery District the applicant would be allowed up to 5 dwelling units. Regarding large 10,000 square foot estate houses you are saying the applicant is proposing, the County does not limit square footage of residences. Limitations occur through setbacks, height, parking requirements and other constraints such as septic and topography of the site. The construction of a helipad would not be permitted. The applicant has not submitted any plans to the County regarding ultimate development of the site, but they would be subject to the same development standards as any other property under the same zoning.
3. **Negative Impacts (1) significant increase in traffic** - The County's Transportation Senior Civil Engineer stated that the increase in tourist/visitor traffic would be minimal on Los Nogales Road. The road is currently not paved which discourages the use of the road by tourists/visitors. Additionally, the development proposal considers the subdivision of property into 8-lots. The threshold for a development to prepare a traffic study is 100 peak hourly trips. Using the Trip General Manual publication from the Institute of Transportation Engineers, the project is estimated to generate 8 peak hourly trips in the afternoon peak hour, therefore a traffic study was not required.

The discussion of "McMansions" was discussed above in #2.

4. **Regarding a dangerous precedence** - Changes to Wine Country District boundaries are subject to the requirements of a Foundation General Plan Amendment. This includes such amendments only being accepted for application every 8 years, with the next window opening in 2024. Other property owners that may want a change similar to the one proposed would be subjected to the same process as this applicant. Additionally, although they may apply for a Foundation General Plan Amendment to change the district boundaries, specific findings will still have to be made as are being made for this proposed amendment, in particular what new circumstance or condition is identified to justify
5. **Existing Environment and Native American land** - Staff prepared an Initial Study for this project and found that impacts may occur to the environment however, with the incorporation of conditions of approval that implement existing regulations, these impacts would be considered less than significant.

The southern portion of the project site is located within a flood plain and blue line stream. The Tentative Tract Map has delineated the Flood Plain area as well as noted this as Riparian Area - No Disturbance. The Initial Study prepared for the project was based on the area being avoided to not impact the area through the construction of bridges that would span the delineated drainage area to not impact it. Regardless of the Initial Study addressing the potential for impacts to the drainage area, existing regulations from California Fish & Wildlife and Army Corps of Engineers are in place for the project to comply with if such temporary or permanent direct or indirect impacts occur to the drainage area. Conditions of approval were also applied to ensure that the blue line stream and riparian area



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Based on grading that has recently occurred on the site through an agricultural grading permit, such direct or indirect impacts to the drainage area may have occurred. These concerns are why a stop work order was issued by the County to halt all grading activities on the site. Based on staff inspection, it appeared that the grading encompassed more than what the agricultural permit allowed and a Stop Work Notice was issued. As a result, additional conditions of approval were added to ensure this area be protected and possibly be restored back to its original state. These conditions include that prior to the issuance of a grading permit a Determination of Biologically Equivalent or Superior Preservation (DBESP) be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60-day review period will start which may result in a significant delay in implementing the project. EPD has also conditioned that a CDFW 1600 and USACE 404 permit be required prior to issuance of grading permits. The Department of Flood Control also conditioned the project that the floodplain for Long Valley Wash must be kept free of all fill, buildings, and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage of new buildings. Although these impacts may have already occurred, this can still be addressed through proper permitting if deemed necessary prior to grading permit issuance for development of the Tentative Tract Map.

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6. **Temecula Wine Country is a very special area** - As stated above in #1 Preservation of the Wine Country and its unique characteristics is one of the primary components of being able to recommend approval of the General Plan Amendment, Change of Zone and the Tentative Tract Map.

Best Regards,  
Deborah

Deborah Bradford, Planner  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501  
(951)955-6646  
dbradfor@rivco.org

**From:** Meri R [mailto:merirosapyrce@gmail.com]  
**Sent:** Friday, February 09, 2018 8:47 AM  
**To:** Bradford, Deborah <DBradfor@RIVCO.ORG>; Brady, Russell <rbrady@RIVCO.ORG>; Ross, Larry <LROSS@RIVCO.ORG>  
**Cc:** Comerchero, Jeff <JComerchero@RIVCO.ORG>  
**Subject:** Los Nogales Rd Development - TR37254, GPA1202, EA42839, APN927450002

Ms. Bradford, Mr. Brady and Mr. Ross,

Please see attached letter regarding subject property.

Thank you,

*Meri Rosa-Pyrce*

Meri Rosa-Pyrce  
Board President Siena Vineyard Estates Association  
[951-551-6374](tel:951-551-6374) cell



February 8, 2018

Riverside County Planning Department  
Deborah Bradford, Planner  
Russell Brady, Contract Planner  
Larry Ross, Principal Planner  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

Subject: Los Nogales Road Development Project – Wine Country  
TR 37254, EA 42839, GPA 1202

Dear Ms. Bradford, Mr. Brady and Mr. Ross,

I am a property owner in the Siena Vineyard Estates Association which is a community in the Temecula Wine Country just behind Ponte and Wiens Wineries. I am also the President of this Homeowner's Association, so when I write to you, I am writing on behalf of myself and the other property owners in our Association. Each property in our community has 5 acres of land, and the property owner is allowed to build a home on only 1 acre, resulting in 80% of each 5 acre property being vines. Our community is located directly above the Subject Property. Some of the properties in our community have the Subject Property in their views.

As a reference, my husband and I have owned our property in the Siena Vineyard Estates Association for 13 years, and we are currently in the process of obtaining a building permit from the County to build on our property. Needless to say, I have a very good understanding of what the sequence of events that need to take place in order to get a building permit. The County is on top of me to see that I am in compliance at all times. There is no wiggle room or corners I can cut, period.

What prompts me to write this letter is I have become aware of some disturbing information on the Subject Property. I will be very troubled if I find out that the County is not looking into the best interest of Wine Country and the Master Plan that was set forth for it, a plan that many of us have counted on the County to follow for our best interests and the interests of Wine Country. I would also hate to think that politics and money are coming into play here at the expense of what is best for Wine Country.

I would like the County and its representatives to know that the Siena Vineyard Estates Association and its owners are opposed to the County changing the Subject Property from Winery District to Residential District which would allow double the residential density for this project. In addition, we are opposed to the 10,000 sq. foot homes that are proposed for each lot.

There are several negative impacts this would have. A few that come to mind are 1) a significant increase in traffic on Los Nogales Road and Camino Vino, 2) a deviation from the Wine Country Master Plan that was envisioned, 3) Wine Country was not set out to have McMansions allowed where the rural ambiance and country setting will be negatively impacted, and 4) the County would be setting a dangerous precedence by allowing this development that is currently in the Wine District to change to Residential District – I stress, a **dangerous precedence**. In addition, doubling the residential density would also have a significant negative impact on the existing environment and sensitive Native American land. All of the above just hurts Wine Country and goes directly against Wine Country's Master Plan.

I understand that the Owner/Developer has not been in compliance with County and State regulations and has even had a stop work order issued on the project. I also understand that the County's Transportation and Environmental Departments have had to get involved with this Owner/Developer to bring him in compliance, as he was not following rules and codes. This is concerning to all of us. I highly encourage the County to make sure this Owner/Developer follows County, State and Federal laws and rules for developing the Subject Property. Some developments need more County oversight for assurance of compliance, and this appears to be one of them. I get a feeling, a bad feeling, that this Owner/Developer could care less about Wine Country and cares only about padding his pockets. Do not let this happen.

The Temecula Wine Country is a very special area. The Wine Country Master Plan was specifically crafted and designed to prevent this kind of residential sprawl from occurring. The County should be doing all they can and everything within their power to protect and preserve the Master Plan set forth for Wine Country. This is the County's job, and the residents and winery owners entrust the County and its representatives to put Wine Country's best interest over and above some developer's agenda to make money.

Thank you for your time. I appreciate it. I am only concerned and looking out for what is in the best interest of one of this valley's most unique, loved and treasured land, Wine Country.

Respectfully Submitted,

Meri Rosa-Pyrce  
Board President Siena Vineyard Estates Association  
951-551-6374  
[merirosapvrce@gmail.com](mailto:merirosapvrce@gmail.com)

cc: Jeff Comerchero

Letter Delivered by Email and First Class Mail

**Bradford, Deborah**

---

**From:** Debi <mrsmac9000@aol.com>  
**Sent:** Friday, February 09, 2018 2:55 PM  
**To:** Bradford, Deborah; Brady, Russell; Ross, Larry  
**Cc:** Comerchero, Jeff  
**Subject:** Los Nogales Rd Development - TR37254, GPA1202, EA42839, APN927450002

Dear Planning Commissioners and Members of the Board of Supervisors,

My name is Debra McCaslin and I live at 33965 Via Del Ponte, Temecula, CA 92592. My husband and I own a home behind the Ponte Vineyard Inn. Our home and land is very close to the Los Nogales Road project.

I **oppose** EA42839, GPA 1202, and TR 37254. The Owner must be required to follow County, State and Federal laws and rules for developing the Subject Property. To date they have not done so. I ask that you NOT adopt the Negative Declaration.

My specific concerns with the County's Environmental Assessment EA 42839 is the following. The Assessment:

1. Will cause a significant harmful impact on existing environment.
2. Will cause a significant increase in traffic across Los Nogales and Camino Del Vino Roads.
3. Failed to address culturally sensitive Native American land.

My suggestions for the County to address these concerns are:

1. Do **NOT** approve changing the Property to the Residential District so a house can be put on a 5-acre lot. I think this change hurts Wine Country. Ensure development follows the Winery District rules(e.g., 10-acre lots for houses).
2. Require full environmental study with full inclusion of all interested parties and environmental authorities.
3. Require full transportation study with plans to improve Los Nogales Rd. from Anza Rd. to Camino Del Vino Rd., Calle Toledo Rd. from Los Nogales Rd. to Via Anita, and the intersection of Los Nogales Rd. and Camino Del Vino Rd so it complies with present standards.
4. Require the Owner to set aside the eastern third of the Property as open space in respect to Native Americans and to honor their heritage.

Thank you in advance for your consideration of my concerns. Our Wine Country is a wonderful tourist destination because it has been protected over the years. I hope you consider the detrimental impact the above mentioned project will have on our most valuable resource. We must protect our wine country & learn from the founders of Napa Valley.

Sincerely,

Debra McCaslin  
951-515-4778  
Sent from my iPhone

February 8, 2018

Riverside County Planning Department

Deborah Bradford, Planner

Russell Brady, Contract Planner

Larry Ross, Principal Planner

4080 Lemon Street, 12<sup>th</sup> Floor

Riverside, CA 92501

Subject: Los Nogales Road Development Project – Wine Country  
TR 37254, EA 42839, GPA 1202

Dear Ms. Bradford, Mr. Brady and Mr. Ross,

I am a property owner in the Siena Vineyard Estates Association which is a community in the Temecula Wine Country just behind Ponte and Wiens Wineries. I am also the President of this Homeowner's Association, so when I write to you, I am writing on behalf of myself and the other property owners in our Association. Each property in our community has 5 acres of land, and the property owner is allowed to build a home on only 1 acre, resulting in 80% of each 5 acre property being vines. Our community is located directly above the Subject Property. Some of the properties in our community have the Subject Property in their views.

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I would like the County and its representatives to know that the Siena Vineyard Estates Association and its owners are opposed to the County changing the Subject Property from Winery District to Residential District which would allow double the residential density for this project. In addition, we are opposed to the 10,000 sq. foot homes that are proposed for each lot.

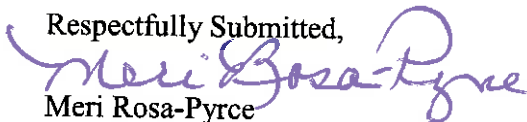
There are several negative impacts this would have. A few that come to mind are 1) a significant increase in traffic on Los Nogales Road and Camino Vino, 2) a deviation from the Wine Country Master Plan that was envisioned, 3) Wine Country was not set out to have McMansions allowed where the rural ambiance and country setting will be negatively impacted, and 4) the County would be setting a dangerous precedence by allowing this development that is currently in the Wine District to change to Residential District – I stress, a **dangerous precedence**. In addition, doubling the residential density would also have a significant negative impact on the existing environment and sensitive Native American land. All of the above just hurts Wine Country and goes directly against Wine Country's Master Plan.

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Thank you for your time. I appreciate it. I am only concerned and looking out for what is in the best interest of one of this valley's most unique, loved and treasured land, Wine Country.

Respectfully Submitted,



Meri Rosa-Pyrce

Board President Siena Vineyard Estates Association

951-551-6374

[merirosapyrce@gmail.com](mailto:merirosapyrce@gmail.com)

cc: Jeff Comerchero

Letter Delivered by Email and First Class Mail





Mr. Greg Koll  
Koll Custom Homes  
PO Box 1658  
Temecula, CA 92593

Regarding Tract Map 37254

Board of Directors

Danny Martin  
President

BJ Fazeli  
Vice President

Robert Olson  
Treasurer

Valerie Andrews  
Secretary

Phil Baily  
Director

Damian Doffo  
Director

Ben Drake  
Director

Jim Hart  
Director

Bill Wilson  
Director

Dear Greg:

On behalf of The Board of Directors for the Temecula Valley Winegrowers Association, we would like to show our support for your proposed change of zone from Wine Country Winery Zone to Wine Country Residential Zone for your project, Tract Map 37254.

We understand that the project area is surrounded by five-acre parcels and there is no viable arterial road in and out of the area, thus it would be difficult for the development of a winery project on this site. Our Board is also encouraged that your project proposal requires residents to plant vineyards and the CC & R's will mandate that the owners take proper care of these vineyards.

We wish you much success with your proposed change of zone and subsequent project.

Sincerely,

A handwritten signature in black ink that reads "Krista Chaich".

Krista Chaich  
Executive Director

cc: Russell Brady, Planner, Riverside County Planning Commission  
Deborah Bradford, Planner, Riverside County Planning Commission

PO Box 1601, Temecula, CA 92593  
p: 951.699.3626 | 800.801.9463 | f: 951.699.2353  
[www.temeculawines.org](http://www.temeculawines.org)

3/27/2018

Riverside County Planning Commissioners  
4080 Lemon Street  
Riverside CA 92501

I am writing this letter in regards to the subdivision development located at 35576 Los Nogales road Temecula CA 92592 Tentative tract map 37254.

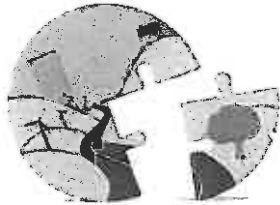
We are located at 35401 Los Nogales APN 927-470-007. Which is across the street from the subject property. In observing the grading that was completed from December 2017 to February 2018 the developer has established a main entrance to their property that is approximately 50 from our driveway, with no offsite parking of their own, since the developers construction is also posted there I believe it is safe to say that this is going to be the ingress and egress for the project, I would also say it is safe to say there will be a construction trailer set up near the location entrance. With this said we are receiving full blunt of all construction operations, now the question is how long must we endure this? It is safe to say anywhere from 1 to 5 years. I don't know how many home owners would be okay with this situation. We are one of two homes on Los Nogales that are at street level and have tractors and orange silt fencing staring them in the face every day, the other home owner, to the east doesn't own the home I suspect you will not here from them, along with the neighbor next to the east of them.

We also have the geographical topography situation that Los Nogales is its own valley and we are at the lowest point here, the noise from two bulldozers and two scrapers from 7 AM nonstop to 3 PM were deafening, also compounded that the tractors are started at 6:45 AM and any tractor maintenance or repair is done after 3 PM. Since we are in a low spot we also get a mild London fog effect, where the tractor exhaust gets trapped and really doesn't fully escape till the temperature warms up, we learned this years ago from neighbors with tractors.

With all this said we are not against the sub division or work being performed, actually we would have preferred they didn't stop it would mostly likely be far past our home, which helps a little. However this is going to be an incredible amount of noise and traffic to endure. In being I am a General contractor and Real Estate Broker I am all too familiar how new construction works, there will be a massive influx of traffic, which has already slightly started with many vehicles stopping and surveying the subject property.

Our main adamant request is that the staging area ingress and egress, construction storage, maintenance and repairs and construction trailer be re located to the east end of the subject property at Camino de Vino, where there are no homes directly across the street, and the Los Nogales valley tapers off into more flat and rolling terrain.

Daniel Willms  
General contractor 641099  
Real Estate Broker 01192011  
951-326-6410



**RIVERSIDE COUNTY  
PLANNING DEPARTMENT**

Steve Weiss, AICP  
Planning Director

**APPLICATION FOR FOUNDATION COMPONENT  
AMENDMENT TO THE RIVERSIDE COUNTY  
GENERAL PLAN**

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

**I. GENERAL INFORMATION:**

**APPLICATION INFORMATION:**

Applicant Name: Koll Custom Homes, Inc.

Contact Person: Greg Koll E-Mail: Greg@KollCustomHomes.com

Mailing Address: PO Box 1658  
Temecula CA 92593  
City State ZIP

Daytime Phone No: (951) 225-1065 Fax No: (951) 225-1064

Engineer/Representative Name: Love Engineering

Contact Person: Tom Love E-Mail: Tom@LoveCivil.com

Mailing Address: 31915 Rancho California Road, Suite 200-166  
Temecula CA 92591  
City State ZIP

Daytime Phone No: (951) 440-8149 Fax No: (951) 303-6701

Property Owner Name: Heavenstone Corporation

Contact Person: William Sluss E-Mail: billsluss73@gmail.com

Mailing Address: 17800 Castleton Drive, Suite 300  
City of Industry CA 91748  
City State ZIP

Daytime Phone No: (626) 581-3335 Fax No: ( )

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the General Plan Amendment type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the General Plan Amendment is ready for public hearing.)

*William E. Sluss*

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 927-450-002

Approximate Gross Acreage: 51.52 Acres

General location (nearby or cross streets): North of Los Nogales Road, South of \_\_\_\_\_, East of \_\_\_\_\_, West of Camino Del Vino.

Existing General Plan Foundation Component(s): AG-TV Wine Country - Winery District

Proposed General Plan Foundation Component(s): AG-TV Wine Country - Residential District

Existing General Plan Land Use Designation(s): AG

Proposed General Plan Land Use Designation(s): AG

General Plan Policy Area(s) (if any): Temecula Valley Wine Country - Winery District

Existing Zoning Classification(s): C/V-10

Provide details of the proposed General Plan Amendment (attach separate pages if needed):

Our proposal is to change this parcel from the Temecula Valley Wine Country Policy Area - Winery District to the Temecula Valley Wine Country Policy Area - Residential District in order to be consistent with the usage of the surrounding properties.

Are there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). TR36975, CZ07885  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EA42839 EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide signed copy(ies): See Attached

| Name of Company or District serving the area the project site is located (if none, write "none.") | Are facilities/services available at the project site? | Yes No |    |
|---------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------|----|
|                                                                                                   |                                                        | Yes    | No |
| Electric Company                                                                                  | Southern California Edison                             | ✓      |    |
| Gas Company                                                                                       | None - Propane                                         |        |    |
| Telephone Company                                                                                 | Verizon / Frontier                                     | ✓      |    |
| Water Company/District                                                                            | Rancho California Water District                       | ✓      |    |

**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

|                                                                                                   |                                                        |     |    |
|---------------------------------------------------------------------------------------------------|--------------------------------------------------------|-----|----|
| Name of Company or District serving the area the project site is located (if none, write "none.") | Are facilities/services available at the project site? | Yes | No |
| Sewer District                                                                                    | None - Septic                                          |     |    |

If "No," how far away are the nearest facilities/services? (No. of feet/miles):

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Is the Foundation Component General Plan Amendment located within any of the following watersheds?

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

Please refer to Riverside County's Map My County website to determine if the subdivision is located within any of these watersheds (using the Geographic Layer – Watershed) ([http://webintprod.agency.tlma.co.riverside.ca.us/MMC\\_Viewer/Custom/disclaimer/Default.htm](http://webintprod.agency.tlma.co.riverside.ca.us/MMC_Viewer/Custom/disclaimer/Default.htm))

If any of these watersheds are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

**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) Wm E. Sa Date 7/5/16

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_





**APPLICATION FOR FOUNDATION COMPONENT AMENDMENT TO THE RIVERSIDE COUNTY  
GENERAL PLAN**

**III. OTHER TYPES OF GENERAL PLAN AMENDMENTS:**

Would the proposed Foundation Component Amendment result in a conflict with any part of the Riverside County General Plan? If so, describe in detail the conflict. (Attach separate pages if needed.)

*No Conflict*

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**NOTES:**

1. Please see the 2016 property owner initiated Regular General Plan Foundation Component Amendment (FGPA) Process approved by the Riverside County Board of Supervisors on March 8, 2016.
2. Most Riverside County entitlement application fees are Deposit Based Fees ("DBF"). The FGPA initial application filing fee is **\$10,000.00**. This application fee includes the review of the FGPA through the GPIP process only. Each case is unique; therefore, additional funds may be requested should unanticipated circumstances arise during the course of the GPIP review process.

Furthermore:

- o If an accompanying implementing project application is submitted concurrently, additional fees pursuant to Ordinance No. 348, which are specified on the Planning Department website and based upon the application type, shall be required upon submittal.
  - o Should the FGPA application be initiated by the Board of Supervisors at the conclusion of the GPIP process, additional General Plan Amendment fees, to complete the adoption process, shall be required.
3. Application submittal items a for Foundation General Plan Amendment:
    - o This completed application form.
    - o Application filing fees.
    - o Site map showing the project area and extent.
    - o Any additional maps/plans relevant to illustrate the project area location.



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



**Juan C. Perez**  
Director of Transportation and Land Management Agency

Patricia Romo  
Assistant Director,  
Transportation Department

Steven A. Weiss  
Planning Director,  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Code Enforcement Official,  
Code Enforcement Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and Koll Custom Homes, Inc. hereafter "Applicant" and Heavenstone Corporation "Property Owner".

Description of application/permit use:  
Foundation Component General Plan Amendment

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 927-450-002

Property Location or Address:

51.52 Acres, North of Los Nogales Road and West of Camino Del Vino

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: \_\_\_\_\_

Phone No.: 626-581-3335

Firm Name: Heavenstone Corporation

Email: billsluss73@gmail.com

Address: 17800 Castleton Drive, Suite 300

City of Industry, CA 91748

**3. APPLICANT INFORMATION:**

Applicant Name: \_\_\_\_\_

Phone No.: 951-225-1065

Firm Name: Koll Custom Homes, Inc.


Email: greg@KollCustomHomes.com

Address (if different from property owner)


PO Box 1658

Temecula, CA 92593

**4. SIGNATURES:**

Signature of Applicant:  Date: 6/2/2016

Print Name and Title: Gregory S. Koll, President

Signature of Property Owner:  Date: 6/2/2016

Print Name and Title: William Sluss, Chief Financial Officer

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: \_\_\_\_\_

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)  
within the Santa Margarita River Region**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <b>Project File No.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                              |
| <b>Project Name:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                              |
| <b>Project Location:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                              |
| <b>Project Description:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                              |
| <b>Project Applicant Information:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                              |
| <b>Proposed Project Consists of, or includes:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>YES NO</b>                                                |
| <b>New Development.</b> The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> <input type="checkbox"/> |
| <b>Redevelopment.</b> The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to WQMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> <input type="checkbox"/>            |
| <b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013 – Motor vehicle supplies or parts, 5014 – Tires & Tubes, 5541 – Gasoline Service Stations, 7532 – Top, Body & Upholstery Repair Shops and Paint Shops, 7533 – Automotive Exhaust System Repair Shops, 7534 – Tire Retreading and Repair Shops, 7536 – Automotive Glass Replacement Shops, 7537 – Automotive Transmission Repair Shops, 7538 – General Automotive Repair Shops, 7539 – Automotive Repair Shops, not elsewhere classified.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/> <input type="checkbox"/>            |
| <b>Restaurants.</b> This Category is defined as a facility that sells prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods for immediate consumption (SIC Code 5812): Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all WQMP requirements except for structural treatment control BMPs and numeric sizing criteria requirement F.1.d.(6) and hydro modification requirement F.1.h. | <input type="checkbox"/> <input type="checkbox"/>            |
| <b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> <input type="checkbox"/>            |
| <b>Environmentally Sensitive Areas (ESAs)<sup>1</sup>.</b> All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> <input type="checkbox"/>            |
| <b>Parking Lot.</b> Impervious parking lots 5,000 sq. ft. or more and potentially exposed to runoff. Parking lot is defined as a land use or facility for the temporary parking or storage of motor vehicles                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> <input type="checkbox"/>            |

**Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP)  
within the Santa Margarita River Region**

used personally for business or commerce.

**Streets, roads, highways, and freeways.** Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.

**Retail Gasoline Outlets (RGOs).** Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.

**Pollutant Generating projects disturbing over 1 acre.** Development project that disturb over one acre of land, where the post-construction use of the site generate pollutants at levels greater than natural background levels.

<sup>1</sup>Land area is based on acreage disturbed.

**DETERMINATION: Check the box for the appropriate determination.**

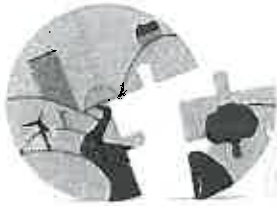
If **any** question answered "YES"

Project requires a project-specific WQMP.

If **all** questions answered "NO"

Project requires incorporation of Site Design and Source Control BMPs imposed through Conditions of Approval or permit conditions.





# 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: \_\_\_\_\_

DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Koll Custom Homes  
Greg Koll E-Mail: greg@kollcustomhomes.com

Mailing Address: PO BOX 1658  
Temecula CA 92593  
City State ZIP

Daytime Phone No: (951) 225-1065 Fax No: (951) 225-1064  
Love Engineering

Engineer/Representative's Name: Thomas Love E-Mail: Tom@LoveCivil.com

Mailing Address: 31915 Rancho California Rd, Suite 200-166  
Temecula CA 92591  
City State ZIP

Daytime Phone No: (951) 440-8149 Fax No: (951) 303-6701

Property Owner's Name: Heavenstone Corporation E-Mail: \_\_\_\_\_

Mailing Address: 17800 Castleton, Suite 300  
City of Industry CA 91748  
City State ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

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

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

"Planning Our Future... Preserving Our Past"



**APPLICATION FOR CHANGE OF ZONE**

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Thomas Brothers map, edition year, page number, and coordinates: 2013, Page 960, Grids C2 & D2

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

Change zone from existing zone of CV/10 to proposed zone of ~~WC-W~~ WC-R

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Related cases filed in conjunction with this request:

TR 36975

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |                                                         |                                                 |
|---------------------------------------------------------|-------------------------------------------------|
| <input checked="" type="checkbox"/> TENTATIVE TRACT MAP | <input type="checkbox"/> TENTATIVE PARCEL MAP   |
| <input type="checkbox"/> REVERSION TO ACREAGE           | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input type="checkbox"/> AMENDMENT TO FINAL MAP         | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> MINOR CHANGE                   | Original Case No. _____                         |
| <input type="checkbox"/> REVISED MAP                    | Original Case No. _____                         |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Koll Custom Homes, Inc.

Contact Person: Greg Koll E-Mail: Greg@KollCustomHomes.com

Mailing Address: PO Box 1658

Temecula CA 92593  
City State ZIP

Daytime Phone No: (951 ) 225-1065 Fax No: (951 ) 225-1064

Engineer/Representative Name: Love Engineering

Contact Person: Tom Love E-Mail: Tom@LoveCivil.com

Mailing Address: 31915 Rancho California Road, Suite 200-166

Temecula CA 92591  
City State ZIP

Daytime Phone No: (951 ) 440-8149 Fax No: (951 ) 303-6701

Property Owner Name: Heavenstone Ranch Corp

Contact Person: William Sluss E-Mail: billsluss73@gmail.com

Mailing Address: 17800 Castleton, Suite 300

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

*"Planning Our Future... Preserving Our Past"*



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Los Nogales Road, South of \_\_\_\_\_, East of \_\_\_\_\_, West of Camino Del Vino.

**SUBDIVISION PROPOSAL:**

Map Schedule: D Minimum Developable Lot Size: 5 Acres  
Number of existing lots: 1 Number of proposed developable lots: 8  
Planned Unit Development (PUD): Yes  No  Vesting Map: Yes  No   
Number of proposed non-developable lots (excluding streets): 0 Subdivision Density: \_\_\_\_\_ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes  No

If yes, provide Application No(s). TR36975 ; C207815  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide signed copy(ies): \_\_\_\_\_

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.



**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Greg Koll

Address: PO BOX 1658

Phone number: 951-225-1065

Address of site (street name and number if available, and ZIP Code): NW Corner Los Nogales & Camino Del Vino

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 927-450-002

Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant: Greg Koll

Date 11/3/16

**This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx  
Created: 04/08/15 Revised: 06/07/16

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Heavenstone Corporation, a Nevada Corporation, doing business in California as Heavenstone Ranch Corporation (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

### WITNESSETH:

**WHEREAS**, the PROPERTY OWNER has a legal interest in the certain real property described as APN 927-450-002 (“PROPERTY”); and,

**WHEREAS**, on September 24, 2015, PROPERTY OWNER filed an application for Change of Zone No. 7885, on July 5, 2016, PROPERTY OWNER filed an application for General Plan Amendment No. 1202 and on January 31, 2017, PROPERTY OWNER filed an application for Tentative Tract Map No. 37254 (collectively the “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:  
Heavenstone Ranch Corporation  
Attn: William Sluss  
17800 Castleton, Ste. 300  
City of Industry, CA 91748

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.

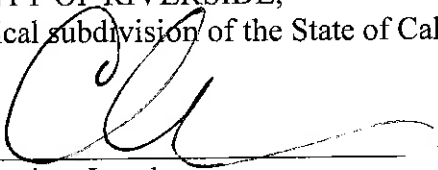
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

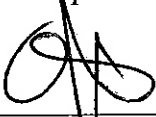
**IN WITNESS WHEREOF,** the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

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

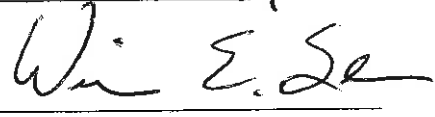
By:   
Charissa Leach  
Assistant Director of TLMA – Community Development

Dated: 7/18/17

**PROPERTY OWNER:**  
Heavenstone Corporation, a Nevada Corporation, doing business in California as Heavenstone Ranch Corporation

By:   
Jack J. Qin  
Chief Executive Officer

Dated: 7/12/17

By:   
William E. Sluss  
Chief Financial Officer

Dated: 7/12/17

FORM APPROVED COUNTY COUNSEL  
BY:   
MICHELLE CLAGK  
DATE: 7/18/17



**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 Riverside )

On 07/12/2017 before me, Bianca Farkas, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared William Edward Sluss  
Name(s) of Signer(s)

Jie Qin

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 [Handwritten 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: Indemnification Agreement

Document Date: \_\_\_\_\_ Number of Pages: 5 pgs

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

Corporate Officer — Title(s): \_\_\_\_\_

Partner —  Limited  General

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO 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. 1202/CHANGE OF ZONE NO. 7885/TENTATIVE TRACT MAP NO. 37254 – Intent to Adopt a Mitigated Negative Declaration** – EA42839 – Applicant: Koll Custom Homes, Inc. c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG-AG) (10 acre lot minimum) – Location: Northerly of Los Nogales Road and westerly of Camino Del Vino – 51.5 Acres – Zoning: Citrus/Vineyard (C/V-10) – **REQUEST: General Plan Amendment No. 1202** proposes to amend the General Plan Policy Area from the Temecula Valley Wine County Policy Area – Winery District to the Temecula Valley Wine Country Policy Area – Residential District. **Change of Zone No. 7885** proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre lot minimum lot size (C/V-10) to Wine Country – Residential (WC-R) – **Tentative Tract Map No. 37254** a Schedule “D” subdivision proposes to subdivide approximately 51.5 acres into eight (8) single-family residential lots. The lots range in size from 6 to 8.5 gross acres.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **APRIL 4, 2018**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above 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: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on Sept 6, 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07885/GPA01202/TR37254 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

*D. Bradford 9/6/17*



**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:

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|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| TIME OF HEARING:  | 9:00 am or as soon as possible thereafter                                                                     |
| DATE OF HEARING:  | <b>FEBRUARY 21, 2018</b>                                                                                      |
| PLACE OF HEARING: | RIVERSIDE COUNTY ADMINISTRATIVE CENTER<br>BOARD CHAMBERS, 1ST FLOOR<br>4080 LEMON STREET, RIVERSIDE, CA 92501 |

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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



ASMT: 927340022, APN: 927340022  
SUSAN DALESSANDRO, ETAL  
41113 CAMINO NORTE  
TEMECULA, CA. 92592

ASMT: 927460004, APN: 927460004  
BOBBIE VALENTE, ETAL  
31938 HWY 79 S NO A116  
TEMECULA CA 92592

ASMT: 927340023, APN: 927340023  
CHRISTOPHER TEDESCO  
41075 CAMINO NORTE  
TEMECULA, CA. 92592

ASMT: 927460005, APN: 927460005  
PAMELA DUFFY  
40600 CALLE TOLEDO  
TEMECULA, CA. 92592

ASMT: 927340024, APN: 927340024  
HOMES FOR OUR TROOPS INC  
6 MAIN ST  
TAUNTOU MA 2780

ASMT: 927460007, APN: 927460007  
JEANNIE LYNCH, ETAL  
35510 SCHUBER LN  
TEMECULA, CA. 92592

ASMT: 927450002, APN: 927450002  
HEAVENSTONE CORP  
17800 CASTLETON DR NO 300  
CITY OF INDUSTRY CA 91748

ASMT: 927460011, APN: 927460011  
HELEN CASTILLO, ETAL  
35410 CALLE CHICO  
TEMECULA, CA. 92592

ASMT: 927460001, APN: 927460001  
MARCIA SMALLEY, ETAL  
7 EDGEWATER  
IRVINE CA 92604

ASMT: 927460012, APN: 927460012  
CHI LEE, ETAL  
13032 HART PL  
CERRITOS CA 90703

ASMT: 927460002, APN: 927460002  
GREGORY GOODMAN  
40605 CAMINO DEL VINO  
TEMECULA CA 92592

ASMT: 927460013, APN: 927460013  
CHRISTINA BILLINGS, ETAL  
35445 CALLE CHICO  
TEMECULA, CA. 92592

ASMT: 927460003, APN: 927460003  
GREG GOODMAN  
40599 CAMINO DEL VINO  
TEMECULA, CA. 92592

ASMT: 927460014, APN: 927460014  
JOHN GRANT, ETAL  
35485 CALLE CHICO  
TEMECULA, CA. 92592

ASMT: 927460019, APN: 927460019  
SANDRA KESHMIRI, ETAL  
40644 CALLE TOLEDO  
TEMECULA, CA. 92592

ASMT: 927470012, APN: 927470012  
ZARIK MENASSIAN  
1615 W MINES AVE  
MONTEBELLO CA 90640

ASMT: 927470006, APN: 927470006  
D LORENZ  
29030 BOBCAT DR  
MENIFEE CA 92584

ASMT: 927470013, APN: 927470013  
ZARIK MENASSIAN  
1615 MINES AVE  
MONTEBELLO CA 90640

ASMT: 927470007, APN: 927470007  
JANET WILLMS, ETAL  
35401 LOS NOGALES  
TEMECULA, CA. 92590

ASMT: 927480003, APN: 927480003  
SANDRA NIZETICH, ETAL  
4617 ADENMORE AVE  
LAKEWOOD CA 90712

ASMT: 927470008, APN: 927470008  
DEV CO, ETAL  
4170 MORENA BLV NO E  
SAN DIEGO CA 92117

ASMT: 927480004, APN: 927480004  
HELENA TYSARCZYK, ETAL  
35260 LOS NOGALES RD  
TEMECULA, CA. 92592

ASMT: 927470009, APN: 927470009  
MANUEL MEZA, ETAL  
35525 LOS NOGALES  
TEMECULA, CA. 92592

ASMT: 927480005, APN: 927480005  
JERI COTA, ETAL  
35280 LOS NOGALES RD  
TEMECULA, CA. 92592

ASMT: 927470010, APN: 927470010  
MIMI CHANG, ETAL  
NO 892200  
30777 RANCHO CALIFORNIA  
TEMECULA CA 92591

ASMT: 927480006, APN: 927480006  
MARIAN HAWKEY  
1534 COUNTRY CLUB DR  
ESCONDIDO CA 92029

ASMT: 927470011, APN: 927470011  
MICHAEL R GORDON INS SERVICES 401K PROFIT  
18141 BEACH BLV NO 250  
HUNTINGTON BEACH CA 90000

ASMT: 927490001, APN: 927490001  
YESENIA CANAS, ETAL  
35209 LOS NOGALES RD  
TEMECULA, CA. 92592



ASMT: 927490002, APN: 927490002  
SANDRA HUTCHENS, ETAL  
25102 OCEAN KNOLL  
DANA POINT CA 92629

ASMT: 927490003, APN: 927490003  
MICHAEL R GORDON INSURANCE SERVICES INC  
18141 BEACH BLVD NO 250  
HUNTINGTON BEACH CA 92648

ASMT: 941230004, APN: 941230004  
PATRICIA NADEAU, ETAL  
40170 CAMINO DEL VINO  
TEMECULA, CA. 92592

ASMT: 941230006, APN: 941230006  
SANDRA M FAMILY TRUST, ETAL  
40350 CAMINO DEL VINO  
TEMECULA, CA. 92592

ASMT: 941320002, APN: 941320002  
PATRICIA LIN  
C/O EUSTON HOMES  
910 CAMINO DEL MAR NO A  
DEL MAR CA 92014

ASMT: 942210017, APN: 942210017  
PATRICIA MCMILLAN, ETAL  
29379 RCH CALIFORNIA 201  
TEMECULA CA 92591

Koll Custom Homes  
c/o Greg Koll  
P.O. Box 1658  
Temecula, CA 92593

Koll Custom Homes  
c/o Greg Koll  
P.O. Box 1658  
Temecula, CA 92593

Love Engineering  
c/o Tom Love  
31915 Rancho Calif. Rd., Suite 200-166  
Temecula, CA 92591

Love Engineering  
c/o Tom Love  
31915 Rancho Calif. Rd., Suite 200-166  
Temecula, CA 92591

Heavenstone Corporation  
c/o William Sluss  
17800 Castleton Drive, Suite 300  
City of Industry, CA 91748

Heavenstone Corporation  
c/o William Sluss  
17800 Castleton Drive, Suite 300  
City of Industry, CA 91748

EMWD  
Warren A. Beck, P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

EMWD  
Warren A. Beck, P.E.  
P.O. Box 8300  
2270 Trumble Road  
Perris, CA 92570-8300

Rancho California Water Dist.  
42135 Winchester Road  
Temecula, CA 92590

Rancho California Water Dist.  
42135 Winchester Road  
Temecula, CA 92590

City of Temecula  
Community Development Department  
41000 Main Street  
Temecula, CA 92590

City of Temecula  
Community Development Department  
41000 Main Street  
Temecula, CA 92590

Southern Calif. Edison Co.  
P.O. Box 800  
Rosemead, CA 91770

Southern Calif. Edison Co.  
P.O. Box 800  
Rosemead, CA 91770

Temecula Valley Unified School District  
31350 Rancho Vista Road  
Temecula, CA 92592

Temecula Valley Unified School District  
31350 Rancho Vista Road  
Temecula, CA 92592

South Coast AQMD  
Attention: PRDAS  
21865 Copley Dr.  
Diamond Bar, CA 91765

South Coast AQMD  
Attention: PRDAS  
21865 Copley Dr.  
Diamond Bar, CA 91765

State of California San Diego Regional  
Water Quality Control Board  
2375 Northside Drive, Suite 100  
San Diego, CA 92108-2700

State of California San Diego Regional  
Water Quality Control Board  
2375 Northside Drive, Suite 100  
San Diego, CA 92108-2700

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

**TO:**  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

CZ 7885 / GPA 1202 / TR 37254 / EA 42839

*Project Title/Case Numbers*

Deborah Bradford, Project Planner

*County Contact Person*

(951) 955-6646

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Koll Custom Homes Inc., c/o Greg Koll

*Project Applicant*

P.O. Box 1658, Temecula, CA 92591

*Address*

North of Los Nogales Road, South of Rancho California Road, East of Anza Road, and West of Camino Del Vino

*Project Location*

GPA 1202 proposes to amend the General Plan Policy Area – Winery District to the Temecula Valley Wine Country Policy Area – Residential District. CZ 7885 proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre minimum lot size (CV-10) to Wine Country – Residential (WC-R), minimum 5-acre lot size. TR 37254 proposes to subdivide 51.5 gross acres into 8 single-family residential lots, 5-acre minimum lot size.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature* Project Planner \_\_\_\_\_  
*Title* *Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 08/01/2017  
Y:\Planning Master Forms\Templates\CEQA Forms\Form\_NOD.docx

Please charge deposit fee case#: ZEA42839 ZCFG6216

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

S\* REPRINTED \* R1510723

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: KOLIF CUSTOM HOMES \$50.00  
paid by: CK 1005  
EA42839  
paid towards: CFG06216 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Sep 24, 2015 10:42  
MGARDNER posting date Sep 24, 2015

\*\*\*\*\*  
\*\*\*\*\*

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

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



*Charissa Leach P.E.  
Assistant TLMA Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

4.1

## Memorandum

To: Planning Commission

Date: March 29, 2018

From: Dionne Harris, Project Planner, Planning Department

**RE: Staff Report, and Condition of Approval, Revision Information for Agenda Item 4.1 (CONDITIONAL USE PERMIT NO. 3761) To the Planning Commission,**

Issues have been brought to the Planning Department since the printing and noticing of the project to the public. Staff recommends a continuance off calendar so that all concerns can be addressed.



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

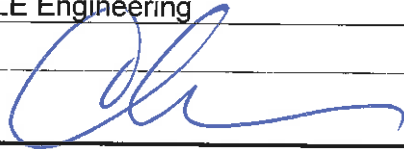
Agenda Item No.:

4.3

Planning Commission Hearing: April 4, 2018

**PROPOSED PROJECT**

|                              |                                |                           |                 |
|------------------------------|--------------------------------|---------------------------|-----------------|
| <b>Case Number(s):</b>       | CZ No. 7828, PM No. 36607      | <b>Applicant(s):</b>      | Fred Khoroushi  |
| <b>Select Environ. Type</b>  | Mitigated Negative Declaration |                           |                 |
| <b>Area Plan:</b>            | Southwest                      | <b>Representative(s):</b> | John Rogers     |
| <b>Zoning Area/District:</b> | Rancho California Area         |                           | CLE Engineering |
| <b>Supervisory District:</b> | First District                 |                           |                 |
| <b>Project Planner:</b>      | Brett Dawson                   |                           |                 |
| <b>Project APN(s):</b>       | 932-280-045                    |                           |                 |
| <b>Continued From:</b>       |                                |                           |                 |

  
Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 7828** proposes to change the zoning classification for the subject property from Residential Agricultural (RA-20) 20-acre minimum to Residential Agricultural (RA-5) 5-acre minimum.

**Tentative Parcel Map No 36607** is a Schedule "H" parcel map proposing to subdivide 20.2 gross acres into four (4) parcels with parcel sizes ranging from approximately 5 acres to 5.18 acres.

Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42685**, 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. 7828**, amending the zoning classification for the subject property from Residential Agricultural (RA-20) 20 Acre Minimum to Rural Agricultural – 5 Acre Minimum (R-A-5) subject to the attached conditions of approval, the pending ordinance, and based upon the findings and conclusions incorporated in the staff report and subject to the adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE PARCEL MAP NO. 36607**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.



**PROJECT DATA**

**Land Use and Zoning:**

|                                             |                                                    |
|---------------------------------------------|----------------------------------------------------|
| Specific Plan:                              | N/A                                                |
| Specific Plan Land Use:                     | N/A                                                |
| Existing General Plan Foundation Component: | Rural                                              |
| Proposed General Plan Foundation Component: | N/A                                                |
| Existing General Plan Land Use Designation: | Rural Mountainous (RM) (10-acre minimum)           |
| Proposed General Plan Land Use Designation: | N/A                                                |
| Policy / Overlay Area:                      | Santa Rosa Plateau/De Luz                          |
| Surrounding General Plan Land Uses          |                                                    |
| North:                                      | Rural Mountainous (RM) (10-acre minimum.)          |
| East:                                       | Rural Mountainous (RM) (10-acre minimum.)          |
| South:                                      | Rural Mountainous (RM) (10-acre minimum.)          |
| West:                                       | Rural Mountainous (RM) (10-acre minimum.)          |
| Existing Zoning Classification:             | Residential Agriculture (R-A-20) (20-Acre Minimum) |
| Proposed Zoning Classification:             | Residential Agriculture (R-A-5) (5-Acre Minimum)   |
| Surrounding Zoning Classifications          |                                                    |
| North:                                      | Residential Agriculture (20-acre minimum) (R-A-20) |
| East:                                       | Residential Agriculture (10-acre minimum) (R-A-10) |
| South:                                      | Residential Rural (5-Acre Minimum) (R-R)           |
| West:                                       | Residential Agriculture (5-Acre Minimum) (R-A-5)   |
| Existing Use:                               | Vacant                                             |
| Surrounding Uses                            |                                                    |
| North:                                      | Vacant                                             |
| South:                                      | Vacant                                             |
| East:                                       | Vacant                                             |
| West:                                       | Vacant                                             |

**Project Site Details:**

| <i>Item</i>                    | <i>Value</i>                | <i>Min./Max. Development Standard</i>            |
|--------------------------------|-----------------------------|--------------------------------------------------|
| Project Site (Acres):          | 20.2 Gross Acres            | 5-acre minimum in Santa Rosa Plateau policy area |
| Existing Building Area (SQFT): | N/A                         |                                                  |
| Proposed Building Area (SQFT): | 12,150 sq ft – 15,000 sq ft |                                                  |
| Floor Area Ratio:              | N/A                         |                                                  |
| Building Height (FT):          | N/A                         |                                                  |
| Proposed Minimum Lot Size:     | 5.01 Gross Acres            | 5-Acre Minimum                                   |

| <i>Item</i>                    | <i>Value</i> | <i>Min./Max. Development Standard</i> |
|--------------------------------|--------------|---------------------------------------|
| Total Proposed Number of Lots: | 4            |                                       |
| Map Schedule:                  | H            |                                       |

**Parking:**

| <i>Type of Use</i> | <i>Building Area (in SF)</i> | <i>Parking Ratio</i>   | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--------------------|------------------------------|------------------------|------------------------|------------------------|
| Residential        | N/A                          | 2 Spaces/Dwelling Unit | 8                      | N/A                    |
| <b>TOTAL:</b>      |                              |                        |                        |                        |

**Located Within:**

|                                          |                                          |
|------------------------------------------|------------------------------------------|
| Zoning District:                         | Rancho California                        |
| Community Service Area ("CSA"):          | 152                                      |
| Recreation and Parks District:           | No                                       |
| Special Flood Hazard Zone:               | Flood Control Zone 7                     |
| Area Drainage Plan:                      | No                                       |
| Dam Inundation Area:                     | No                                       |
| Agricultural Preserve                    | No                                       |
| Liquefaction Area:                       | No                                       |
| Fault Zone:                              | No                                       |
| Fire Zone:                               | Yes – Very High                          |
| Mount Palomar Observatory Lighting Zone: | Yes – Zone B 29.48 Miles from Mt Palomar |
| WRCMSHCP Criteria Cell:                  | No                                       |
| CVMSHCP Conservation Boundary:           | No                                       |
| Stephens Kangaroo Rat ("SKR") Fee Area:  | No                                       |
| Airport Influence Area ("AIA"):          | No                                       |
| Sphere of Influence                      | No                                       |

**PROJECT LOCATION MAP**

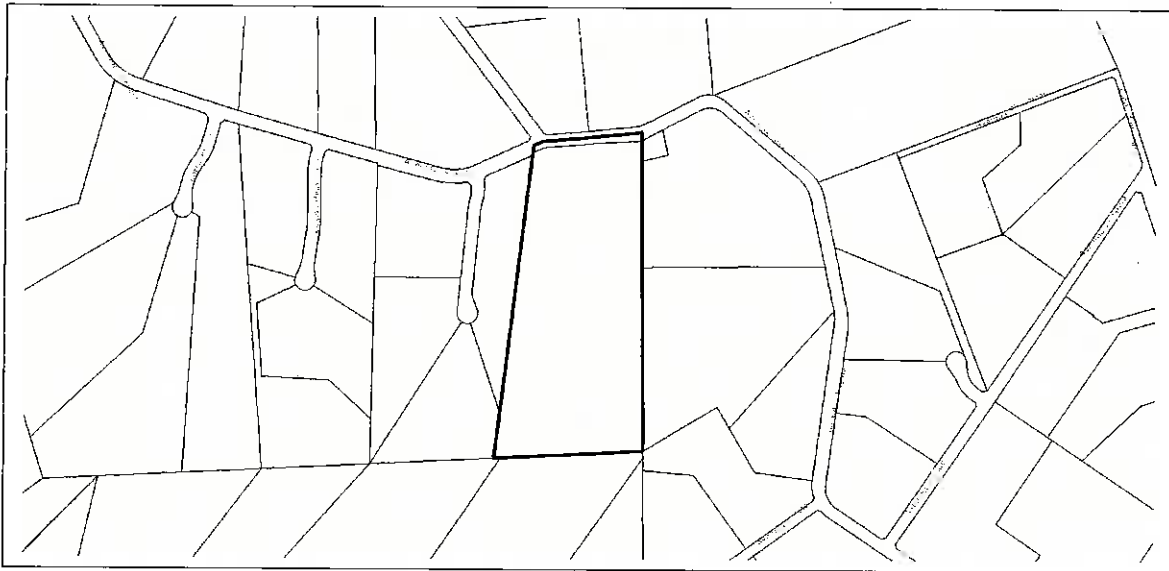


Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background:

The project site has a General Plan land use designation of Rural Mountainous and is located within the Santa Rosa Plateau/De Luz Policy Area within the Southwest Area Plan.

The project site is located within the Residential Agriculture (R-A-20) (20-acre minimum.) zoning classification. The change of zone is a request to change the zoning classification to Residential Agriculture (R-A-5) (5-Acre Minimum), which allows for single family residential uses.

To date, no letters have been received in support or opposition to the proposal.

Based on Native American consultation, notifications about this project were sent to four Native American groups who had requested to be noticed pursuant to AB 52.

## ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA), and it was determined that a Mitigated Negative Declaration (MND) was the appropriate environmental document for this project. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105. The IS found that although the proposed project could have a significant effect on the environment with the mitigation incorporated, and there will not be a significant effect in this case because mitigation measures and/or revisions in the project, described in the IS have been made or agreed to by the project proponent through Conditions of Approval.

## FINDINGS AND CONCLUSIONS

**In order for the County to approve a proposed project, the following findings are required to be made:**

*Policy Area Findings*

1. The project site has a General Plan Designation of Rural: Rural Mountainous (R:RM) (10-acre minimum.) located within the Santa Rosa Plateau/De Luz Policy Area within the Southwest Area Plan.

The Rural Mountainous land use designation generally allows single family residential uses with a maximum residential density of one dwelling unit per 10 acres. The map is proposing four lots ranging from 5 to 5.18 acres. However, the Santa Rosa Plateau/De Luz Policy Area specifically has policies that permit 5 acre lots within areas with a land use designation of Rural Mountainous:

SWAP 5.1 Notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:

- a) The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.
- b) The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "Severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater. Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.

Based on the review of the geotechnical report the County's Geologist has determined that the subject property meets these criteria of the above policies and will be able to subdivide the property into four (4), 5-acre lots. County Geologic Report GEO No. 2513 submitted for the project PM36607 prepared by Geocon West Inc. and the addendum stated that the 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. The risk for landslides at the site is low, and hazards due to rock fall should be mitigated by removal of perched rock during grading, particularly on Parcels 1 and 2. Due to the presence of hard granitic rock beneath the site and the remedial grading recommendations, there is no potential for liquefaction or subsidence, and seismically-induced settlements are not anticipated at the site. Condition of Approval 10.PLANNING.005 details the required recommendations listed in GEO no. 2513:

The developer should have the seismic survey performed for Parcel 1 once access is established. Grading will require heavy ripping with large equipment and may require rock breaking or blasting.

After clearing and grubbing of organic matter and other unsuitable material, undocumented fill, colluvium, and completely weathered bedrock shall be removed to expose intact moderately weathered bedrock.

The exposed surface shall then be scarified to a minimum depth of 6 inches and until the surface is free of from uneven features that would tend to prevent uniform compaction by the equipment to be used.

Grading and foundation plans should be reviewed by the Geotechnical Engineer prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations, as necessary.

Condition 60.PLANNING.24 requires that prior to grading permit issuance, the proposed lots shall provide sufficient area for septic tank filter fields on lands that are not subject to "Severe" limitations for such use due to either (1) shallow depth to bedrock of (2) slopes of 25% or greater.

Therefore, the project is consistent with the Rural Mountainous (R:RM) designation and Santa Rosa Plateau/De Luz Policy Area policies in that location of the expansion area for the septic tanks will not be located on slopes greater than 25% and the building site and access areas are considered stable as stated in the Slope Stability Analysis and Geotechnical Report. Therefore, the subdivision is consistent with the policies as listed above.

The new designation would also comply with Land Use policy 21.4, "Encourage Clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5 acre lots; however for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered."

The Santa Rosa Plateau/De Luz Policy area is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. This policy area supports rural residential development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve. The design of the Project is consistent with this policy area because it has four, minimum 5-acre lots on 20.21 gross acres. Regarding Land Use Policy 21.1 "Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural or manufactured appearance," the underlying planning design philosophy of this policy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

2. The project is not located within a Sphere of influence area.

#### *Fire Findings*

3. This land division is located within a very high fire hazard severity zone and a State Responsibility Area. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee shall be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRA's. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. Development of this project is in compliance sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, signage and building numbering, and emergency water standards. The Riverside County Fire Department has conditioned the project to provide an Environmental Constraint Sheet (ECS) that must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2. (COA 50.FIRE.1)

In addition, the project has been conditioned to have blue dot reflectors and meet the fire hydrant spacing requirements. The project has also been conditioned for the Riverside County Fire Department to review and approve water and access for all single family dwellings (COA 10.FIRE.1, 10.FIRE.2, 50.FIRE.2, 50.FIRE.4, 50.FIRE.5, 80.FIRE.1, and 80.FIRE.3). The ECS shall note that the project site is located within a State Responsibility Area. The project shall have blue dot reflectors and shall meet the fire hydrant spacing requirements. Additionally, the Fire Department shall review and approve review and approve water and access for all single family dwellings. (COA 50.FIRE.2, 50.FIRE.3, 50.FIRE.4, 50.FIRE.5, 50.FIRE.6, 60.FIRE.1, 80.FIRE.1, 80.FIRE.2, and 80.FIRE.3).

- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department and California Department of Forestry and Fire Protection.
4. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access – requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall have covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needs, or other vegetation, standards for signs identifying streets, roads and buildings.. All necessary roadway infrastructure exists and the project site is located adjacent to Avenida Escala and Hacienda Drive. There is adequate accessibility to the project site for all emergency service vehicles.

#### *Change of Zone Findings*

5. The following findings shall be made prior to making a recommendation to grant a Change of Zone, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

Change of Zone No. 7828 is a proposal to change the project site's Zoning Classification from Residential Agricultural (R-A-20) 20-Acre Minimum to Rural Agricultural – 5-Acre Minimum (R-A-5).

- a. The proposed project is consistent with the General Plan. It meets the General Plan principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances.

The General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice an opportunity for housing in

various styles, of varying densities and of a wide range of process and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.

This project provides opportunities for a higher level of density in the area which the highest level of density is a mobile home park, thus giving the community another option of housing type at this density level. The project in itself does emphasize both a compact and higher density choice. Based upon the above discussion, the project meets this principal.

General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. This project provides options for a more urban type of community in an area with existing suburban communities, thus meeting the intent of the principal.

6. The proposed amendment would maintain the primarily rural style residential atmosphere of the community that exists in the area, thus creating a compatible land use pattern that assists in protecting public health, safety, and welfare which is the foundational purpose of a General Plan.
7. The design of the proposed map is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan. The project site is not located within a Criteria Cell.
8. The site is physically suitable for the proposed type of development and density of the development because the site is rural and does not consist only of steep slopes or other natural conditions that would inhibit the proposed type of development. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses and zoning, which generally consist of Rural: Rural Mountainous.

#### *Flood Findings*

9. The project is located within Flood Control Zone 7. The topography of the area is hilly terrain. The grading proposed for the pads will result in minimal nuisance nature local runoff to the pad and should be considered free from ordinary storm flood hazard. The Riverside County Flood Control and Water Conservation District has reviewed and conditioned this project. Condition (10.FLOOD.001) states, "The topography of the area consists of well-defined ridges and natural watercourses which traverse the site. There is adequate area outside of the natural watercourses for building sites. In order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings, the natural watercourses shall be kept free of all buildings and obstructions. However, a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction should comply with all applicable ordinances."

#### *Mt Palomar Findings*

10. The project is located within Zone B of Mount Palomar Lighting District. According to the GIS database, the project site is located 29.48 miles away from Mt. Palomar Observatory within Zone B of Ordinance No. 655. The project has the potential to interfere with the observatory. The project is required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets.



*Parcel Map Findings*

11. The following findings shall be made prior to making a recommendation to grant a Tentative Parcel Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 60 (Subdivisions):

Tentative Parcel Map No. 36607 is a proposal to subdivide 20.2 acres into 4 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

- a. The proposed map is consistent with the County's General Plan and the Santa Rosa Plateau/De Luz Policy Area. The project proposes to develop 4 estate-size single family detached residential lots within the boundary of the project site. The project has a General Plan land use designation of Rural Mountainous and is located within the Southwest Area Plan. The Rural Mountainous land use designation allows single family residential uses, limited animal keeping and agricultural uses, with a maximum residential density of one dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25% and that do not have both county maintained access and access to community sewer and water systems. The map is proposing four lots ranging from 5 to 5.18 acres.

The Santa Rosa Plateau/De Luz Policy Area is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. This policy area supports rural residential development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve. The design of the Project is consistent with this policy area because it has 4- minimum 5 acre lot sized estate size lots with on 20.21 gross acres. To comply with Land Use Policy 21.1 "Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural or manufactured appearance." The underlying planning design philosophy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

The project is located within the Rural Mountainous (RM) (10-acre minimum.), the change of zone is a request to change the zone to Residential Agriculture (R-A-5) (5 Acre Minimum) which allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. The residential development would be rural in form, with large lots featuring single-family homes. The new designation would comply with Land Use policy 21.4, "Encourage Clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5 acre lots; however for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered."

- b. The proposed land division and the site is physically suitable for the proposed type of development and density of the development because the site is rural and does not consist only of steep slopes or other natural conditions that would inhibit the proposed type of development. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses,

which generally consist of Rural: Rural Mountainous. The surrounding area is currently being used for similar uses, single family homes with large rural lots.

- c. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage, and avoidably injure fish and wildlife or their habitat, and cause public health problems. The Santa Rosa Plateau Policy area is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. This policy area supports rural residential development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve. The design of the Project is consistent with this policy area because it has 4- minimum 5 acre lot sized estate size lots with on 20.21 gross acres. To comply with Land Use Policy 21.1 "Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural or manufactured appearance." The underlying planning design philosophy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

Environmental Assessment No. 42685 was prepared for the Project which includes Tentative Parcel Map No. 36607. The Environmental Assessment analyzed the Project's potential significant effects on the environment and made the required findings in compliance with the State CEQA Guidelines and Riverside County CEQA implementing projects. Based on the findings and conclusions in Environmental Assessment No. 42685 and the Project's conditions of approval, the design of Tentative Parcel Map No. 36607 is not likely to cause serious public health problems or substantially injure fish or wildlife or their habitat.

- d. Access Roads. The design and construction requirements as stated in sections A.1.a and A.1.b. above shall pertain for access road(s) from the nearest maintained road(s) as defined in Section 2.3 to the map boundary street(s).

#### *Schedule "H" Parcel Map Findings*

12. Based upon review by staff, the proposed Tentative Parcel Map is consistent with the minimum improvements as outlined in Section 10.13.A.2 (Schedule "H" Parcel Map Division) of Ordinance No. 460 as follows:

Streets. The minimum improvements for streets shall be as follows:

1. Parcels of no less than 5 acres in gross area.
  - a. Proposed Streets. No improvements are required. A Centerline study profile of the map street dedications shall be submitted to the Transportation Department for review and approval. Condition of Approval states, "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".
  - b. If the streets are to be accepted for maintenance by the County, the improvements shall be as follows:

- i) All streets except as noted in ii and iii below shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 106, Section B, unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions.
- ii) Non-circulatory streets located in an area where the geography will not sustain parcels of less size may have street section reduced to 28 feet in width. The street shall be improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461.
- iii) Rural Residential (Local) roads shall not be less than 24 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 138.

The following condition of approval (10.TRANS.1) ensures that the requirements of Ordinance No. 460 as it pertains to Schedule H improvements have been met:

“With respect to the conditions of approval for the references tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance No. 460 and Riverside County Road Improved Standards (Ordinance No. 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways or 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 binding as through occurring in all.”

- c. Access Roads: legal access shall be provided as defined in Section 3.10 of this ordinance. The project has been reviewed and conditioned by the County of Riverside Transportation Department, and found to comply with the ordinance.
- B. Street Improvement Plans. For the purposes of this section, Street Improvement Plans means plans prepared by a registered civil engineer and, as approved by the Transportation Department. The plans shall be drawn on acceptable reproducible material, drawn to a horizontal scale of not greater than 80 feet to an inch, a vertical scale of not greater than 8 feet to an inch, and contain a contour interval plotting of no greater than 5 feet. The plans shall show the following: The existing ground line profile at centerline, the plan view layout of all right-of-way dedications, the water courses and the rate of surface runoff for a 100-year storm, the proposed drainage facilities within road dedications, the roadway cut and fill slope requirements, and all major topographic features and existing improvements. Design parameters shall be in compliance with Ordinances Nos. 460 and 461, unless otherwise approved by the Director of Transportation. The project has been reviewed and conditioned by the County of Riverside Transportation Department and Flood Control District, and found to comply with the ordinance. Future development of the site will incorporate required water quality and erosion control measures from the County of Riverside and the San Diego Regional Water Quality Control Board to ensure that the quantity of surface water runoff discharged off the site is not adversely altered when compared to existing conditions.
- C. Other Improvements. Domestic water, fire protection facilities and electrical communication facilities shall be as required by the Advisory Agency. The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or

physically interfere with an emergency response plan or an emergency evacuation plan, therefore there is a less than significant impact. The Riverside County Fire Department has conditioned the project to provide an Environmental Constraints Sheet that 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 land division must comply with the special construction provisions contained in Riverside County Ordinance No. 787.2. In addition, the project has also been conditioned for the Riverside County Fire Department to review and approve water and access for all single family dwellings." The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. The applicant or the applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities.

D. Sewage disposal. The minimum requirements for sewage disposal shall be as follows:

1. No sewage disposal collection system is required; however, the land divider may be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board Standards. The Department of Environmental Health has required a floor plan on any proposed structure showing all proposed plumbing fixtures must be submitted for review to ensure proper septic tank sizing prior to issuance of building permit.

E. Agricultural Lands. The following agricultural land shall be exempt from all improvement requirements specified within this section:

1. Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act and Riverside County Ordinance No. 509.
2. Lands zoned A-1, A-2, or A-p, or A-D identified in the Riverside County Comprehensive General Plan as important farmland shown on the Agricultural Resources Map, and not less than 5 acres in size.

These do not apply as the area is zoned Residential Agriculture, (RA-20)(20 Acre minimum) and proposes to change the zone to Residential Agriculture (RA-5)(5 Acre Minimum). The site is surrounded by similar uses, and is will not impact agricultural lands.

#### *AB 52 Finding*

13. The project has been noticed per the requirements of Assembly Bill 52 (AB 52). Notifications were sent to four 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. Agua Caliente did not respond. Requests for consultation were received from Pechanga and Soboba. After reviewing the Cultural Report and the conditions of approval, Soboba had no additional comment.
14. The Pechanga Band of Luiseño Indians, using their tribal expertise has provided tribal cultural information that the project may fall within a Traditional Cultural Landscape. Pechanga believes this landscape to be a Tribal Cultural Resource. While the archaeological study (PDA04961: Phase I Cultural Resource Assessment Of Tentative Parcel Map 36607, Near Murrieta, Riverside County, California) did not indicate any physical archaeological resources on the property, it must be noted that Tribal Cultural Resources are not limited to only physical resources, but also include resources of an intangible nature, such as a landscape. However, in order for a Cultural Landscape to be

considered a Tribal Cultural Resource, as defined in Public Resources Code 21074, the landscape must be defined in terms of size and scope of the project and also be supported by substantial evidence. This evidence has not been provided and the landscape has not been geographically defined. As such, impacts in this regard have been analyzed in the Environmental Assessment and considered to be less than significant.

#### *MSHCP Findings*

15. the project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Southwest Area Plan. A MSHCP Consistency Analysis and Habitat Assessment for Parcel Map 36607 was prepared by Principe and Associates on January 8, 2016. The project site is not located within a Criteria Cell and is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or Joint Project review (JPR). Although the project is not located within a Criteria Cell, the project is still required to demonstrate consistency with Section 6.0 of the MSHCP.

Based upon the consistency analysis and habitat assessment it was found that there is an ephemeral drainage on the site that meets the MSHCP definition of Riparian/Riverine. However, the project will completely avoid the Riparian/Riverine habitat. Due to the steep sloping topography, other types of perennial or seasonal aquatic features that could be classified as freshwater wetlands are not present on the site. The project site does not support the required growing habitats for the six Narrow Endemic Plant Species. The project site is located in the vicinity of a MSHCP Conservation Area. The most proximate conservation area is Proposed Linkage 9 (Teneja Corridor), which is located approximately 1,000 feet south of the project site. The southern portion of the project site will remain undeveloped and undisturbed. Future development on the project site will incorporate required water quality and erosion control measures from the County of Riverside and the San Diego Water Quality Control Board to ensure that the quality and quantity of surface runoff discharged off the site is not adversely altered when compared to existing conditions. A habitat assessment for California red-legged frog was conducted as the project is located within Amphibian Species Survey Area 2. It was determined that the project site does not support the required habitat for the California Red-legged frog. The evaluation shows that the project is consistent with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the MSHCP.

#### *Consistency Findings*

16. The development standards of the proposed Residential Agricultural, 5-acre minimum (R-A-5) zone classification require a minimum lot size of 20,000 square feet. The proposed Project will conform to this standard because the minimum lot size for the proposed subdivision will be 217,800 square feet.

The development standards of the proposed Residential Agricultural, 5-acre minimum (R-A-5) zone require a minimum average lot depth of 150 feet. The proposed Project conforms to the standard because the minimum lot depth for each residential lot will be 500 feet.

The development standards of the proposed Residential Agricultural, 5-acre minimum (R-A-5) require a minimum average lot width of 100 feet. The proposed Project complies with the minimum average lot width requirements of the Residential Agricultural, 5-acre minimum (R-A-5) zone. The proposed Project conforms to the width standard because the minimum lot depth for each residential lot will be 240 feet.

Based on the above, the proposed Project will conform to the development standards of the proposed R-A-5 zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

*Oak Tree Management Findings*

17. The project is subject to the Riverside County Oak Tree Management Guidelines. The project site contains three coast live oak trees and one Engelmann oak tree. One coast live oak tree is located off-site to the west. The project will impact one coast live oak tree through the construction of a driveway and cul-de-sac. The project has been conditioned by the County Environmental Programs Division (EPD) that an Oak Tree Mitigation and Monitoring Plan shall be submitted to the County (EPD) staff for review and approval. And that prior to occupancy, the mitigation described within the Oak Tree Mitigation and Monitoring Plan shall be completed and approved by Riverside County EPD staff.

**PUBLIC HEARING NOTIFICATION AND OUTREACH**

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public.

**APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within 10 days of the notice of the Planning Commission's decision appearing on the Board of Supervisor's agenda.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07828 PM36607**  
**VICINITY/POLICY AREAS**

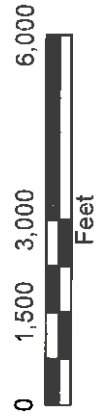
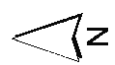
Supervisor: Jeffries  
 District 1

Date Drawn: 08/24/2017  
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan update and has since then revised the conditions for unincorporated Riverside County parcels. This new General Plan may contain different type of land use than is provided for in the existing zoning. For further information please contact the Riverside County Planning Department at (760)938-4427. Email: [planning@riverside.ca.gov](mailto:planning@riverside.ca.gov)



RIVERSIDE COUNTY PLANNING DEPARTMENT

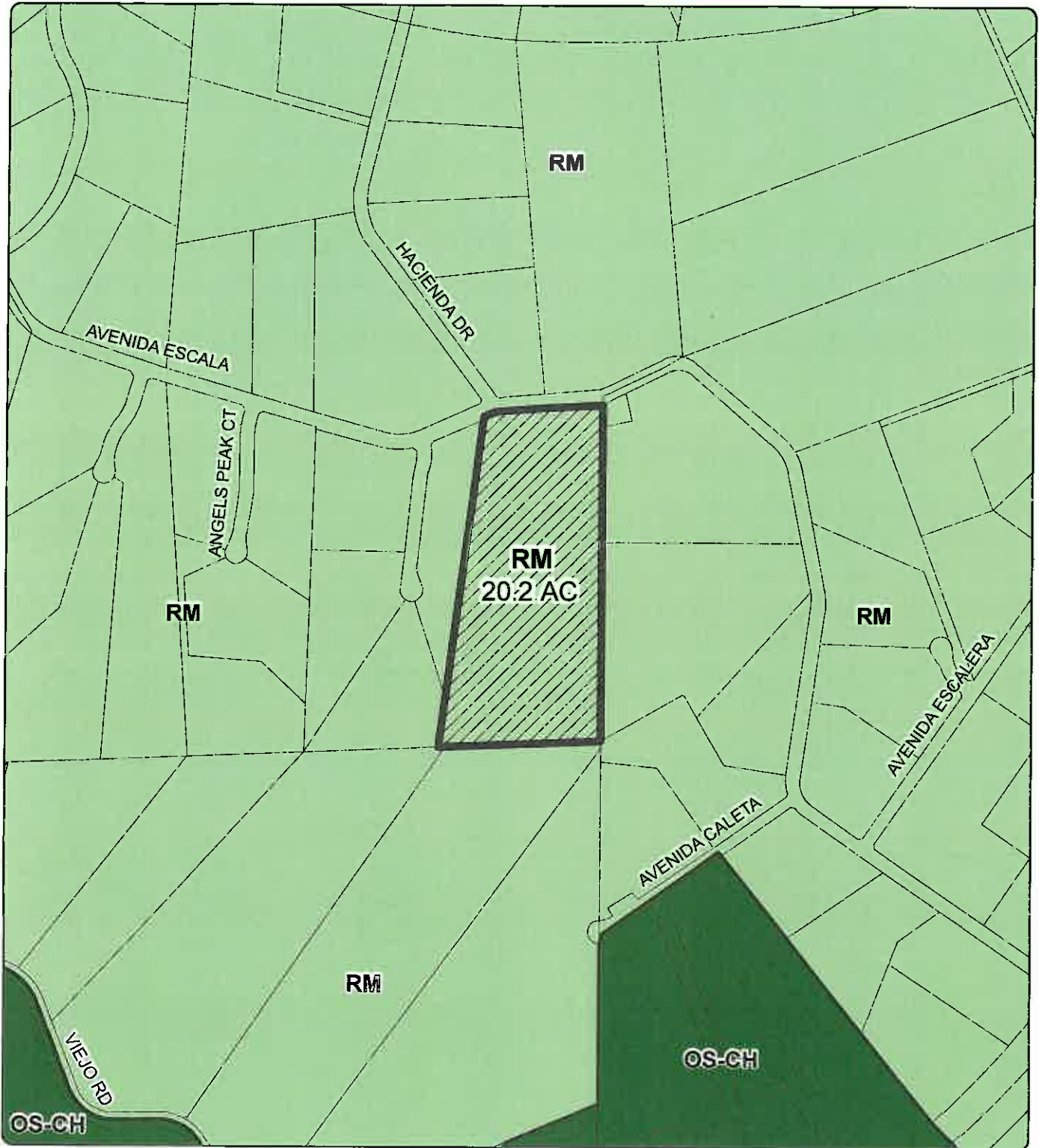
CZ07828 PM36607

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

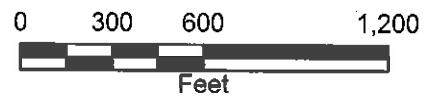
Date Drawn: 08/24/2017

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.netrma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07828 PM36607

Supervisor: Jeffries  
District 1

Date Drawn: 08/24/2017  
Exhibit 1

LAND USE



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)863-9277 (Eastern County) or Website <http://planning.rclma.org>



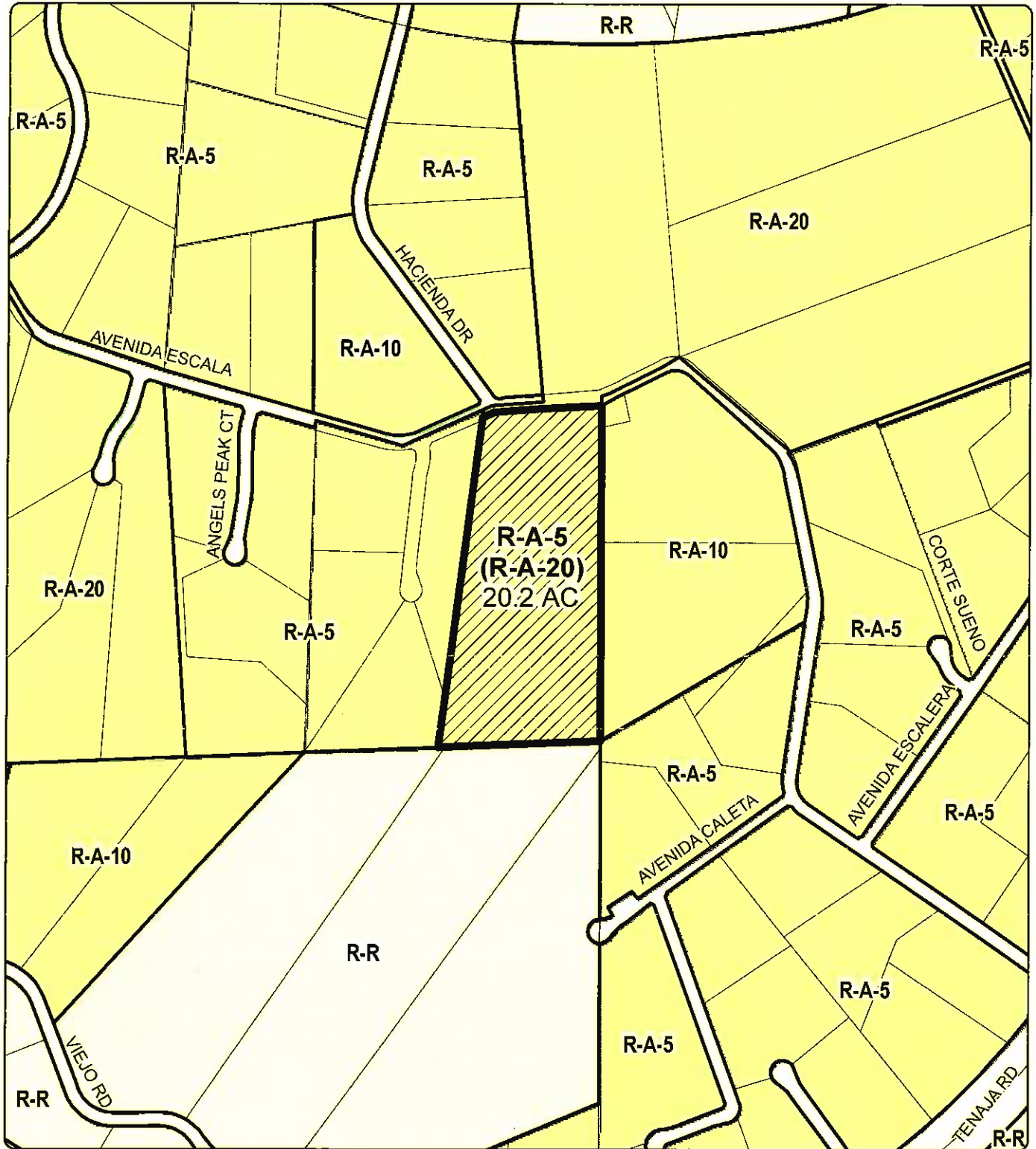
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07828 PM36607

PROPOSED ZONING

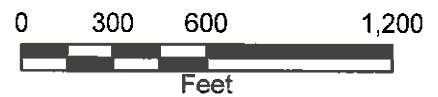
Supervisor: Jeffries  
District 1

Date Drawn: 08/24/2017  
Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen

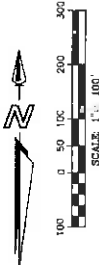
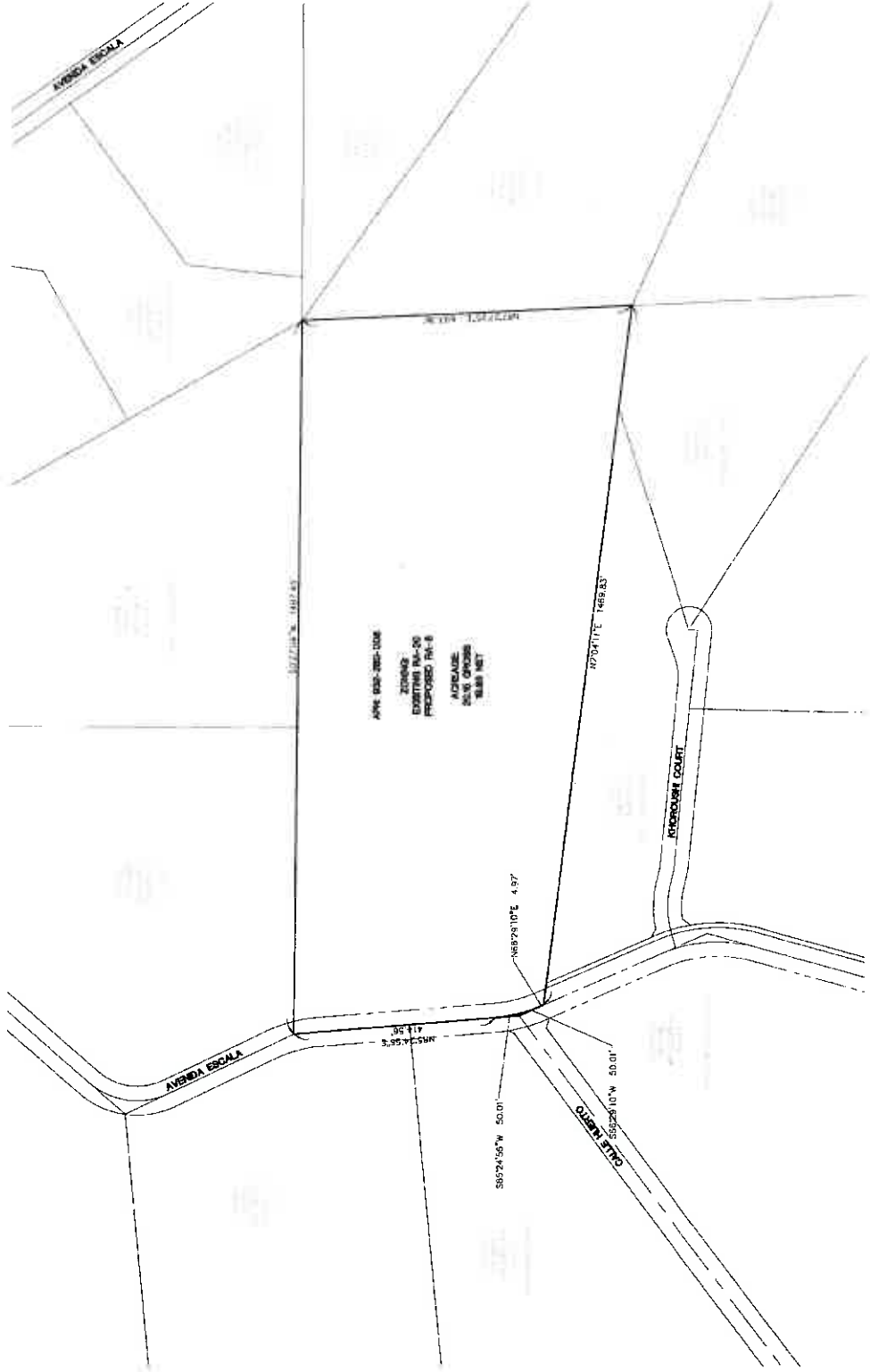


**DISCLAIMER:** On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)663-8277 (Eastern County) or Website <http://planning.rctlma.org>

IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA

# CHANGE OF ZONE EXHIBIT

SEPTEMBER 2013  
 FILED IN THE OFFICE OF THE COUNTY CLERK, RIVERSIDE COUNTY, CALIFORNIA AT  
 1:00 P.M. ON SEPTEMBER 11, 2013.



**GENERAL NOTES**

APPLICANT/PREPARED BY:

**cleengineering**  
 4114 Elm Street Suite C Riverside, CA 92502  
 Phone: 951.681.1030 Fax: 951.681.1036

OWNER:  
 P. A. NIX 0234, RANDO SANTA FE, CA 92567  
 PHONE: (951) 650-0001 FAX: N/A

FLOOD ZONING: NO FLOOD ZONING (NON-PAINTED)  
 NOT IN A FLOOD ZONE  
 PROPERTY NOT IN A SPECIAL ZONE  
 PROPERTY NOT SUBJECT TO FLOOD MAPS  
 PROPERTY NOT SUBJECT TO FLOOD MAPS  
 NOT WITH SPECIAL PLAN  
 PROPERTY IS WITHIN A COMMUNITY SERVICE DISTRICT

ZONING: RA-5  
 LAND USE: AGRICULTURE  
 PROPOSED ZONING: RA-5 (SINGLE-FAMILY RESIDENTIAL AGRICULTURE)

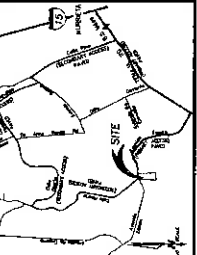
ASSESSOR'S PARCEL ID: 888-288-1008  
 ADDRESS: 774 AMBIDA ESCALA  
 TOTAL ACRES: 10.31 ACRES ± NET ACRES

SOURCE OF INFORMATION:  
 COURTESY OF CLEENGINEERING  
 JANUARY 11, 2011

CONTOUR INTERVAL:  
 SCHOOL DISTRICT: MURRIETA VALLEY UNIFIED  
 SCHOOL DISTRICT

UTILITIES:  
 CABLE: NONE  
 WATER: E.A.W.D. - RIVERSIDE COUNTY  
 ELECTRICITY: SOUTHERN CALIFORNIA Edison  
 GAS: PROPANE

DATE MAP PREPARED: 01/04/2013  
 JOB NO: 1027102  
 THOMAS BRIS 2011, MAP CORRID 205 10



IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY, CALIFORNIA  
**TENTATIVE**  
**PARCEL MAP 36607**

MARCH 2013  
 BEING A DIVISION OF PARCEL 31 AS SHOWN ON PARCEL MAP 36607, APPROVED BY THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY, CALIFORNIA, AND THE OFFICE OF THE RIVERSIDE COUNTY RECORDER AT RIVERSIDE, CALIFORNIA, LING IN SECTION 2, T12S, R12E, S18M.

PROPOSED SCHEDULE "H"

PARCEL 1  
 PM 17688  
 MB 17785-84

PARCEL 2  
 PM 14892  
 MB 17785-84

PARCEL 3  
 PM 14892  
 MB 17785-84

PARCEL 4  
 PM 14892  
 MB 17785-84

PARCEL 5  
 PM 14892  
 MB 17785-84

PARCEL 6  
 PM 14892  
 MB 17785-84

PARCEL 7  
 PM 14892  
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PARCEL 8  
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PARCEL 9  
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PARCEL 10  
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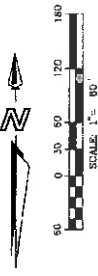
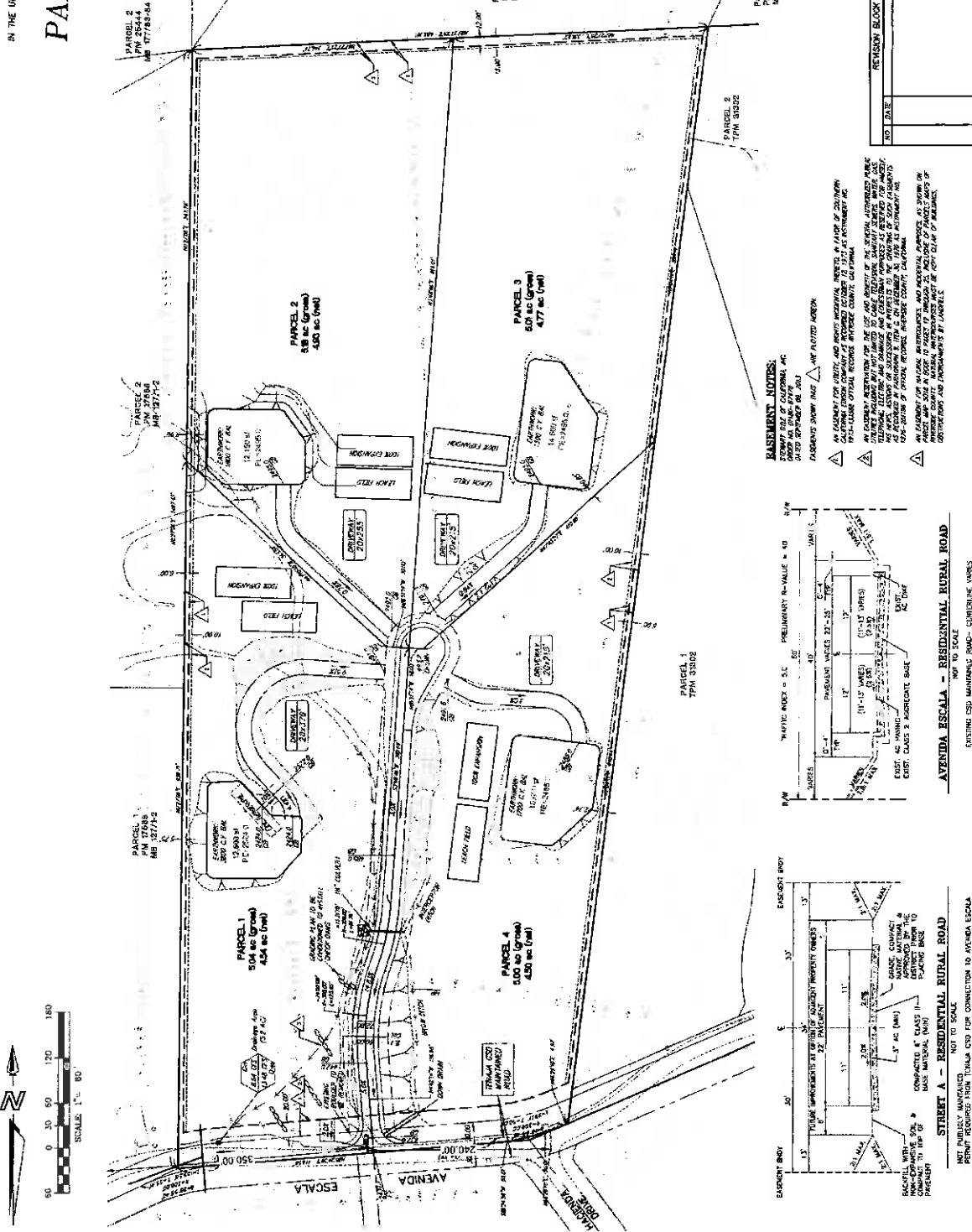
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PARCEL 22  
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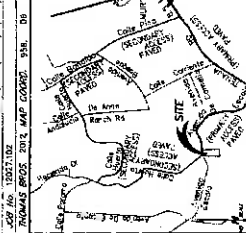


**GENERAL NOTES**  
 APPLICANT/PREPARER: JF  
 ENGINEER: cleengineering  
 41148 Sun Street, Suite B, Murietta, CA 92587  
 PHONE: 951-341-1111 FAX: 951-341-1112

OWNER: ESTIMOTE LLC - PENDING APPROVAL  
 P.O. BOX 8253, HANCOCK SANTA FE, CA 91087  
 PHONE: (760)838-0000 FAX: N/A

THIS PARCEL MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

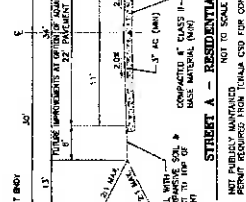
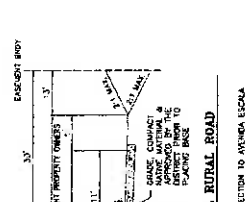
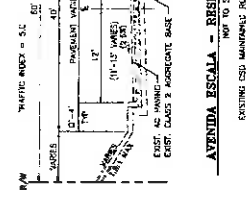
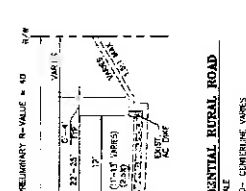
UTILITIES: VERIZON  
 CABLE: NONE  
 WATER: LA BWD  
 SEWER: SOUTHERN CALIFORNIA Edison  
 ELECTRICITY: SOUTHERN CALIFORNIA Edison  
 GAS: PROPANE

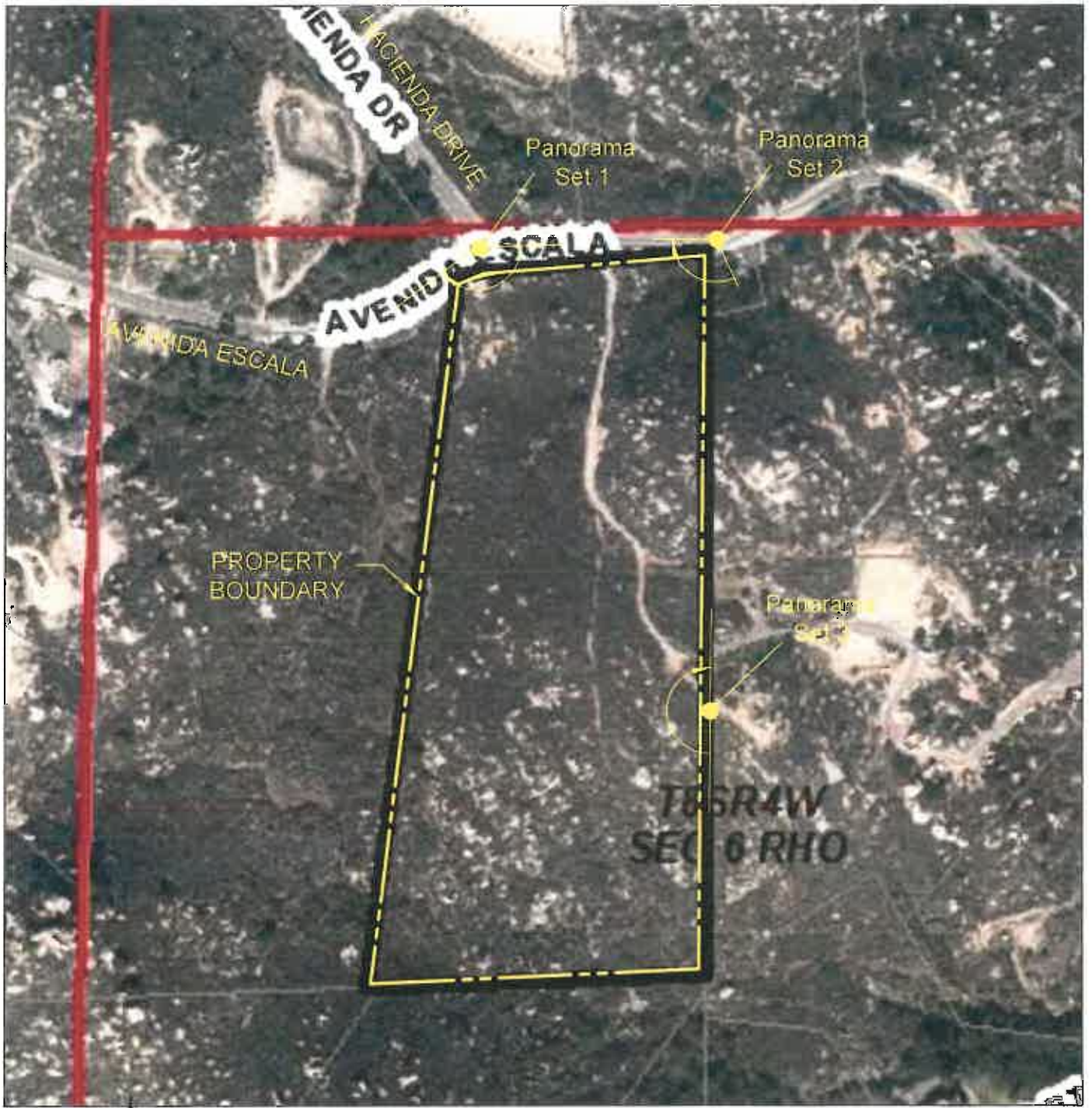


**BASEMENT NOTES:**  
 FARMERS SHOW THAT THE EXISTING FOUNDATION IS NOT ADEQUATE FOR THE PROPOSED FOUNDATION. THE FOUNDATION SHALL BE RECONSTRUCTED TO SUPPORT THE PROPOSED FOUNDATION. THE FOUNDATION SHALL BE RECONSTRUCTED TO SUPPORT THE PROPOSED FOUNDATION. THE FOUNDATION SHALL BE RECONSTRUCTED TO SUPPORT THE PROPOSED FOUNDATION.

**AVENIDA ESCALA - RESIDENTIAL RURAL ROAD**  
 EXISTING 60' WIDE ROAD, 12' WIDE CURBSIDE LANE, 12' WIDE SHOULDER. PRELIMINARY R-VALUE = 10.  
 EXISTING 60' WIDE ROAD, 12' WIDE CURBSIDE LANE, 12' WIDE SHOULDER. PRELIMINARY R-VALUE = 10.

**STREET A - RESIDENTIAL RURAL ROAD**  
 EXISTING 60' WIDE ROAD, 12' WIDE CURBSIDE LANE, 12' WIDE SHOULDER. PRELIMINARY R-VALUE = 10.  
 EXISTING 60' WIDE ROAD, 12' WIDE CURBSIDE LANE, 12' WIDE SHOULDER. PRELIMINARY R-VALUE = 10.





A PORTION OF SECTION 6, TOWNSHIP 8 SOUTH,  
RANGE 4 WEST



SCALE: 1"=300'

TPM 36607  
Photo Index Exhibit

**cleengineering**

41146 Elm Street Suite G Murrieta, CA. 92562  
Phone: 951.698.1830 Fax: 951.698.8656

DATE:  
10/21/13

SHEET:  
1 / 1



Panorama Set 1 (Avenida Escala near West Property Line)



Photo 1 (Looking East)



Photo 2



Panorama Set 1 (Avenida Escala near West Property Line)



Photo 3



Photo 4

Panorama Set 1 (Avenida Escala near West Property Line)



Photo 5



Photo 6 (Looking West)

Panorama Set 2 (Avenida Escala near East Property Line)



Photo 7



Photo 8

Pamarama Set 2 (Avenida Escala- East Property Line)



Photo 9



Photo 10



Pamarama Set 2 (Avenida Escala- East Property Line)

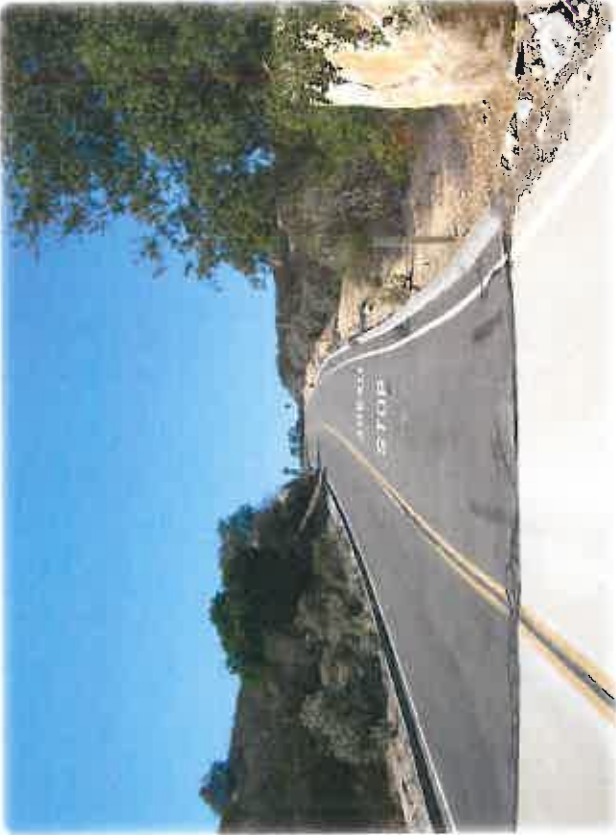


Photo 11 (Looking West)

Pamarama Set 2 (Avenida Escala- East Property Line)



Photo 12 (Looking South)



Photo 13



Pamarama Set 3 (Near Midpoint of Easterly Property Line)



Photo 14



Photo 15

Pamarama Set 3 (Near Midpoint of Easterly Property Line)



Photo 16



Photo 17

Pamarama Set 3 (Near Midpoint of Easterly Property Line)



Photo 18

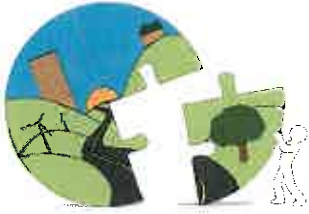


Photo 19

Pamarama Set 3 (Near Midpoint of Easterly Property Line)



Photo 20 (Looking North)



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: PM36607 CZ07828

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: Brett Dawson Title: Project Planner Date: March 6, 2018

Applicant/Project Sponsor: John Rogers Date Submitted: April 17, 2014

**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 Brett Dawson at [bdawson@rivco.org](mailto:bdawson@rivco.org) (951) 955-0972



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

**Environmental Assessment (E.A.) Number:** 46285  
**Project Case Type (s) and Number(s):** Parcel Map No. 36607, Change of Zone No. 7828  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Brett Dawson, Project Planner  
**Telephone Number:** (951) 955-0972  
**Applicant's Name:** Fred Khoroushi  
**Applicant's Address:** P.O. Box 9293, Rancho Santa Fe, CA 92067

**I. PROJECT INFORMATION**

- A. Project Description:** Change of Zone No. 7828 ("CZ No. 7828") proposes to change the site's zoning classification from Residential Agricultural 20-Acre Minimum (RA-20) to Residential Agricultural 5-Acre Minimum (RA-5).

The Tentative Parcel Map is a Schedule "H" parcel map proposing to subdivide 20.2 gross acres into four (4) parcels with parcel sizes ranging from approximately 5 acres to 5.18 acres.

The project is located within the Southwest Area Plan, within the Santa Rosa Plateau/De Luz Policy Area, located southeast of the intersection of Avenida Escala and Hacienda Drive.

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

**C. Total Project Area:**

|                         |         |                        |                                |
|-------------------------|---------|------------------------|--------------------------------|
| Residential Acres: 20.2 | Lots: 4 | Units:                 | Projected No. of Residents: 16 |
| Commercial Acres:       | Lots:   | Sq. Ft. of Bldg. Area: | Est. No. of Employees: 0       |
| Industrial Acres:       | Lots:   | Sq. Ft. of Bldg. Area: | Est. No. of Employees: 0       |
| Other:                  |         |                        |                                |

- D. Assessor's Parcel No(s):** 932-280-008

**Street References:** The project is located within the Southwest Area Plan, within the Santa Rosa Policy Area, located southeast of the intersection of Avenida Escala and Hacienda Drive.

- A. Section, Township & Range Description or reference/attach a Legal Description:** Section 6, Township 8 South, Range 4 West

- B. Brief description of the existing environmental setting of the project site and its surroundings:** The topography of the area consists of rolling hills, sparse trees, mostly coastal sage scrub, with a dirt road bisecting the property. Surrounding land uses include vacant land, and single family residences.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

- 1. Land Use:** The proposed project meets the requirements of the General Plan Land Use Designation of Rural: Rural Mountainous (R:RM) and all applicable policies. The proposed project would meet the following General Plan and Southwest Area Plan Policies.



2. Riverside County General Plan Land Use Element: LU

Southwest Area Plan Land Use Policies: SWAP 5.1 and General Plan Principle IV.A.1..

3. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan. The project includes adding a cul-de-sac that will provide access for the residences.
4. **Multipurpose Open Space:** There are areas of the map, mapped as "Drainage" on the Biological resources Map of the document titles "Western Riverside County Muntiple Specied Habitat Conservation Plan Consistency Analysis Tentative Parcel Map 36607" that are required to be mapped and labeles "Delineated Constraint Area (MSHCP Riparian/Riverene)" on the Environmental Constraints Sheet. The proposed project meets with all other applicable Multipurpose Open Space element policies.
5. **Safety:** The proposed project is within a State Responsibility High Fire Area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
6. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
7. **Housing:** The proposed project meets all applicable Housing Element Policies of the general Plan including policy 5.1.
8. **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.
9. **Healthy Communities:** The proposed project meets all applicable Health Community Policies: HC 2.2; HC 3.3; HC4.1; HC 9.2; HC 14.1.

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

C. **Foundation Component(s):** Rural

D. **Land Use Designation(s):** Rural Mountainous

E. **Overlay(s), if any:** Rancho California Zoning Area

F. **Policy Area(s), if any:** Santa Rosa Plateau/De Luz Policy Area

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest

2. **Foundation Component(s):** Rural

- 3. **Land Use Designation(s):** Rural Mountainous
- 4. **Overlay(s), if any:** Rancho California Zoning Area
- 5. **Policy Area(s), if any:** Santa Rosa Plateau/De Luz Policy Area

**H. Adopted Specific Plan Information**

- 1. **Name and Number of Specific Plan, if any:** N/A
- 1. **Specific Plan Planning Area, and Policies, if any:** N/A

**I. Existing Zoning:** Residential Agriculture (R-A-20)(20-Acre Minimum)

**J. Proposed Zoning, if any:** Residential Agriculture (R-A-5)(5-Acre Minimum)

**K. Adjacent and Surrounding Zoning:** Residential Agriculture (20-Acre minimum) (R-A-20) to the north, Residential Agriculture (10-Acre minimum) (R-A-10) to the east, Residential Agriculture (5 Acre Minimum)(R-A-5) to the west, Residential Rural (5 Acre Minimum) (RR) 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"/> 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 checked="" type="checkbox"/> Biological Resources          | <input type="checkbox"/> Noise                                | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Cultural Resources                       | <input checked="" type="checkbox"/> Paleontological Resources | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology / Soils               | <input type="checkbox"/> Population / Housing                 |                                                             |
| <input type="checkbox"/> Greenhouse Gas Emissions                 | <input type="checkbox"/> Public Services                      |                                                             |
| <input checked="" 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

\_\_\_\_\_  
Date

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 General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no impacts.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique landmark features, open to the public, as these features do not exist on the project site. There are several rock outcroppings on the site, as the area is mountainous. The rock outcroppings are sparse and unexceptional, they are typical of the many outcroppings of the area. The project will not result in the creation of an aesthetically offensive site open to public view. There are no scenic resources onsite. The potential creation of an additional single family home on each of two 5-acre lots will be consistent with the existing homes in the surrounding area. Therefore, impacts are considered less than significant.

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 Observatory, as protected through Riverside County Ordinance No. 655? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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

Findings of Fact:

a) According to the GIS database, the project site is located 29.48 miles away from Mt. Palomar Observatory within Zone B of Ordinance No. 655. The project has the potential to interfere with the observatory. The project is required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. These requirements are considered standard and not mitigation for CEQA purposes. 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>3. Other Lighting Issues</b>                                                                                       | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels?                                                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The parcels created by this tentative map will likely ultimately be developed with residential units similar in character with any surrounding residential development. Therefore, the project is not anticipated to create a significant new source of light or glare in the area or expose adjacent residential properties to unacceptable light levels. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| <b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project                                                                                                                                                                                   |                          |                          |                                     |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <b>4. Agriculture</b>                                                                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|                                                                                                                                                               | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-------------------------------------|
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?                           | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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

Findings of Fact:

- a) The project is located on a land designated as "other lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Impacts are considered less than significant.
- b) The project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore there is no impact.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore there is 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))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of forest land or conversion of forest land to non-forest use?                                                                                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:



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

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. Therefore there is no impact.

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

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AIR QUALITY** Would the project

**6. Air Quality Impacts**

|                                                                                                                                                                                                                                                                                             | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| 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 CEQA Air Quality Handbook

Findings of Fact:

a) The project site is located in the South Coast Air Basin (SCAB). The project area is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.

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

SCAQMD and the Southern California Association of Governments (SCAG) are responsible for preparing the Basin's air quality management plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, projects that are consistent with the regional population, housing, and employment forecasts identified by SCAG are considered to be consistent with the AQMP growth projections, since the forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP. Additionally, since SCAG's regional growth forecasts are based upon, among other things, land uses designated in County general plans, a project that is consistent with the land use designated in a County's General Plan would also be consistent with the SCAG's regional forecast projections, and thus also with the AQMP growth projections.

The proposed project is consistent with the designated land uses allowed in the Riverside County General Plan and the Southwest Area Plan. Consequently, the growth resulting from project implementation would be consistent with SCAG's regional forecast projections, and, in turn, would also be consistent with the growth projections accounted for in SCAQMD's AQMP. Therefore, the project would not conflict with, or obstruct, implementation of the AQMP and this impact would be less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state federal particulate matter standards. Any development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan requirements, land use designations, and the Southwest Area Plan policies. The General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed project would not exceed emissions protected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in the EIR No. 521 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. However, the proposed project will result in only three more single family residences than would be

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

allowed right currently on the subject property in its current zone, and projects of this type and size do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a project-specific or cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, 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 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 residential, which is considered a sensitive receptor, however, due to the type and small size of the project, it is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors, therefore impacts will be less than significant.

e) The project is not located in close proximity to a substantial point source emitter; therefore no impact is anticipated.

f) The project will not create objectionable odors affecting a substantial number of people. There will be no impacts.

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"/> |
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|                                                                                                                                                                                                                                                                                                |                          |                          |                          |                                     |
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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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|                                                                                                                                                                                                                                                                                                              |                          |                          |                          |                                     |
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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 Wildlife or U. S. Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|

|                                                                                                                   |                          |                          |                                     |                          |
|-------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with | <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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| established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?                                                                                                                                                     |                                |                                                    |                              |                                     |
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?                  | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?                                                                                                                                  | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/>            |

Sources: Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), MSHCP Consistency Analysis and Habitat Assessment for Parcel Map 36607 prepared by Principe and Associated dated January 8, 2016 (PDB06297), Riverside County Oak Tree Management Guidelines

Findings of Fact:

a) The project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is not located within a Criteria Cell and is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or Joint Project Review (JPR). Although the project is not located within a Criteria Cell, the project is still required to demonstrate consistency with Section 6.0 of the MSHCP. A summary of the consistency analysis prepared by Principe and Associates provided herein.

**Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)**

According to the habitat assessment conducted by Principe and Associates, there is an ephemeral drainage on the site that meets the MSHCP definition of Riparian/Riverine. However, the project will completely avoid the Riparian/Riverine habitat. The project will not impact the Riparian/Riverine habitat. Due to the steep sloping topography, other types of perennial or seasonal aquatic features that could be classified as freshwater wetlands are not present on the site (i.e., rivers/streams/creeks, lakes, playas, marshes/pools, seasonally flooded meadows, bogs, swamps, fens, springs, vernal pools, 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 (NEPSSA) 9. A habitat assessment was required for the following Narrow Endemic Plant Species: Many-stemmed dudleya, California Orcutt grass, Spreading navarretia, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis. According to the habitat assessment conducted by Principe and Associates, the project site does not support the required growing habitats for the six Narrow Endemic Plant Species. The project is consistent with Section 6.1.3 of the MSHCP.

**Section 6.1.4 (Guideline Pertaining to the Urban/Wildlands Interface)**

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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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The project site is located in the vicinity of a MSHCP Conservation Area. The most proximate conservation area is Proposed Linkage 9 (Tenaja Corridor), which is located approximately 1,000 feet south of the project site. The southern portion of the project site will remain undeveloped and undisturbed. Future development on the project site will incorporate required water quality and erosion control measures from the County of Riverside and the San Diego Regional Water Quality Control Board to ensure that the quantity and quality of surface water runoff discharged off the site is not adversely altered when compared to existing conditions. The project is subject to the Urban/Wildlands Interface Guidelines pertaining to drainage/toxics and grading/land development. The project 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 Amphibian Species Survey Area 2. A habitat assessment for California red-legged frog was conducted by Principe and Associates. The preferred habitats of the California red-legged frog are lowland streams, wetlands, riparian woodlands, and livestock ponds. No standing of flowing water was observed on the project site. It was determined that the project site does not support the required habitat for the California red-legged frog. The project is consistent with Section 6.3.2 of the MSHCP.

For these reasons, 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. The County of Riverside will condition the project for compliance with the Urban/Wildlands Interface Guidelines. Impacts will be less than significant.

b-c) According to the MSHCP Consistency Analysis and Habitat Assessment prepared by Principe and Associates, based on a review of pertinent biological literature, it was determined that candidate, sensitive, or special status plant or animal species have a low probability of occurring on the site. The Cieneba rocky sandy loam mapped on the site does not provide habitat for listed plant species that are restricted to clay and/or saline-alkali soils. The project site does not support seasonal aquatic features that provide suitable habitat for listed species of fairy shrimp. No riparian habitat is present on the project site. No impacts to endangered, threatened, candidate, sensitive, or special status species will occur.

d) MSHCP Proposed Linkage 9 (Tenaja Corridor) is located approximately 1,000 feet south of the project site. The southern portion of the project site will remain undeveloped and undisturbed. The County of Riverside will condition the project for compliance with the MSHCP Urban/Wildlands Interface Guidelines.

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and state laws, including California Department of Fish and Wildlife (CDFW) requirements. 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 nesting bird habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The County of Riverside has conditioned the project for a nesting bird survey prior to grading permit issuance.

The proposed 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.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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e-f) According to the habitat assessment conducted by Principe and Associates, there is an ephemeral drainage within the southern portion of the site. However, the project has been conditioned (50.EPD.001) to completely avoid the drainage feature. No wetland, marsh, or vernal pool habitat is present on the project site. The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community or federally protected wetland. No impacts will occur.

g) The project is subject to the Riverside County Oak Tree Management Guidelines. The project site contains three coast live oak trees and one Engelmann oak tree. One coast live oak tree is located off-site to the west. The project will impact one coast live oak tree through the construction of a driveway and cul-de-sac. In addition to the mapped oak trees, three live oak trees shall be required as mitigation for the removal of a single Coast Live Oak Tree as a result of project development must be included in ECS. Oak trees shall be identified as "Oak Tree Not to be Disturbed". The County of Riverside Planning Department Environmental Programs Division (EPD) requires a Mitigation and Monitoring Plan when impacts to oak trees are proposed. The project has been conditioned by the County to provide a Mitigation and Monitoring Plan for the impacts to oak trees. Impacts will be less than significant with mitigation incorporated.

**Mitigation:** Prior to Grading Permit Issuance, an Oak Tree Mitigation and Monitoring Plan shall be submitted to the County of Riverside Environmental Programs Division (EPD) staff for review and approval. This is to verify the three oak trees have been implemented on the plan, and no further oak trees have been removed. Prior to occupancy, the mitigation described within the Oak Tree Mitigation and Monitoring Plan shall be completed and approved by Riverside County EPD staff.

**Monitoring:** Condition of approval (60.PLANNING.23) Has been added to the conditions of approval, requiring an Oak Tree Mitigation and Monitoring Plan prior to Grading Permit issuance.

**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; PDA04961: Phase I Cultural Resource Assessment Of Tentative Parcel Map 36607, Near Murrieta, Riverside County, California.

**Findings of Fact:**

a)Based upon analysis of records and a survey of the property by Applied Earthworks, 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 no impacts occur.

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



| 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.

| 9. Archaeological Resources                                                                                                                          | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| a) Alter or destroy an archaeological site.                                                                                                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries?                                                                 | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input 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:** On-site inspection, Project application Materials; PDA 04961: Phase 1 Cultural Resource Assessment Of Tentative Parcel Map 36607, Near Murrieta, Riverside County California.

**Findings of Fact:**

**Source:** On-site Inspection, Project Application Materials; PDA04961: Phase I Cultural Resource Assessment Of Tentative Parcel Map 36607, Near Murrieta, Riverside County, California

**Findings of Fact:**

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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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 are considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: Archaeological and Tribal monitoring will be required.

**GEOLOGY AND SOILS** Would the project

**10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact:

a-b) The GIS database defines the project area as not within a fault zone. The potential for surface ground rupture to occur at the project site is considered low. The project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**11. Liquefaction Potential Zone**

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

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

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

Findings of Fact:

a) According to the GIS Database, the liquefaction potential on the site is considered negligible. The project will have less than significant impact.

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," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

a) According to the GIS Database, no active or potentially active fault is known to exist at this 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. California Building Code (CBC) requirements pertaining to development will prevent any potential impact from rising to a level of significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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" County Geologic Report GEO No. 2513, submitted for the project PM36607, APN 932-280-045, was prepared by Geocon West, Inc. The report is titled; "Geotechnical Investigation and Percolation Testing, Tentative Parcel Map 36607, Tenaja Area, Riverside County, California," dated October 13, 2013. "Addendum Geotechnical Update, Tentative Parcel Map 36607, Tenaja Area, Riverside County, California," dated January 13, 2017.

Findings of Fact:

|                                |                                                    |                              |           |
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| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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a)The Geotechnical Study 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 areas and observations of Google images and our site reconnaissance; 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.The risk for landslides at the site is low, and hazards due to rock fall should be mitigated by removal of perched rock during grading, particularly on Parcels 1 and 2.
- 5.Due to the presence of hard granitic rock beneath the site and the remedial grading recommendations, there is no potential for liquefaction or subsidence, and seismically-induced settlements are not anticipated at the site.

GEO No. 2513 recommended:

- 1.The developer should have the seismic survey performed for Parcel 1 once access is established. Grading will require heavy ripping with large equipment and may require rock breaking or blasting.
- 2.After clearing and grubbing of organic matter and other unsuitable material, undocumented fill, colluvium, and completely weathered bedrock shall be removed to expose intact moderately weathered bedrock.
- 3.The exposed surface shall then be scarified to a minimum depth of 6 inches and until the surface is free of from uneven features that would tend to prevent uniform compaction by the equipment to be used.
- 4.Grading and foundation plans should be reviewed by the Geotechnical Engineer prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations, as necessary.

GEO No. 2513 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2513 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.

Mitigation: The developer should have the seismic survey performed for Parcel 1 once access is established. Grading will require heavy ripping with large equipment and may require rock breaking or blasting.

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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After clearing and grubbing of organic matter and other unstable material, undocumented fill, colluvium, and completely weathered bedrock shall be removed to expose intact moderately weathered bedrock.

The exposed surface shall be scarified to a minimum depth of 6 inches and until the surface is free of from uneven features that would tend to prevent uniform compaction by the equipment to be used.

Grading and foundation plans should be reviewed by the Geotechnical Engineer prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations, as necessary.

GEO no. 2513 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2513 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.

Monitoring: These mitigation Measures are required under Condition of Approval 10.PLANNING.005.

**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) The project site is not located within a ground subsidence area. 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

Findings of Fact:

The project is located on a hilltop, whereby the potential for tsunami or seiche is considered negligible. The project will have less than significant impact.

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

Monitoring: No monitoring measures are required.

| 16. Slopes                                                                       | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|----------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|-------------------------------------|
| a) Change topography or ground surface relief features?                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?            | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Result in grading that affects or negates subsurface sewage disposal systems? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

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

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site. Therefore impacts will be less than significant. Condition of approval "Slope Grading Techniques" require any grading to be generally adjusted to the angle of the terrain.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet. Therefore there will be no impacts.

c) The project will not result in grading that affects or negates subsurface disposal systems.. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and septic systems shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health. Impacts will be considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| 17. Soils                                                                                                                                                                        | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|--------------------------|
| 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

**Findings of Fact:**

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

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to 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. Therefore impacts are considered less than significant.

c) The project has been reviewed by the County Department of Environmental Health (DEH) and the DEH will accept the proposed use of an onsite wastewater treatment system based upon the GEOCON West Inc. Soils Percolation Report dated October 23, 2013. An additional soils percolation testing will be required "Prior to Issuance of a Building Permit" per Condition (10.E HEALTH.2). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore impacts are considered 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Result in any increase in water erosion either on or off site?                                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

**Findings of Fact:**

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Impacts will be considered less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion, whereby 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.

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

**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 Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

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

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

**GREENHOUSE GAS EMISSIONS** Would the project

|                                                                                                                                  |                          |                          |                                     |                          |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>20. Greenhouse Gas Emissions</b>                                                                                              | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      |                          |                          |                                     |                          |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Source:** Riverside County Climate Action Plan

**Findings of Fact:**

a-b) The proposed project is a land subdivision creating 4 residential parcels with approximately 5 acres each. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or 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,

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

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. The type of residential development proposed by this project would not exceed 4 units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOAs model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. The GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO<sub>2</sub>e per year screening threshold. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| <b>HAZARDS AND HAZARDOUS MATERIALS</b>                                                                                                                                                                                         | <b>Would the project</b> |                          |                                     |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <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-b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, therefore there is a less than significant impact.

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

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, resulting in no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. There will be no impacts as a result.

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 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-20 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore will not result in an inconsistency with the Airport Master Plan. There will be no impacts.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. There will be no impacts.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. There will be no impacts.

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. There will be no impacts.

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

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

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 is located within a State Responsibility Area. As such, the Riverside County Fire Department has conditioned the project to provide an Environmental Constraint Sheet (ECS) that 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 must comply with the special construction provisions contained in Riverside County Ordinance No. 787.2. (COA 50.FIRE.1) In addition, the project has been conditioned to have blue dot reflectors and meet the fire hydrant spacing requirements. The project has also been conditioned for the Riverside County Fire Department to review and approve water and access for all single family dwellings (COA 10.FIRE.1, 10.FIRE.2, 50.FIRE.2, 50.FIRE.4, 50.FIRE.5, 80.FIRE.1, and 80.FIRE.3).

Mitigation: The ECS shall note that the project site is located within a State Responsibility Area. The project shall have blue dot reflectors and shall meet the fire hydrant spacing requirements. Additionally, the Fire Department shall review and approve review and approve water and access for all single family dwellings. (COA 50.FIRE.2, 50.FIRE.4, 50.FIRE.5, 50.FIRE.6, 60.FIRE.1, 80.FIRE.1, 80.FIRE.2, and 80.FIRE.3)

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

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

|                                                                                                                                                                                                                                                                                | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|--------------------------|
| 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: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

a) The topography of the area is hilly terrain. The grading proposed for the pads result in minimal nuisance nature local runoff to the pad and should be considered free from ordinary storm flood hazard. The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore impacts would be less than significant.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval. Therefore impacts would be less than significant.

c) The proposed project is located within the boundaries of the Western Municipal Water District. At this time, the water district has not indicated that the addition of four residential lots within their service boundaries would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. The project has been reviewed by the Riverside County Flood Control and Water Conservation District and conditioned (Map Flood Hazard Report) that all natural watercourses shall be kept free of all buildings and obstructions. Therefore, the impact is considered less than significant.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, the impact is considered less than significant.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, the impact is considered less than significant.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.



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

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, the impact is considered 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 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," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a)The topography of the area is hilly terrain. The grading proposed for the pads result in minimal nuisance to nature from local runoff to the pad and should be considered free from ordinary storm flood hazards. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the impact is considered less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff. The proposed map includes elements to contain the amount of surface runoff within the property. Additionally, the Department of Building and Safety will conduct National Pollutant Discharge Elimination System (NPDES) inspections of the site to verify compliance with the Stormwater ordinances and regulations. Therefore, the impact is considered less than significant.

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

c) The 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, a Flood Hazard Zone, or a Dam Failure Inundation Zone, or other flood hazard delineation map. Therefore, the impact is considered less than significant.

d) The project is located on hilly terrain, and proposing 4 lots on large lots. This use will not cause changes in the amount of surface water in any water body. Therefore, the impact is considered less than significant.

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?                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a) The Tentative Parcel Map is a Schedule "H" subdivision of approximately 20 acres into four (4) residential parcels of approximately 5 acres each. The subdivision is consistent with the proposed Rural Agricultural (RA-5) (5 Acre Minimum). The proposed project will not result in an alteration of the present or planned land use of this area. No impacts are anticipated.

b) The project is not located within a city sphere of influence. There will be no impact.

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

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

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

Findings of Fact:

- a) The proposed project is currently zoned Residential Agriculture (RA) (20 Acre minimum) However, the proposed project includes a Change of Zone which would change the existing zoning to Residential Agricultural (RA-5)( 5 Acre Minimum). The development, a subdivision of 20 acres into four (4) residential parcels of approximately 5 acres each, is consistent with the standards for the proposed zoning. There will be no impact.
- b) The site is surrounded by land which is zoned :: Residential Agriculture (20 acre minimum) (R-A-20) to the north, Residential Agriculture (10-acre minimum) (R-A-10) to the east, Residential Agriculture (5 Acre Minimum) (R-A-5) to the west, Residential Rural (5 Acre Minimum) (R-R) to the South. Therefore, the proposed project is compatible with the existing surrounding zoning. There will be no impact.
- c) Vacant land and single family residences exist within the vicinity of the project. The project proposes residential uses which are compatible with the current land uses in the area. There will be no impact.
- d) The land use designation for the proposed project site is Rural Mountainous (RM) (10-Acre minimum). The project is proposing to subdivide 20 acres into four (4) residential parcels of approximately 5 acres each. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. There will be no impact.
- e) 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?                                                                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

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

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

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore impacts will be less than significant.

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

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

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-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

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

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impacts will be anticipated.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. No impacts will be anticipated.

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:

The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project. No impacts will be anticipated.

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 located northerly of Avenida Caleta, and easterly of Angels Peak Court. . However, the project proposes the creation of four (4) residential parcels which are similar to the neighboring properties. Some road noise will be audible from the site but it would not contribute a significant amount of noise to the project. The project will have a less than significant 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

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

**Findings of Fact:** No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

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

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

| 33. Noise Effects on or by the Project                                                                                                                                              | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact        | No Impact                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|-------------------------------------|--------------------------|
| a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                      | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?                                          | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?                                                                           | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

**Findings of Fact:**

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, because the project is merely four single-family residences, each on a five-acre minimum lot, impacts will be very slight and would be considered less than significant.

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

c-d) The project would not expose persons to, or create generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground borne noise levels. Exterior noise levels will be limited to less than or equal 45dB(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. The project will have a less than significant impact.

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

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

**PALEONTOLOGICAL RESOURCES**



|                                                                                                           | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                |
|-----------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|--------------------------|
| <b>34. Paleontological Resources</b>                                                                      | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/> |
| a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature? | <input type="checkbox"/>       | <input checked="" type="checkbox"/>                | <input type="checkbox"/>     | <input type="checkbox"/> |

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

Findings of Fact: 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, in the unlikely event of an unanticipated discovery, implementation of Condition of Approval 10.PLANNING.001 would ensure that any potential impacts to paleontological resources are less than significant.

Mitigation: Condition of Approval 10.PLANNING.001 requires that should any potential impacts to paleontological resources be found:

1. all site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4.The paleontologist shall determine the significance of the encountered fossil remains.
- 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
- 7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum 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

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

Monitoring: No Monitoring is Required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

|                                                                                                                                                                                                           |                          |                          |                                     |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                                                                                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                                                                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Affect a County Redevelopment Project Area?                                                                                                                                                            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections?                                                                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 will not necessitate the construction or replacement of housing elsewhere, no displacement of existing housing will occur. The project includes the development of 4 single family residences and is not anticipated to create a net demand for new housing. There will be no impact.

b) The project will not create permanent employment opportunities, or a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan. There will be no impact.

c) The proposed project will not displace substantial numbers, necessitating the construction of replacement housing elsewhere. No impacts are anticipated.

d) The site is not located in a County Redevelopment Area. There will be no impact.

e) The project will facilitate 4 single family homes, and will not increase the population of the area beyond that which was already accounted for when the property was subdivided. The current population of Riverside County is approximately 1.7 million residents and it is anticipated to reach 2.7 million by 2035 (Western Riverside County Council of Governments, 2015). The project at build out is estimated to have a population of 16 people. As the project is consistent with the land use designation in the

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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County's General Plan and accounted for in the anticipated growth projection in the General Plan, the project would not induce population growth nor result in cumulatively exceeding regional projections. Impacts associated with these issues would be less than significant.

f) The nature (Parcel Map), and scale (4 single family homes) of the Project the proposed Project will not typically result in large increases in population. Direct impacts from people moving to the area because of employment opportunities provided by the Project could not be considered "significant." As they would only be temporary. All roadways in the area are developed per County standards. Utilities and other infrastructure are available to the Project site. Therefore, implementation of the Project will not 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). Any impacts would be considered less than significant. No mitigation is required

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 project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significant. (COA 10.PLANNING.16) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to prevent any

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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potential effects to sheriff services from rising to a level of significant. (COA 10.PLANNING.16) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Schools**

Source: Murrieta Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Murrieta Valley Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to prevent any potential effects to school services from rising to a level of significant. (COA 80.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**39. Libraries**

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. This project shall comply with County Ordinance No. 659 to prevent any potential effects to library services from rising to a level of significant. (COA 10.PLANNING.12) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Health Services**

Source: Riverside County General Plan

Findings of Fact: The proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The 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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|--------------------------------|----------------------------------------------------|------------------------------|-----------|

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

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

**RECREATION**

**41. Parks and Recreation**

|                                                                                                                                                                                                              |                          |                          |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

**Findings of Fact:**

a) The proposed Project does not include recreational facilities. Secondly, due to the nature of the proposed Project, it will not generate impacts on recreational resources. The project will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have a less than significant impact.

b) The project is a parcel map for four parcels for single family homes. The project area is rural and not adjacent to any neighborhood or regional parks. The project will not include the use of existing neighborhood or regional parks or other recreational facilities in such that substantial physical deterioration of the facility would occur. The project will have a less than significant impact.

c) The project site is located within C.S.A. #152. The project has been reviewed by the County's Parks and Recreation Department and no new trails are required or proposed on the project site. The project will have a less than significant impact.

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

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

**42. Recreational Trails**

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

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Findings of Fact:** No requirements or impacts to recreational trails were to be affected by this project by the County Open Space and Recreation District. Therefore, there is no impact.

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

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

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

c) Result in a change in air traffic patterns, including 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 site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. Because the project is a Parcel Map for four single family lots, the project site would not result in a substantial increase in

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections. The project will have a less than significant impact.

b) Because the project is a Parcel Map for four single family lots, the project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways. The project will have a less than significant impact.

c) Because the project is a Parcel Map for four single family lots, the project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project will have a less than significant impact.

d) The project site is a tract map for four lots that will eventually contain four single family homes. These will create a low intensity use that will have no impact on circulation altering waterborne, rail or air traffic.

e-f) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses, because the project is a Parcel Map for four single family lots. Any potential roadway improvement as a result of the proposed project would not result in a hazard due to a design feature. The projects have no potential to result in uses that are incompatible with the surrounding area and that could result in significant impacts to circulation and traffic, or a need for new or altered maintenance of roads.

g) Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. The Project will be required to obtain an encroachment permit prior to commencing any construction within the public right-of-way. This will also include the submittal and approval of a traffic control plan (TCP) which is designed to mitigate any construction circulation impacts. The TCP is a standard condition and is not considered unique mitigation under CEQA. Lastly, any impacts will be short-term and will cease once the construction phase is completed. Therefore, any impacts upon circulation during the Project's construction will be considered less than significant. No additional mitigation is required.

h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

i) There are no bus stops or public transit facilities within the project area (Riverside County, 2008). The nearest such facilities are located in the City of Murrieta, over 2 miles away from the project. The proposed project would not conflict with polices or programs that support alternative transportation, nor construct facilities in locations which future alternative transportation facilities are planned. Therefore impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**44. Bike Trails**

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

Source: Riverside County General Plan



| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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**Findings of Fact:** There are no bike trails adjacent to the project site, nor is there a requirement to construct a new bike trail. The Riverside County Parks and Recreation Department has reviewed and recommended the project for approval with no conditions of approval. There will be no impacts.

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

**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:** On-site Inspection, Project Application Materials; PDA04961: Phase I Cultural Resource Assessment Of Tentative Parcel Map 36607, Near Murrieta, Riverside County, California.

**Findings of Fact:**

a-b) Based on Native American consultation, notifications about this project were sent to four 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. Agua Caliente did not respond. Requests for consultation were received from Pechanga and Soboba. Soboba requested a copy of the cultural report. The cultural report was sent to Mr. Ontiveros on January 11, 2016 and the conditions of approval were sent on March 14, 2016. Soboba had no additional comments. The Pechanga Band of Luiseño Indians, using their tribal expertise has provided tribal cultural information that the project may fall within a Traditional Cultural Landscape. Pechanga believes this landscape to be a Tribal Cultural Resource. While the archaeological study did not indicate any physical archaeological resources on the property, it must be noted that Tribal Cultural Resources are not limited to only physical resources, but also include resources of an intangible nature, such as a landscape. However, in order for a Cultural

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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Landscape to be considered a Tribal Cultural Resource, as defined in Public Resources Code 21074, the landscape must be defined in terms of size and scope of the project and also be supported by substantial evidence. This evidence has not been provided and the landscape has not been geographically defined. As such, there is no evidence to support a finding of impacts to Tribal Cultural Resources, and impacts in this regard will be less than significant.

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

**Monitoring:** Archaeological and Tribal monitoring will be required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**46. Water**

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

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

**Source:** Department of Environmental Health Review

**Findings of Fact:**

a-b)The project is conditioned (10.E HEALTH.1 ) to ensure that all requirements to obtain potable water service are met with the Rancho California Water District as well as all other applicable agencies. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The proposed Project will tie into the existing Rancho California Water District, as indicated in the Will Serve Letter provided by the District on November 11, 2016. The project will have a less than significant impact.

**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. GEOCON West Inc. Soils Percolation Report.

**Findings of Fact:**

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

a) The project has been reviewed by the County Department of Environmental Health (DEH) and the DEH will accept the proposed use of an onsite wastewater treatment system based upon the GEOCON West Inc. Soils Percolation Report dated October 23, 2013. An additional soils percolation testing will be required "Prior to Issuance of a Building Permit" per Condition (10.E HEALTH.2). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. As a result, impacts will be considered less than significant.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and septic systems shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health. Impacts will be considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**48. Solid Waste**

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

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

a) The project is within the jurisdiction of the Riverside County Waste Management Department which operates six landfills and contracts with an additional private landfill, and administers several transfer station leases. The nearest landfill and the one most likely to accept waste from the project is the Lamb Canyon landfill. This landfill has an estimated remaining capacity of 18,955,000 cubic yards of waste. On average, the landfill receives 1800-2000 tons/day. It is permitted to receive up to 5,000 tons/day (CalRecycle, 2015). Using the 4.5 lb/person/day generation rate for landfilled waste cited by CalRecycle the website titled "California's 2014 Per Capita Disposal Rate", and assuming an average occupancy of 2.75 persons per household, the 4 residential lots would produce an estimated 8.91 tons of refuse per year. This is a conservative (i.e., high) estimate, because the 4.5 lb/person/day generation rate includes the wastes produced by businesses, schools and other establishments that serve those homes, as well as the homes themselves.

Solid Waste collection in the project area is provided by CR&R, through a contract with the De Luz Community Services District.

Based on the average daily tons received at the landfill, the estimated waste generated by the project, and the estimated remaining capacity of the landfill, it is anticipated that there is sufficient permitted capacity to accommodate the project's solid waste disposal needs and impacts would be less than

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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significant.

The project would contribute to the cumulative demands for solid waste facilities; however, the project's incremental contribution to solid waste impacts would not be cumulatively considerable based on the previous discussion.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan). The impacts will be 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Source:

Findings of Fact:

a-g)The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. Impacts are less than significant.

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

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

Source:

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

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. There will be no impact.

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

Source: Staff review, Project Application Materials

Findings of Fact: Cumulative impacts which could potentially be significant are included within the resource-specific discussions above. The cumulative analysis considered past projects, existing projects, future projects. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture. The City of Temecula, located several miles to the east, has numerous projects that could contribute to cumulative impacts. Conditions of approval and mitigation discussed in this document would reduce the potential for cumulative impacts to a less-than-significant level.

|                                                                                                                                             | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact                           |
|---------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-------------------------------------|
| 53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/>       | <input type="checkbox"/>                           | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

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: Not Applicable

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

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

**VII. AUTHORITIES CITED**

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

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**ADVISORY NOTIFICATION DOCUMENT**

## BS-Grade

BS-Grade. 10                      0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)  
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.

BS-Grade. 11                      0010-BS-Grade-MAP - OBEY ALL GDG REGS

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.

BS-Grade. 12                      0010-BS-Grade-MAP - PVT RD GDG PMT

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

BS-Grade. 13                      0010-BS-Grade-MAP - SLOPE SETBACKS

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

## E Health

E Health. 1                      0010-E Health-DEH SITE EVALUATION

A site evaluation conducted by Department of Environmental Health (DEH) shall be required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate. Moreover, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN as well as ensure that all property corners are clearly staked or marked. \*\*Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.\*\*

E Health. 2                      0010-E Health-ENV CLEANUP PROGRAM-COMMENTS

If previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

E Health. 3                      0010-E Health-INDUSTRIAL HYGIENE-COMMENTS

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

1. Facility-related noise, as projected to any portion of any surrounding property

**ADVISORY NOTIFICATION DOCUMENT**

## E Health

## E Health. 3 0010-E Health-INDUSTRIAL HYGIENE-COMMENTS (cont.)

containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

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

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

## E Health. 4 0010-E Health-OWTS/ATU - MAINTAIN SETBACKS

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATU) shall maintain all required setbacks. No part of the proposed OWTS/ATU shall be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the proposed OWTS and/or ATU shall be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

## E Health. 5 0010-E Health-OWTS/ATU PLANS &amp; FLOOR PLANS

Prior to the Issuance of a Building Permit, the applicant shall provide to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS/ATU area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

## E Health. 6 0010-E Health-PM 36607 - SAN 53 COMMENTS

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel Map 36607 based on GEOCON West Inc. Soils Percolation Report Project#T2569-22-01 dated October 23,





**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 4 0010-Planning-MAP - GEO02513 ACCEPTED (cont.)

This document is hereby incorporated as a part of GEO No. 2513.

GEO No. 2513 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 areas and observations of Google images and our site reconnaissance; 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. The risk for landslides at the site is low, and hazards due to rock fall should be mitigated by removal of perched rock during grading, particularly on Parcels 1 and 2.
5. Due to the presence of hard granitic rock beneath the site and the remedial grading recommendations, there is no potential for liquefaction or subsidence, and seismically-induced settlements are not anticipated at the site.

GEO No. 2513 recommended:

1. The developer should have the seismic survey performed for Parcel 1 once access is established. Grading will require heavy ripping with large equipment and may require rock breaking or blasting.
2. After clearing and grubbing of organic matter and other unsuitable material, undocumented fill, colluvium, and completely weathered bedrock shall be removed to expose intact moderately weathered bedrock.
3. The exposed surface shall then be scarified to a minimum depth of 6 inches and until the surface is free of uneven features that would tend to prevent uniform compaction by the equipment to be used.
4. Grading and foundation plans should be reviewed by the Geotechnical Engineer prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations, as necessary.

GEO No. 2513 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2513 is hereby accepted for planning purposes.









ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-MAP - TRAIL MAINTENANCE (cont.)  
the maintenance is taken over by an appropriate maintenance district.

Planning. 12 0010-Planning-MAP - UNANTICIPATED RESOURCES

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

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

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

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

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

4) Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened 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."

Planning. 13 0010-Planning-MAP- MAP ACT COMPLIANCE

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

Planning. 14 0010-Planning-MAP- PRESERVE NATIVE TREES

The existing native specimen trees on the subject property identified for preservation on

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-MAP- PRESERVE NATIVE TREES (cont.)  
the approved TENTATIVE MAP shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

Planning. 15 0010-Planning-MAP- ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-5 zone.

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST

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.

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS

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.

Planning-All. 3 0010-Planning-All-MAP- DEFINITIONS

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-MAP- DEFINITIONS (cont.)

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36607 shall be henceforth defined as follows: TENTATIVE MAP = Tentative Parcel Map No. 36607 FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

Planning-All. 4 0010-Planning-All-MAP- PROJECT DESCRIPTION

Tentative Parcel Map No. 36607 is a Schedule "H" parcel map proposing to subdivide 20.2 gross acres into four (4) parcels with parcel sizes ranging from approximately 5 acres to 5.18 acres.

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

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.

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

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.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

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.

Transportation. 4 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

**ADVISORY NOTIFICATION DOCUMENT**

Transportation

Transportation. 4                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)  
(cont.)

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.

Transportation. 5                    0010-Transportation-MAP - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.







Plan: PM36607

Parcel: 932280008

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1                      0050-Planning-EPD-EPD - ECS (cont.)                      Not Satisfied

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased.

The ECS shall also include all oak trees identified on the Biological Resource Map of the document entitled "Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Tentative Parcel Map 36607." Dated January 08, 2016 and prepared by Principie and Associates. In addition to the mapped oak trees, three Coast Live Oak trees shall be required as mitigation for the removal of a single Coast Live Oak tree as a result of project development must be included on the ECS. Oak trees shall be identified as "Oak Tree Not to be Disturbed." The constrained area should include the entire drip line of the oak trees or at least ten feet if the tree is less than ten feet in height.

Transportation

050 - Transportation. 1                      0050-Transportation-MAP - CENTERLINE STUDY PROFIL                      Not Satisfied

Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

050 - Transportation. 2                      0050-Transportation-MAP - CORNER CUT-BACK I/SUR                      Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 3                      0050-Transportation-MAP - CSD LETTER                      Not Satisfied

The land divider shall comply with the Teneja CSD letter dated June 10, 2014, signed by Arlene Miller. The body of the letter is shown below:

"The Roads Committee reviewed the submitted Tentative Parcel Map 36607 and are requesting a detail drawing on how the proposed roadway is going to handle the water in the Escala Right of way area. Further, the street on the map is named Hacienda Drive and not Call Huerto.

Additionally, the Roads Committee would like to verify the site distance, making sure it complied with the County Standards."

050 - Transportation. 4                      0050-Transportation-MAP - EASEMENT/SUR                      Not Satisfied

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.

050 - Transportation. 5                      0050-Transportation-MAP - INTERSECTION/50' TANGENT                      Not Satisfied

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.

050 - Transportation. 6                      0050-Transportation-MAP - STREET NAME SIGN                      Not Satisfied

The land divider shall install a "STOP" sign and street name sign at the intersection of street "A" and Avenida Escala in accordance with County Standard No. 816 as directed by the Transportation Department or as required by Tenaja CSD.

050 - Transportation. 7                      0050-Transportation-MAP - SUBMIT PLANS                      Not Satisfied

The project specific Final WQMP, improvement plans, final map, Environmental Constraint Sheet, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7                      0050-Transportation-MAP - SUBMIT PLANS (cont.)                      Not Satisfied  
submitted to the Transportation Department for review and approval. The Final WQMP and plans must receive Transportation Department approval prior to recordation. All submittals shall be date stamped by a registered engineer.

If the design of the individual lots (dwelling units, driveways, etc.) is unknown at the time the final map is ready to record (e.g. custom home development) the requirement of the Final WQMP may be deferred until grading permit issuance. Under this scenario each individual lot will be required to prepare its own WQMP and submitted to the Transportation Department for review and approval.

050 - Transportation. 8                      0050-Transportation-MAP - SUFFICIENT R-O-W/SUR                      Not Satisfied  
Sufficient right-of-way along "A" Street shall be dedicated for public use to provide for a 60 foot full-width right-of-way. Street A shall be privately maintained.

050 - Transportation. 9                      0050-Transportation-MAP - WQMP REQMNT ON ECS                      Not Satisfied  
A notice of the WQMP requirements shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF WQMP REQUIREMENTS:

"A final project specific Water Quality Management Plan (WQMP) may be required prior to issuance of a grading or building permit. If required, the WQMP shall be consistent with the requirements of the County of Riverside's Municipal Stormwater Permit which are in effect at the time the grading or building permit is issued. The WQMP shall be submitted to the Transportation Department for review and approval."

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-MAP - DRNAGE DESIGN Q100                      Not Satisfied  
All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 2                      0060-BS-Grade-MAP - GEOTECH/SOILS RPTS                      Not Satisfied  
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.

060 - BS-Grade. 3                      0060-BS-Grade-MAP - GRADING SECURITY                      Not Satisfied  
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.

060 - BS-Grade. 4                      0060-BS-Grade-MAP - IF WQMP IS REQUIRED                      Not Satisfied  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 5                      0060-BS-Grade-MAP - IMPORT/EXPORT                      Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5                      0060-BS-Grade-MAP - IMPORT/EXPORT (cont.)                      Not Satisfied

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.

060 - BS-Grade. 6                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied

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.

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied

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.

060 - BS-Grade. 8                      0060-BS-Grade-MAP - OFFSITE GDG ONUS                      Not Satisfied

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

060 - BS-Grade. 9                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied

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.

060 - BS-Grade. 10                      0060-BS-Grade-MAP - SWPPP REVIEW                      Not Satisfied

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

060 - BS-Grade. 11                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                      Not Satisfied

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



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4                      0060-Planning-MAP - GRADING PLAN REVIEW                      Not Satisfied

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.

060 - Planning. 5                      0060-Planning-MAP - HILLSIDE DEV. STANDARDS                      Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 6                      0060-Planning-MAP - PLANNING DEPT REVIEW                      Not Satisfied

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

060 - Planning. 7                      0060-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied

No grading permits shall be issued until Change of Zone No. 7828 have been approved and adopted by the Board of Supervisors and have been made effective.

060 - Planning. 8                      0060-Planning-MAP - SECTION 1601/1603 PERMIT                      Not Satisfied

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

060 - Planning. 9                      0060-Planning-MAP - SECTION 404 PERMIT                      Not Satisfied

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

060 - Planning. 10                      0060-Planning-MAP - SLOPE GRADING TECHNIQUES                      Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10                      0060-Planning-MAP - SLOPE GRADING TECHNIQUES (cont.)                      Not Satisfied

060 - Planning. 11                      0060-Planning-MAP - TRIBAL MONITOR REQUIRED                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Native American Monitor.

The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

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

NOTE:

- 1) The Project Archaeologist is responsible for implementing standard professional practices for cultural resources. The Project Archaeologist shall coordinate with the County, developer/permit applicant and Native American Monitors throughout the process.
- 2) Native American monitoring does not replace any required Archaeological monitoring, but rather serves as a supplement for coordination and advisory purposes for that groups' interests only.
- 3) The Native American Monitor will be responsible for completing a daily monitoring record. Those forms will include the location of monitoring activities for the reporting time period, as well as a description of any cultural resources identified and appropriate actions taken.
- 4) The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Native American Monitors. A good faith effort shall consist of no less than three written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

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

060 - Planning. 12                      0060-Planning-MAP- GRADING & BRUSHING AREA                      Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

060 - Planning. 13                      0060-Planning-MM 7G TREE PRESERVATION                      Not Satisfied

Prior to grading permit issuance, an Oak Tree Mitigation and Monitoring Plan shall be submitted to the County of Riverside Environmental Programs Division (EPD) staff for review and approval. Prior to occupancy, the mitigation described within the Oak Tree Mitigation and Monitoring Plan shall be completed and approved by the Riverside County EPD staff.

060 - Planning. 14                      0060-Planning-Septic Tank Filter Fields                      Not Satisfied

Prior to grading permit issuance, the proposed lots shall provide sufficient area for septic tank filter fields on lands that are not subject to "Severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - MBTA SURVEY                      Not Satisfied



Plan: PM36607

Parcel: 932280008

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - MBTA SURVEY (cont.)                      Not Satisfied

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

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - OAK TEMPORARY FENCING                      Not Satisfied

All oak trees that will not be impacted by proposed development within or adjacent to disturbance area shall be protected by temporary construction fencing. Fence should be large enough to protect the drip line of the tree. Prior to issuance of grading permit an EPD biologist shall inspect and approve temporary fence.

Transportation

060 - Transportation. 1                      0060-Transportation-MAP - SUBMIT FINAL WQMP                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. More information can be found at the following website.  
<http://rcflood.org/npdes/>

060 - Transportation. 2                      0060-Transportation-MAP-SBMT/APPVD GRADING PLAN                      Not Satisfied

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted and approved by the Transportation Department prior to a grading permit issuance.

Submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Planning-MAP - CURATION OF COLLECTIONS                      Not Satisfied

Curation of Archaeological Collections

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 curated at the Western Science Center or other Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Plan: PM36607

Parcel: 932280008

70. Prior To Grading Final Inspection

Planning

|                   |                                                     |               |
|-------------------|-----------------------------------------------------|---------------|
| 070 - Planning. 1 | 0070-Planning-MAP - CURATION OF COLLECTIONS (cont.) | Not Satisfied |
| 070 - Planning. 2 | 0070-Planning-MAP - PHASE IV CULTURAL REQ.          | Not Satisfied |

PRIOR TO GRADING PERMIT FINAL: The developer/holder shall prompt the Project Cultural Resources Professional to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall also include evidence of the required cultural/historical sensitivity training for the construction staff held during the required pre-grade meeting. The Cultural Resource Professional shall also provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the Phase IV Mitigation Monitoring of the project, have been curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid. The County Archaeologist shall review the report to determine adequate mitigation compliance was met. Upon determining the report and mitigation is adequate, the County Archaeologist shall clear this condition.

80. Prior To Building Permit Issuance

BS-Grade

|                   |                                        |               |
|-------------------|----------------------------------------|---------------|
| 080 - BS-Grade. 1 | 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT | Not Satisfied |
|-------------------|----------------------------------------|---------------|

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.

|                   |                                          |               |
|-------------------|------------------------------------------|---------------|
| 080 - BS-Grade. 2 | 0080-BS-Grade-MAP - ROUGH GRADE APPROVAL | Not Satisfied |
|-------------------|------------------------------------------|---------------|

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

|                   |                                             |               |
|-------------------|---------------------------------------------|---------------|
| 080 - E Health. 1 | 0080-E Health-USE - E.HEALTH CLEARANCE REQ. | Not Satisfied |
|-------------------|---------------------------------------------|---------------|

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.



Plan: PM36607

Parcel: 932280008

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-MAP - IF WQMP REQUIRED (cont.)                      Not Satisfied

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

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

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

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

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

090 - BS-Grade. 2                      0090-BS-Grade-MAP - PRECISE GRADE INSP                      Not Satisfied

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

1. Precise grade inspection.

i. 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, onsite drainage facilities and required drainage away from foundation.

090 - BS-Grade. 3                      0090-BS-Grade-MAP - PRECISE GRD'G APRVL                      Not Satisfied

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 a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

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

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

E Health

090 - E Health. 1                      0090-E Health-USE- E.HEALTH CLEARANCE REQ                      Not Satisfied

Environmental Health Clearance prior to final inspection.

Planning

090 - Planning. 1                      0090-Planning-MAP\*- QUIMBY FEES (2)                      Not Satisfied

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 [\_\_\_ Recreation and Park District] [County of Riverside Economic Development Agency (EDA) for CSA No. \_\_\_].

Plan: PM36607

Parcel: 932280008

90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      0090-Planning-MAP\*- SKR FEE CONDITION                      Not Satisfied

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 \_\_\_ 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.

Planning-EPD

090 - Planning-EPD. 1                      0090-Planning-EPD-EPD - OAK TREE MITIGATION                      Not Satisfied

EPD requires the planting of three Coast Live Oak trees for the loss of the single impacted Coast Live Oak. The planted oaks should be a minimum of five gallons in size and must be planted in an area that will not be impacted now or in the future. The mitigation oaks should also be planted in an area where they can easily be watered regularly for the first few years until they are established. In addition, EPD requires an EPD biologist to conduct a site visit to verify planting of the mitigation oaks.

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - R & B B D                      Not Satisfied

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 "C" of the Southwest Road and Bridge Benefit District.

090 - Transportation. 2                      0090-Transportation-MAP - WRCOG TUMF                      Not Satisfied

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.

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

DATE: April 22, 2014

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Environmental Programs Dept.

Riv. Co. Parks  
P.D. Geology Section-D. Jones  
P.D. Archaeology Section-D. Jones  
Riv. Co. Waste Management Dept.  
Riv. Co Survey – Bob Robinson  
1st District Supervisor

1st District Planning Commissioner  
Western Municipal Water District  
Eastern Municipal Water District  
Southern California Edison  
Verizon  
Tenaja Community Services District

**CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – EA42685 - Applicant: Fred Khoroushi – Engineer/Representative: Cle Engineering – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta – 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - **REQUEST:** Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 22, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact Paul Rull, Project Planner, at (951) 955-0972 or email at [prull@rctlma.org](mailto:prull@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 13, 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 (CZ07829, PM36607)**

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Rancho California area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

**Project Description:**

**CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607** – EA42685 - Applicant: Fred Khoroushi – Engineer/Representative: Cle Engineering – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta – 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - **REQUEST:** Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008

Sincerely,

PLANNING DEPARTMENT

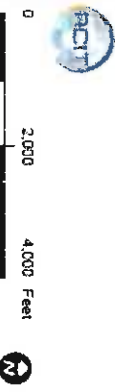
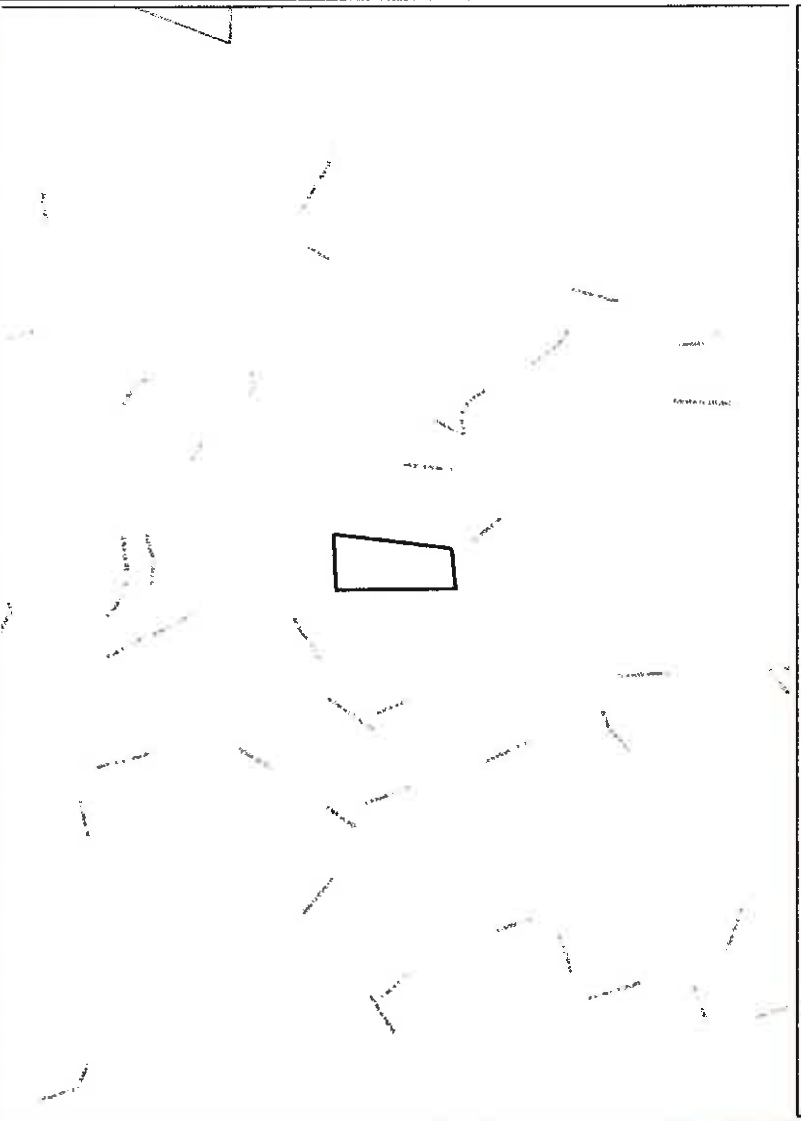
Heather Thomson  
Archaeologist

email cc: , Contract Planner; [BDawson@rctlma.org](mailto:BDawson@rctlma.org)

Attachment: Project Vicinity Map



**PM36607**  
**Topo Map**



**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 or the third party's accuracy, in whole or in part, 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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- Legend**
- road/smo
  - highways
  - hwy
  - INTERCHANGE
  - INTERSTATE
  - GRY/SLIP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrography/features
  - waterbodies
  - Lake
  - River

**NOTES**



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

July 13, 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 (CZ07829, PM36607)**

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Rancho California area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

**Project Description:**

**CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607** – EA42685 - Applicant: Fred Khoroushi – Engineer/Representative: Cle Engineering – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta – 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - **REQUEST:** Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008

Sincerely,

PLANNING DEPARTMENT



Heather Thomson  
Archaeologist

email cc: , Contract Planner; [BDawson@rctlma.org](mailto:BDawson@rctlma.org)

Attachment: Project Vicinity Map

**PM36607**  
Topo Map




  
 0 2,000 4,000 Feet
   

  
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 COUNTY OF RIVERSIDE, CALIFORNIA



- Legend**
- roads
  - highways
  - highway
  - INTER-COUNTY
  - INTERSTATE
  - STATE
  - COUNTY
  - US HWY
  - cities
  - countries
  - hydrography
  - waterbodies
  - Lake
  - River

**Notes**



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 13, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07829, PM36607)**

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Rancho California area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

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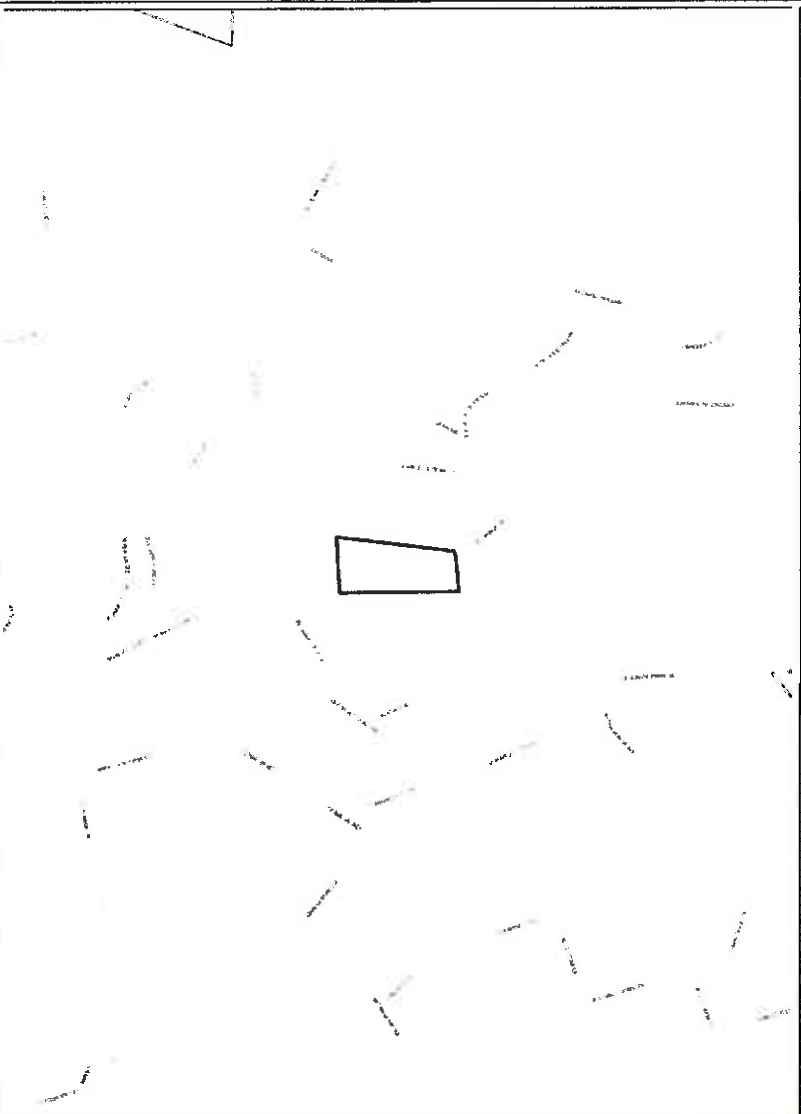
PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: , Contract Planner; [BDawson@rctlma.org](mailto:BDawson@rctlma.org)

Attachment: Project Vicinity Map

**PM36607**  
Topo Map



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**Legend**

- roads/mo
- highways
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- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- countries
- cities
- hydrography/ines
- waterhooles
- Lakes
- River

**Notes**



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

July 13, 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 (CZ07829, PM36607)**

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Rancho California area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

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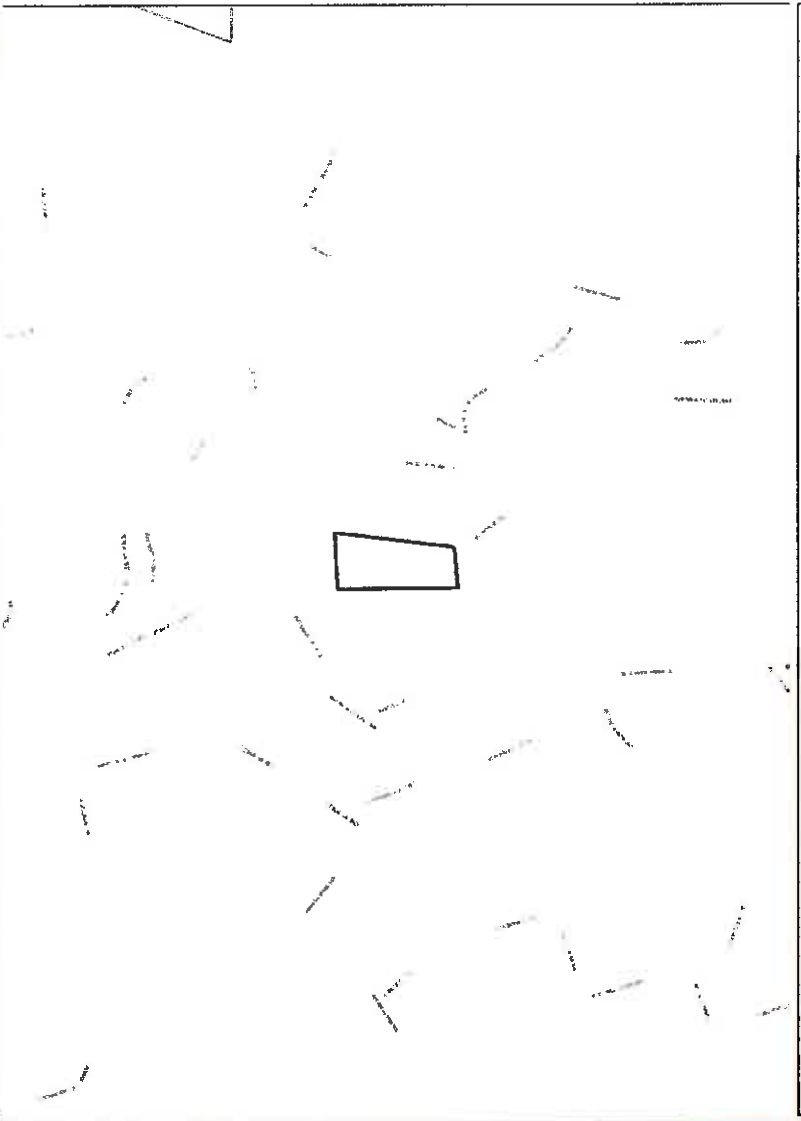
PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: , Contract Planner; [BDawson@rctlma.org](mailto:BDawson@rctlma.org)

Attachment: Project Vicinity Map

**PM36607**  
Topo Map



**FCIT**

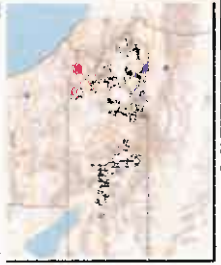
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- roads
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  - highways
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  - INTERSTATE
  - CERRILLO
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  - USDA
  - countries
  - cities
  - hydrography
  - waterbodies
  - lakes
  - rivers

**NOTES**





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

July 16, 2015

Pattie Garcia  
Director of Tribal Historic Preservation  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07829, PM36607)**

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Rancho California area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

**Project Description:**

**CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607** – EA42685 - Applicant: Fred Khoroushi – Engineer/Representative: Cle Engineering – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta – 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - **REQUEST:** Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: , Contract Planner; [BDawson@rctlma.org](mailto:BDawson@rctlma.org)

Attachment: Project Vicinity Map





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
Planning Director

July 13, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07829, PM36607)**

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Rancho California area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

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Sincerely,

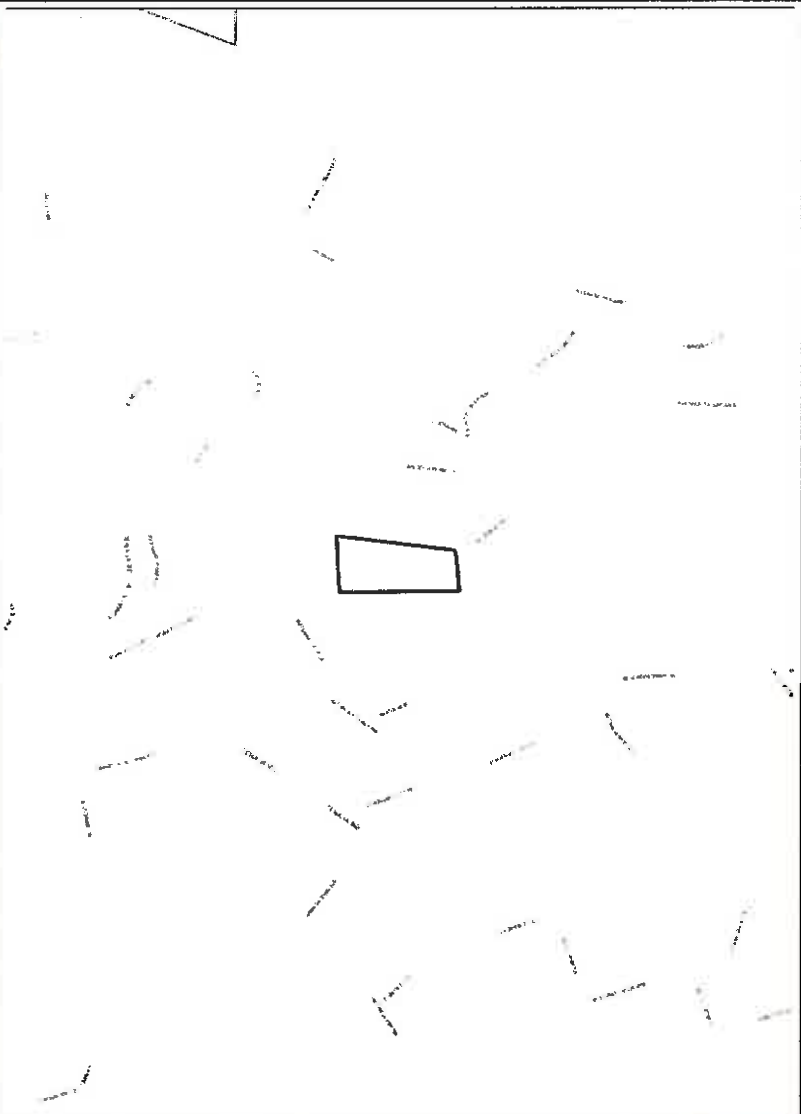
PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: , Contract Planner; [BDawson@rctlma.org](mailto:BDawson@rctlma.org)

Attachment: Project Vicinity Map

**PM36607**  
Topo Map



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**Legend**

- roads/route
- highways
- RAIL
- INTERCHANGE
- INTERSTATE
- CORRAL
- ORLAND
- USDA
- countries
- cities
- hydrography/lakes
- waterbodies
- Lakes
- Rivers

**Notes**



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 16, 2015

Pattie Garcia  
Director of Tribal Historic Preservation  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07829, PM36607)**

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Rancho California area of Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to Heather Thomson via email at [hthomson@rctlma.org](mailto:hthomson@rctlma.org) or by contacting her at (951) 955-2873.

**Project Description:**

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Sincerely,

PLANNING DEPARTMENT

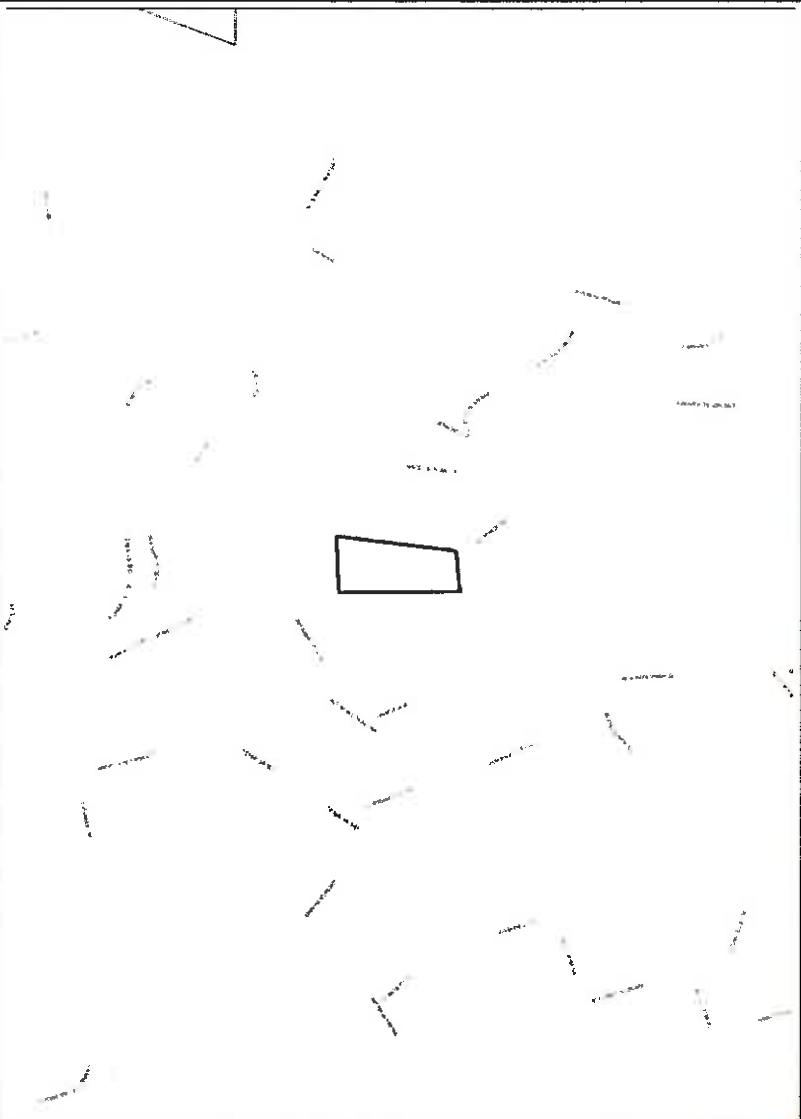
A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson  
Archaeologist

email cc: , Contract Planner; [BDawson@rctlma.org](mailto:BDawson@rctlma.org)

Attachment: Project Vicinity Map

**PM36607**  
Topo Map



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**Legend**

- roads/route
- highways
- highway
- INTERCHANGE
- INTERSTATE
- OFF-RAMP
- ON-RAMP
- USDA/AV
- countries
- cities
- hydrography/features
- waterbodies
- Lakes
- Rivers

**NOTES**



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

May 5, 2016

**VIA E-MAIL and USPS**

Ms. Heather Thomson  
Riverside County Archaeologist  
Riverside County TLMA  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

**Re: Pechanga Tribe Comments on the Archaeological Study and Proposed Mitigation Measures & Conditions of Approval for PM 36607, Khoroushi Property**

Dear Ms. Thomson:

This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe formally requests, pursuant to AB 52 and Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above-referenced project (the "Project"). If you have not done so already, please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archeological reports, and all documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project. Please also incorporate these comments into the record of approval for this Project.

The Tribe submits these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project and to assist the County in developing appropriate avoidance and preservation standards for the significant Luiseño Village Complex that the Project may impact.

The Tribe has reviewed the Project's archaeological report prepared by Applied Earthworks (December 2015), and we do have some concerns. First, the document does not mention AB 52 in Section 1.2 Regulatory Context. As you know, effective July 1, 2015, CEQA was amended to include an entirely new category of resources, "Tribal Cultural Resources." The report only cites to the CEQA Guidelines provisions regarding the significance of impacts to archaeological and historical resources, while failing to mention this new category of resources. In order to accurately reflect the regulatory framework, the study should be updated to include reference to these changes in the law (pages 5-8). Given that the archaeological report often serves as the foundation for the cultural resources analysis in the environmental document, it is

Chairperson:  
Neal Ibanez

Vice Chairperson:  
Bridgett Barcello

Committee Members:  
Mary Bear Magee  
Evie Gerber  
Darlene Miranda  
Richard B. Searce, III  
Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover



Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Comments on PM 36607  
May 5, 2016  
Page 2

important that the document correctly reference the applicable regulatory sections to ensure the final environmental document accurately assesses all resources – TCRs, cultural, archaeological and historical.

In addition, the Tribe disagrees with the report's conclusion that vegetation is not concealing prehistoric or archeological deposits. Although we do not have any concerns regarding the methodology of the field survey, the report only anticipated bedrock milling resources during the survey, an assumption in which we cannot agree. An analysis of the area shows a high propensity to impact lithic scatters and other cultural features, not just bedrock milling outcrops. Furthermore, per the report, the Project is covered in dense vegetation "making ground visibility extremely poor" (page 26). We are concerned that the vegetation may have obscured both surface resources and indicators of subsurface resources. Therefore, in addition to the required amendments to the report regarding AB 52, the Tribe requests that at a minimum, both archaeological and Pechanga tribal monitors be present during all ground-disturbing activities, including brushing and grubbing. Our immediate concerns are provided in more detail below.

**THE COUNTY OF RIVERSIDE MUST INCLUDE INVOLVEMENT OF AND  
CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL  
REVIEW PROCESS**

It has been the intent of the Federal Government<sup>1</sup> and the State of California<sup>2</sup> that Indian tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the County of Riverside consult with the Tribe in order to guarantee an adequate knowledge base for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

In addition, this Project is subject to the provisions of AB 52, which requires the County to consult with the Pechanga Band on a government-to-government basis (unlike a member of the public prior to the change in the law). The purpose of consultation is to determine the presence of TCRs, impacts to them, and to develop appropriate avoidance and mitigation measures. In addition to identifying TCRs, the law now requires the County to acknowledge tribal expertise and the tribal values inherent in a TCR. The California legislature adopted AB 52

<sup>1</sup>See e.g., Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments, Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments, Executive Memorandum of September 23, 2004 on Government-to-Government Relationships with Tribal Governments, and Executive Memorandum of November 5, 2009 on Tribal Consultation.

<sup>2</sup> See California Public Resource Code §5097.9 et seq.; California Government Code §§65351, 65352.3 and 65352.4

to ensure that lead agencies use tribal expertise and information in determining what resources may be impacted, what those impacts may be and how to avoid or minimize such impacts.

One of the difficulties we know agencies are facing with respect to AB 52 is how to gather and incorporate tribal information and tribal values regarding TCRs and how that analysis is folded into the environmental document. We look forward to continuing this discussion, as well as our additional concerns in our future consultations with the County under AB 52.

### PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), Tribal Cultural Resources and Landscapes and an extensive artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as extensive history with both this Project and other projects within the area.

The Pechanga Tribe's knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. Of the many anthropologists and historians who have presented boundaries of the Luiseño traditional territory, none have excluded the Murrieta/Temecula area from their descriptions (Sparkman 1908; Kroeber 1925; White 1963; Harvey 1974; Oxendine 1983; Smith and Freers 1994), and such territory descriptions correspond almost identically with that communicated to the Pechanga people by our elders. While historic accounts and anthropological and linguistic theories are important in determining traditional Luiseño territory, the most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

Luiseño history originates with the creation of all things at *'éxva Teméeku*, in the present day City of Temecula, and dispersing out to all corners of creation (what is today known as Luiseño territory). It was at Temecula that the Luiseño deity *Wuyóot* lived and taught the people, and here that he became sick, finally expiring at Lake Elsinore. Many of our songs relate the tale of the people taking the dying *Wuyóot* to the many hot springs in the area, including those at Elsinore, where he died (DuBois 1908). He was cremated at *'éxva Teméeku*. It is the Luiseño creation account that connects Elsinore to Temecula, and thus to the Temecula people who were evicted and moved to the Pechanga Reservation, and now known as the Pechanga Band of Luiseño Mission Indians (the Pechanga Tribe).

Many traditions and stories are passed from generation to generation by songs. One of the Luiseño songs recounts the travels of the people to Elsinore after a great flood (DuBois 1908). From here, they again spread out to the north, south, east and west, establishing villages and marking their territories. The first people also became the mountains, plants, animals and

heavenly bodies. Three songs, called *Monívol*, are songs of the places and landmarks that were destinations of the Luiseño ancestors, several of which are located near the Project area. They describe the exact route of the Temecula (Pechanga) people and the landmarks made by each to claim title to places in their migrations (DuBois 1908:110). In addition, Pechanga elders state that the Temecula/Pechanga people had usage/gathering rights to an area extending from Rawson Canyon on the east, over to Lake Mathews on the northwest, down Temescal Canyon to Temecula, eastward to Aguanga, and then along the crest of the Cahuilla range back to Rawson Canyon. The Project area is located within the southwestern area of this culturally affiliated territory. The Native American Heritage Commission (NAHC) Most Likely Descendent (MLD) files substantiate this habitation and migration record from oral tradition. These examples illustrate a direct correlation between the oral tradition and the physical place; proving the importance of songs and stories as a valid source of information outside of the published anthropological data.

*Tóota yixélval* (rock art) is also an important element in the determination of Luiseño territorial boundaries. *Tóota yixélval* can consist of petroglyphs (incised) elements, or pictographs (painted) elements. The science of archaeology tells us that places can be described through these elements. Riverside and Northern San Diego Counties are home to red-pigmented pictograph panels. Archaeologists have adopted the name for these pictograph-versions, as defined by Ken Hedges of the Museum of Man, as the San Luis Rey style. The San Luis Rey style incorporates elements which include chevrons, zig-zags, dot patterns, sunbursts, handprints, net/chain, anthropomorphic (human-like) and zoomorphic (animal-like) designs. Tribal historians and photographs inform us that some design elements are reminiscent of Luiseño ground paintings. A few of these design elements, particularly the flower motifs, the net/chain and zig-zags, were sometimes depicted in Luiseño basket designs and can be observed in remaining baskets and textiles today.

An additional type of *tóota yixélval*, identified by archaeologists also as rock art or petroglyphs, are cupules. Throughout Luiseño territory, there are certain types of large boulders, taking the shape of mushrooms or waves, which contain numerous small pecked and ground indentations, or cupulès. Many of these cupule boulders have been identified within a few miles of the Project. Additionally, according to historian Constance DuBois:

When the people scattered from Ekvo Temeko, Temecula, they were very powerful. When they got to a place, they would sing a song to make water come there, and would call that place theirs; or they would scoop out a hollow in a rock with their hands to have that for their mark as a claim upon the land. The different parties of people had their own marks. For instance, Albañas's ancestors had theirs, and Lucario's people had theirs, and their own songs of Munival to tell how they traveled from Temecula, of the spots where they stopped and about the different places they claimed (1908:158).

Thus, our songs and stories, our indigenous place names, as well as academic works, demonstrate that the Luiseño people who occupied what we know today as Murrieta, Temecula, and the areas in between are ancestors of the present-day Luiseño/Pechanga people, and as such, Pechanga is culturally affiliated to this geographic area. Furthermore, within a one-mile radius of the Project is a known village site. Human remains have been identified in this area and we have oral traditions about the events and activities that occurred in this area. Because of the confidential and personal nature of these stories, we cannot provide them in writing herein.

The Tribe welcomes the opportunity to meet with the County of Riverside to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

### **PROJECT IMPACTS TO CULTURAL RESOURCES**

The proposed Project is located in a highly sensitive region of Luiseño territory and the Tribe believes that the possibility for recovering subsurface resources during ground-disturbing activities is high. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

As stated above, the Tribe is concerned with the Phase I study because the Project archaeologist only anticipated finding bedrock outcrops during the field survey, an assumption that contradicts the archeological record. Based on the archaeological study's records search, our analysis shows that of the 42 cultural sites/locations within a one-mile radius of the Project, only 18 are solitary bedrock milling sites. Of the remaining 24 sites, eleven are lithic scatters; four contain both milling and lithic scatters; three are "campsites"; two contain rock circles and walls; one is a quarry; and three are individual artifacts. Thus, solely anticipating bedrock outcrops ignores the archeological record of the vicinity. Importantly, it is possible that other artifact types, including lithic scatters, could have been obscured by the dense vegetation, overlooked or disregarded during the archeological study because of the focus on outcrops.

Similarly, the lack of recorded resources in the Project area does not mean resources are not there. Although the Property sits on top of the mesa where there are few recorded resources, there are numerous single-family homes in the area that were not previously subject to archeological review. Before AB 52, these home developments were likely not subject to full CEQA review, which would have included archeological studies. It is highly plausible that resources are, or were, located on these properties and either have never been recorded or have since been destroyed.

Given the sensitivity of the area, surface and subsurface resources may exist and inadvertent discoveries are foreseeable impacts which thus need to be appropriately mitigated for within the confines of the Project. The identification of surface resources during an archaeological survey should not be the sole determining factor in deciding whether mitigation measures for inadvertent discoveries are required. The cultural significance of the area should play a large part in determining whether specifications concerning unanticipated discoveries should be included.

### **REQUESTED TRIBAL INVOLVEMENT AND MITIGATION**

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians. Pechanga is not opposed to this Project; however, we are opposed to any direct, indirect and cumulative impacts this Project may have to tribal cultural resources. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work. The CEQA Guidelines state that lead agencies should make provisions for inadvertent discoveries of cultural resources (CEQA Guidelines §15064.5).

Given the sensitivity of the Project area, it is the position of the Pechanga Tribe that professional Pechanga tribal monitors be required to be present during all ground-disturbing activities conducted in connection with the Project, including any archeological excavations performed. As such, it is the position of the Pechanga Tribe that an agreement specifying appropriate treatment of inadvertent discoveries of cultural resources be executed between the Project Applicant/Developer and the Pechanga Tribe:

The Tribe believes that adequate cultural resources assessments and management must always include a component which addresses inadvertent discoveries. Every major State and Federal law dealing with cultural resources includes provisions addressing inadvertent discoveries (See e.g.: CEQA (Cal. Pub. Resources Code §21083.2(i); 14 CCR §1506.5(f)); Section 106 (36 CFR §800.13); NAGPRA (43 CFR §10.4). Moreover, most state and federal agencies have guidelines or provisions for addressing inadvertent discoveries (See e.g.: FHWA, Section 4(f) Regulations - 771.135(g); CALTRANS, Standard Environmental Reference - 5-10.2 and 5-10.3). Because of the extensive presence of the Tribe's ancestors within the Project area, it is not unreasonable to expect to find vestiges of that presence. Such cultural resources and artifacts are significant to the Tribe as they are reminders of their ancestors. Moreover, the Tribe is expected to protect and assure that all cultural sites of its ancestors are appropriately treated in a respectful manner. Therefore, as noted previously, it is crucial to adequately address the potential for inadvertent discoveries.

Further, the Pechanga Tribe believes that if human remains are discovered, State law would apply and the mitigation measures for the permit must account for this. According to the California Public Resources Code, § 5097.98, if Native American human remains are discovered, the Native American Heritage Commission must name a "most likely descendant," who shall be consulted as to the appropriate disposition of the remains. Given the Project's location in Pechanga territory, the Pechanga Tribe intends to assert its right pursuant to California law with regard to any remains or items discovered in the course of this Project.

### PROJECT MITIGATION MEASURES

The Tribe understands that the Initial Study and environmental document are still being prepared for this Project. The Project is within a traditional landscape and there are human remains located within the vicinity of the property. However, the dense vegetation on the Project and lack of involvement during the field survey inhibits our ability to assess the presence of potential Tribal Cultural Resources within the Project's boundaries. Thus, pending our AB 52 consultation with the County, we recommend, at a minimum, that the following be placed on the Project as Conditions of Approval.

- COA 1** Prior to the issuance of a grading permit, the Project Applicant shall retain a Riverside County qualified archaeological monitor to monitor all ground-disturbing activities in an effort to identify any unknown archaeological resources. Any newly discovered cultural resource deposits shall be subject to a cultural resources evaluation.
- COA 2** At least 30 days prior to seeking a grading permit, the Project Applicant shall contact the Pechanga Tribe to notify the Tribe of grading, excavation and the monitoring program, and to coordinate with the Tribe to develop a Cultural Resources Treatment and Monitoring Agreement. The Agreement shall address the treatment of known cultural resources, the designation, responsibilities, and participation of professional Native American Tribal monitors during grading, excavation and ground disturbing activities; project grading and development scheduling; terms of compensation for the monitors; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site.
- COA 3** Prior to issuance of any grading permit, the Project Archaeologist shall file a Cultural Resources Monitoring Plan (CRMP) with the County to document the proposed methodology for grading activity observation which will be determined in consultation with the Pechanga Tribe. Said methodology shall include the requirement for a qualified archaeological monitor to be present and to have the authority to stop and redirect grading activities. In accordance with the agreement required in COA 2, the archaeological monitor's authority to stop and redirect grading will be exercised in consultation with the Pechanga Tribe in order to

evaluate the significance of any archaeological resources discovered on the property. Tribal and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to temporarily stop and redirect grading activities.

**COA 4** If human remains are encountered, 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 origin. Further, pursuant to California 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 disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission must be contacted within 24 hours. The Native American Heritage Commission must then immediately identify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98 and the Treatment Agreement described in COA 2.

**COA 5** All cultural materials that are collected during the grading monitoring program, and from any previous archaeological studies or excavations on the project site, with the exception of sacred items, burial goods and human remains which will be addressed in the Treatment Agreement required in COA 2 shall be tribally curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to the Pechanga Tribe’s curation facility which meets the standards set forth in 36 CRF Part 79 for federal repositories. All sacred sites, should they be encountered within the project area, shall be avoided and preserved as the preferred mitigation, if feasible.

**COA 6** If inadvertent discoveries of subsurface archaeological/cultural resources are discovered during grading, the Developer, the project archaeologist, and the Tribe shall assess the significance of such resources and shall meet and confer regarding the mitigation for such resources. Pursuant to Calif. Pub. Res. Code § 21083.2(b) avoidance is the preferred method of preservation for archaeological resources. If the Developer, the project archaeologist and the Tribe cannot agree on the significance or the mitigation for such resources, these issues will be presented to the County Archaeologist for decision. The County Archaeologist shall make the determination based on the provisions of the California Environmental Quality Act with respect to archaeological resources and shall take into account the religious beliefs, customs, and practices of the Tribe. Notwithstanding any other rights available under the law, the decision of the County archaeologist shall be appealable to the Planning Commission and/or Board of Supervisors.



Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Comments on PM 36607  
May 5, 2016  
Page 9

The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-770-8104 or at [ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov) once you have had a chance to review these comments so that we might address any outstanding issues and work towards a satisfactory conclusion to AB 52. Thank you.

Sincerely,



Anna Hoover  
Cultural Analyst

Cc Pechanga Office of the General Counsel



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

August 20, 2015

Chairperson:  
Mary Bear Magee

Vice Chairperson:  
Darlene Miranda

Committee Members:  
Evie Gerber  
Bridgett Barcello Maxwell  
Richard B. Scearce, III  
Neal Ibanez  
Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

**VIA E-MAIL and USPS**

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

**Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for PM 36607**

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe” and/or “Payómkawichum”), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 14, 2015 and received in our office July 21, 2015.

This letter serves as the Tribe’s formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe’s, aboriginal territory as evidenced by the existence of Payómkawichum

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 Re: PM 36607  
August 20, 2015  
Page 2

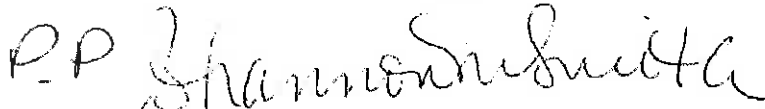
cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at [ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "A.P. Shannon Dubuich", written in a cursive style.

Anna Hoover  
Cultural Analyst

Cc Pechanga Office of the General Counsel

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*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians  
Post Office Box 2183 • Temecula, CA 92592*

*Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need*

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

DATE: April 22, 2014

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Environmental Programs Dept.

Riv. Co. Parks  
P.D. Geology Section-D. Jones  
P.D. Archaeology Section-D. Jones  
Riv. Co. Waste Management Dept.  
Riv. Co Survey – Bob Robinson  
1st District Supervisor

1st District Planning Commissioner  
Western Municipal Water District  
Eastern Municipal Water District  
Southern California Edison  
Verizon  
Tenaja Community Services District

**CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – EA42685 - Applicant: Fred Khoroushi – Engineer/Representative: Cle Engineering – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta – 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - **REQUEST:** Change of Zone from Residential Agricultural-20 acre minimum to Residential Agricultural-5 acre minimum. Schedule H subdivision to create four residential parcels on 20.2 gross acres - APN: 932-280-008**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on May 22, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact Paul Rull, Project Planner, at (951) 955-0972 or email at [prull@rcplma.org](mailto:prull@rcplma.org) / **MAILSTOP# 1070**.

**COMMENTS:**

*No Comments,*

DATE: 4/29/14

SIGNATURE: *Robert E. Magee*

PLEASE PRINT NAME AND TITLE: Robert E. Magee

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.*

# TENAJA CSD

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June 10, 2014

County of Riverside  
Land Development Committee  
Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

Subject: TPM 36607 Applicant: Fred Khoroushi

Dear Mr. Rull:

The Roads Committee reviewed the submitted Tentative Parcel Map 36607 and are requesting a detail drawing on how the proposed roadway is going to handle the water in the Escala Right of way area. Further, the street on the map is named Hacienda Drive and not Call Huerto.

Additionally, the Roads Committee would like to verify the site distance, making sure it complied with the County Standards.

If you have any questions, you can contact the District office.

Thank you.

Sincerely,



Arlene Miller for  
The Roads Committee

CC: CLE Engineering

**TENAJA COMMUNITY SERVICES DISTRICT  
24837 JEFFERSON AVE. # 207  
MURRIETA, CA 92562  
PHONE (951) 696-5999**

September 29, 2016

Mr. Brett Dawson, Project Planner  
Riverside County Planning Department  
PO Box 1409  
Riverside, CA 92502-1409

By Email: BDawson@rctlma.org

Re: TPM 36607, Camia Investments, LLC / Mr Fred Khoroushi  
Avenida Escala at Hacienda Drive, Tenaja

Dear Mr. Dawson,

Members of the Roads Committee of this agency have met with CLE Engineering , representing the applicant for the referenced project. The District is satisfied that all of our previous concerns will be addressed, as follows:

1. CLE has prepared a drainage report and hydrology study that demonstrates the adequacy of the current roadway and drainage facilities to handle expected storm flows from the property.
2. From experience, the Committee had concern for past heavy erosion in major storms, with silt being deposited in and adjacent to the right-of-way just off the northwest corner of the property. CLE has agreed to show a series of native rock check dams in the natural drainage swale on Parcel 1, and to request that an appropriate condition be added to the Conditions of Approval: 60.BS GRADE: "Three or four check dams constructed of native rock at 50'± centers shall be installed across the natural watercourse as part of any rough or precise grading done on Parcel 1".
3. The Committee requested that adequate sight distance would be demonstrated at the new intersection. CLE field-measured the sight distance and presented the satisfactory results to the Committee in an exhibit (copy attached).
4. A large boulder at the southeast corner of Avenida Escala and Street "A" will need to be removed to assure safe site distance. CAL has agreed to show this work on the centerline profile study or on the improvement plan for the cul-de-sac.

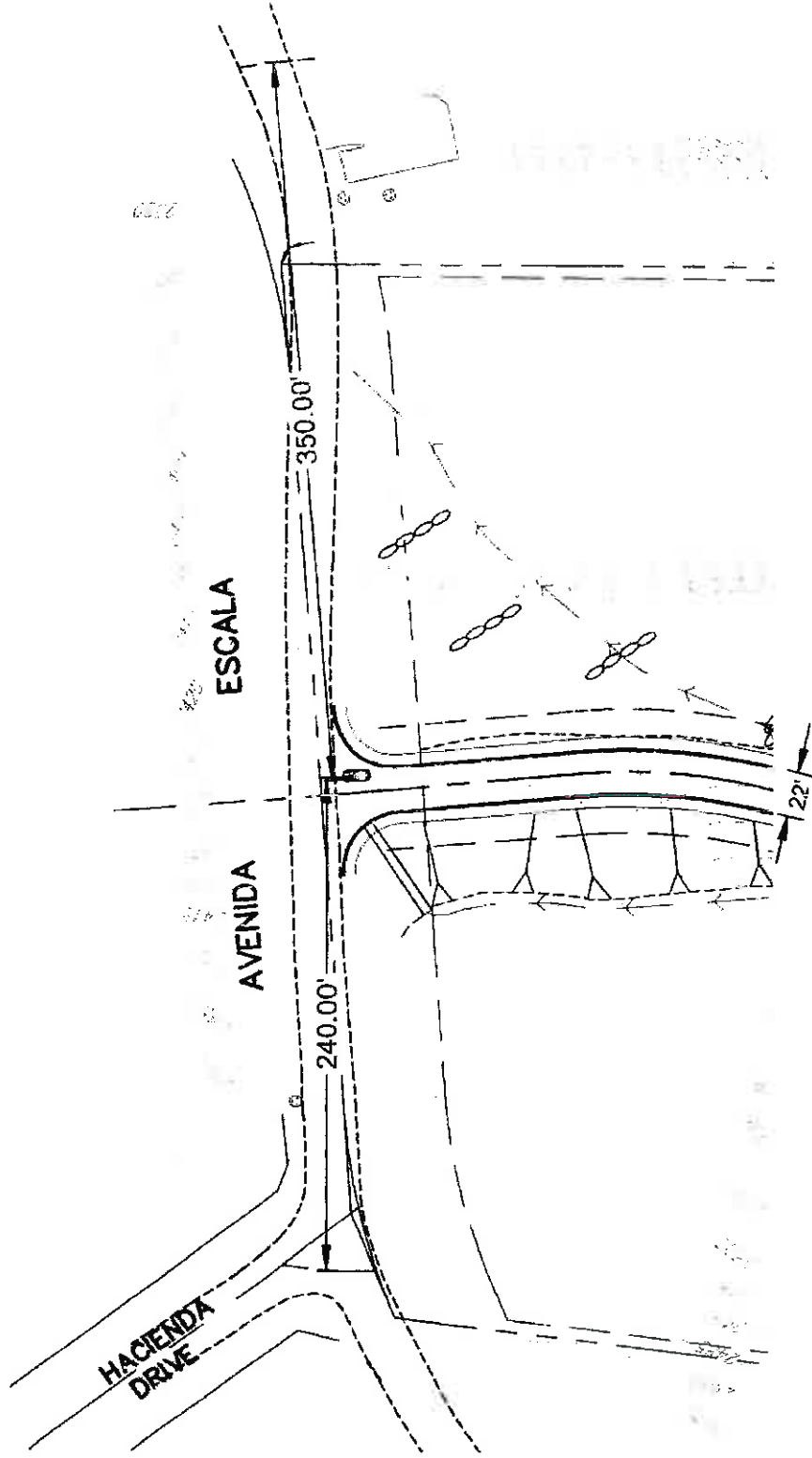
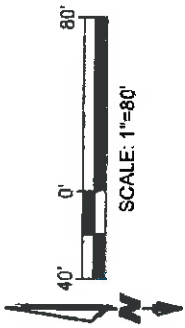
All of these items are shown to our satisfaction on the enclosed amended Tentative Parcel Map dated August 25, 2013,

Sincerely yours,  
**Tenaja Community Services District**



Arlene Miller  
for Tenaja Community Services District Road Committee

Enclosures



TPM 36607

Figure 1

|        |          |
|--------|----------|
| DATE:  | 02/05/16 |
| SHEET: | 1        |
|        | 1        |

Line of Sight Exhibit  
Tenaaja, CA

**cleengineering**  
 41145 Elm Street | Ste G | Murietta, CA 92562  
 t: 951.696.1830 | www.cleengineering.com







November 6, 2013

Case Planner  
**County of Riverside**  
Department of Environmental Health  
4080 Lemon Street, 2<sup>nd</sup> Floor  
Post Office Box 1206  
Riverside, CA 92502

**SUBJECT: WATER AVAILABILITY  
TENTATIVE PARCEL MAP NO. 36607; PARCEL NO. 31  
OF PARCEL MAP NO. 5018; APN 932-280-008  
[FRED KHOROUSHI]**

**Board of Directors**

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President

Stephen J. Corona  
Sr. Vice President

Lisa D. Herman

John E. Hoaglund

William E. Plummer

Rolund C. Skumowitz

James "Stew" Stewart

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General Manager

Richard S. Williamson, P.E.  
Assistant General Manager

Jeffrey D. Armstrong  
CFO/Treasurer

N. Craig Ellitharp, P.E.  
Director of Operations &  
Maintenance

Andrew L. Webster, P.E.  
Chief Engineer

Kelli E. Garcia  
District Secretary

James B. Gilpin  
Best Best & Krueger LLP  
General Counsel

Dear Case Planner:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts an existing 8-inch and 12-inch diameter water pipelines (2860 Pressure Zone) within Avenida Escala.

Water service to the subject project/property does not exist. Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water meters for landscape irrigation, as applicable.

Water availability is contingent upon the property owner(s) signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is contingent upon the timing of the subject project/property development relative to water supply shortage contingency measures (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances), and/or the adoption of a required Water Supply Assessment, as determined by the Lead Agency.**

As soon as feasible, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

13\Krisma:hab048\F450\FEG

Sewer service to the subject project/property is not available. All proposed waste discharge systems must comply with the State Water Resources Control Board and/or the basin plan objectives and the permit conditions issued by the appropriate Regional Water Quality Control Board.

If you should have any questions or need additional information, please contact an Engineering Services Representative at the District office at (951) 296-6900.

Sincerely,

**RANCHO CALIFORNIA WATER DISTRICT**



Krisma Crowell  
Engineering Services Representative

cc: Corey Wallace, Engineering Manager-Design  
Warren Back, Engineering Manager-Planning  
Heath McMahon, Construction Contracts Manager  
Corry Smith, Engineering Services Supervisor  
CLE Engineering, Inc.





RIVERSIDE COUNTY  
PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

CC006546

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TPM 36607

DATE SUBMITTED: 4-17-14

APPLICATION INFORMATION

Applicant's Name: Fred Khoroushi

E-Mail: Fred.k@cox.net

Mailing Address: P.O. Box 9293  
Rancho Santa Fe, CA 92067  
City State ZIP

Daytime Phone No: (703) 650-0000 Fax No: ( )

Engineer/Representative's Name: CLE Engineering E-Mail: jrogers@cleengineering.com

Mailing Address: 41146 Elm Street, Suite G  
Murrieta, CA 92562  
City State ZIP

Daytime Phone No: (951) 698-1830 Fax No: (951) 698-8656

Property Owner's Name: CAMIA INV E-Mail: fred.k@cox.net

Mailing Address: P.O. Box 9293  
Rancho Santa Fe, CA 92067  
City State ZIP

Daytime Phone No: (703) 650-0000 Fax No: ( )

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

"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.

*[Handwritten Signature]*  
PRINTED NAME OF APPLICANT

*Fred Khoroush*  
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.

*Fred Khoroush*  
PRINTED NAME OF PROPERTY OWNER(S)

*[Handwritten Signature]*  
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): 932-280-008

Section: 6 Township: 8 South Range: 4 West

Approximate Gross Acreage: 20.21

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Tenaja Road, South of Avenida Escala, East of Angels Peak Ct, West of Calle Corriente

Thomas Brothers map, edition year, page number, and coordinates: 2012 / 956 / D - 6

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):

Proposed Schedule "H" Parcel Map with 4 Parcels

Related cases filed in conjunction with this request:

Change of Zone

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

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: Geotechnical / Perc Test

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) 700Feet

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) N/A (Septic.)

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: 8900

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

Estimated amount of fill = cubic yards 8900

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

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

What is the anticipated source/destination of the import/export? N/A

What is the anticipated route of travel for transport of the soil material? N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 54,250 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       San Jacinto River       Whitewater River



APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

Government Code Section 65962.5 requires the applicant for any development project to consult specified state-prepared lists of hazardous waste sites and submit a signed statement to the local agency indicating whether the project is located on or near an identified site. Under the statute, no application shall be accepted as complete without this signed statement.

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

The project is not located on or near an identified hazardous waste site.

The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Traci Ewenhuis Date \_\_\_\_\_

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

| Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Margarita River Region                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                     |                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|
| Project File No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | TPM 36607                                                                                                                                                           |                                     |
| Project Name:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Camia Investments, LLC                                                                                                                                              |                                     |
| Project Location:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                     |                                     |
| Project Description:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | TPM / FPM / CZ                                                                                                                                                      |                                     |
| Project Applicant Information:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                     |                                     |
| <b>Proposed Project Consists of, or includes:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                     |                                     |
| Significant Redevelopment: The addition, creation, or replacement of at least 5,000 square feet of impervious surfaces on an already developed site of a project category or location as listed below in this table. This includes, but is not limited to: the expansion of a building footprint or addition or replacement of a structure; structural development including an increase in gross floor area and/or exterior construction or remodeling; replacement of impervious surface that is not part of a routine maintenance activity; and land disturbing activities related with structural or impervious surfaces. [Note: Where redevelopment results in an increase of less than 50% of the impervious surfaces of a previously existing development, and the existing development was not subject to SUSMP requirements, the requirement for treatment control BMPs [MS4 Permit requirement F.2.b(3)], applies only to the addition, and not to the entire development.]                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/>                                                                                                                                            | <input checked="" type="checkbox"/> |
| Housing subdivisions of 10 or more dwelling units. Includes single-family homes, multi-family homes, condominiums, and apartments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>                                                                                                                                            | <input checked="" type="checkbox"/> |
| Commercial development greater than 100,000 square feet. Defined as any development on private land that is not for heavy industrial or residential uses where the land area for development is greater than 100,000 square feet. Includes, but is not limited to: hospitals; laboratories and other medical facilities; educational institutions; recreational facilities; municipal facilities; commercial nurseries; multi-apartment buildings; car wash facilities; mini-malls and other business complexes; shopping malls; hotels; office buildings; public warehouses; automotive dealerships; airfields; and other light industrial facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/>                                                                                                                                            | <input checked="" type="checkbox"/> |
| Automotive repair shops. (Standard Industrial Classification (SIC) Codes 5013-Motor vehicle supplies or parts, 5014-Tires & Tubes, 5541-Gasoline Service Stations, 7532-Top, Body & Upholstery Repair Shops and Paint Shops, 7533-Automotive Exhaust System Repair Shops, 7534-Tire Retreading and Repair Shops, 7536-Automotive Glass Replacement Shops, 7537-Automotive Transmission Repair Shops, 7538-General Automotive Repair Shops, 7539-Automotive Repair Shops, not elsewhere classified)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>                                                                                                                                            | <input checked="" type="checkbox"/> |
| Restaurants. (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beareries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for treatment control BMPs [MS4 Permit requirement F.2.b(3)] and peak flow management [MS4 Permit requirement F.2.b(2)(a)]. | <input type="checkbox"/>                                                                                                                                            | <input checked="" type="checkbox"/> |
| All Hillside development greater than 5,000 square feet. Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <input type="checkbox"/>                                                                                                                                            | <input checked="" type="checkbox"/> |
| Environmentally Sensitive Areas (ESAs) <sup>1</sup> . All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                                                                                                                                            | <input checked="" type="checkbox"/> |
| Parking lots of 5,000 sq. ft. or more. A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/>                                                                                                                                            | <input checked="" type="checkbox"/> |
| Streets, roads, highways, and freeways. Includes any paved surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/>                                                                                                                                            | <input checked="" type="checkbox"/> |
| Retail Gasoline Outlets (RGOs). Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <input type="checkbox"/>                                                                                                                                            | <input checked="" type="checkbox"/> |
| <sup>1</sup> Areas "in which plant or animal life or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which would easily be disturbed or degraded by human activities and developments. ESAs subject to urban runoff requirements include, but are not limited to: all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special Biological Significance by the Basin Plan; water bodies designated with a RARE beneficial use in the Basin Plan; areas within the Western Riverside County Multiple Species Habitat Conservation Plan area that contain rare or especially valuable plant or animal life or their habitat; and any other equivalent environmentally sensitive areas that the Permittees have identified. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from <a href="http://www.swrcb.ca.gov/nwqcb9/programs/basinplan.html">www.swrcb.ca.gov/nwqcb9/programs/basinplan.html</a> . The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/tmdl/303d_lists.html">www.swrcb.ca.gov/tmdl/303d_lists.html</a> .                                                                                                                                             |                                                                                                                                                                     |                                     |
| <b>DETERMINATION: Circle appropriate determination.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                     |                                     |
| If <u>any</u> question answered "YES"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Project requires a project-specific WQMP.                                                                                                                           |                                     |
| If <u>all</u> questions answered "NO"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions. |                                     |

## INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Fred Khoroushi and Gita Khadiri, husband and wife ("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 932-280-045 ("PROPERTY"); and,

**WHEREAS**, on April 27, 2014, PROPERTY OWNER filed an application for Parcel Map No. 36607 ("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:  
Fred Khoroushi  
Gita Khadiri  
P.O. Box 9293  
Ranch Santa Fe, CA 92067

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.

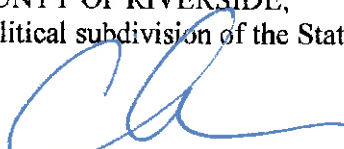
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange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

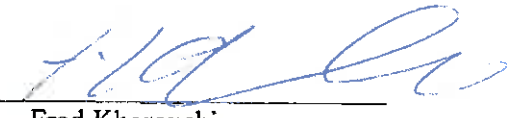
**COUNTY:**  
COUNTY OF RIVERSIDE,  
a political subdivision of the State of California

By:   
Charissa Leach  
Assistant TLMA Director - Community Development

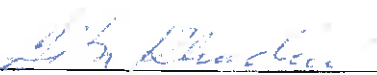
Dated: 9/5/17

FORM APPROVED COUNTY COUNSEL  
BY:  8/29/17  
MELISSA R. CUSHMAN DATE

**PROPERTY OWNER:**  
Fred Khoroushi and Gita Khadiri, husband and wife

By:   
Fred Khoroushi

Dated: 8/9/2017

By:   
Gita Khadiri

Dated: 8/9/2017



# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF SAN DIEGO )

On AUGUST 9<sup>TH</sup> 2017 before me, GABRIEL RENE MEJIA Notary Public,

Date

(here insert name and title of the officer)

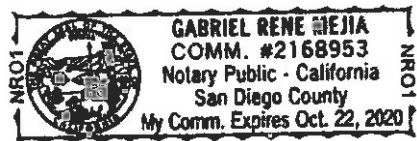
personally appeared GITA KHADIRI

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: [Handwritten Signature] (Seal)



OPTIONAL

Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_ Other: \_\_\_\_\_

# CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )

COUNTY OF SAN DIEGO )

On AUGUST 9<sup>TH</sup> 2017 before me, GABRIEL RENE MEJIA Notary Public,

Date

(here insert name and title of the officer)

personally appeared FRED KHOROVSHI

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: [Handwritten Signature] (Seal)

\_\_\_\_\_ OPTIONAL \_\_\_\_\_

Description of Attached Document

Title or Type of Document: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Document Date: \_\_\_\_\_ Other: \_\_\_\_\_

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

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

**CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – Intent to Adopt a Mitigated Negative Declaration** – EA42685 – Applicant: Fred Khoroushi – Engineer/Representative: CLE Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, and westerly of Avenida Caleta – 20.2 gross acres – Zoning: Residential Agricultural – 20 acre minimum – **REQUEST:** Change of Zone from Residential Agricultural (RA-20) 20 acre minimum to Residential Agricultural (RA-5) 5 acre minimum and a Schedule “H” subdivision to create four (4) residential parcels on 20.2 gross acres.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **APRIL 4, 2018**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner, Brett Dawson, at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through 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: Brett Dawson  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on Aug 23., 2017,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07828 / PM36607 For

Company or Individual's Name RCIT - GIS,

Distance buffered 1200'

Pursuant to application requirements furnished by the Riverside County Planning Department.

Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

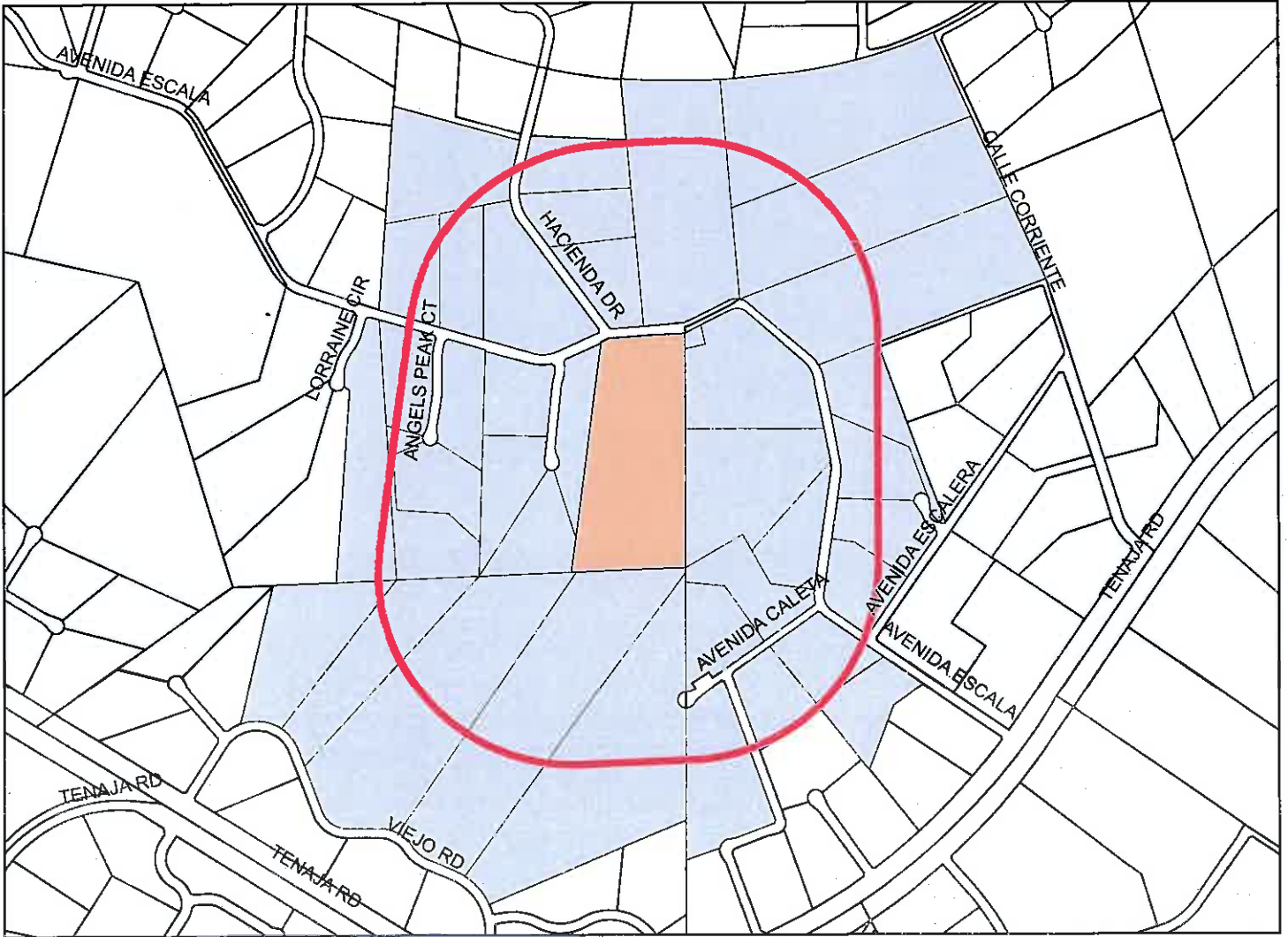
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

**CZ07828 PM36607 ( 1200 feet buffer )**



**Selected Parcels**

|             |             |             |             |             |             |             |             |             |             |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 932-270-007 | 932-260-039 | 932-270-018 | 932-280-044 | 932-260-065 | 932-280-035 | 932-260-036 | 932-260-010 | 932-270-017 | 932-280-018 |
| 932-280-032 | 932-280-033 | 932-260-038 | 932-280-040 | 932-280-041 | 932-280-042 | 932-280-043 | 932-280-045 | 932-280-037 | 932-260-012 |
| 932-280-012 | 932-260-057 | 932-260-035 | 932-280-016 | 932-260-064 | 932-280-014 | 932-280-022 | 932-260-044 | 932-260-072 | 932-260-037 |
| 932-260-045 | 932-280-017 | 932-260-034 | 932-280-034 | 932-260-020 | 932-260-026 | 932-270-005 | 932-270-006 | 932-280-036 | 932-260-011 |



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



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ASMT: 932260010, APN: 932260010  
BEATRICE LAMPRECHT, ETAL  
42075 CALLE CORRIENTE  
MURRIETA, CA. 92562

ASMT: 932260037, APN: 932260037  
GREGORY WEBB, ETAL  
42223 CORTE SUENO  
MURRIETA, CA. 92562

ASMT: 932260011, APN: 932260011  
WILLIAM WEISER  
1301 ELECTRIC AVE NO A  
SEAL BEACH CA 90740

ASMT: 932260038, APN: 932260038  
CORRINNE MILLER, ETAL  
30178 BEESWING CIR  
MENIFEE CA 92584

ASMT: 932260012, APN: 932260012  
MARIA GARCIA, ETAL  
42581 AVENIDA ESCALA  
MURRIETA, CA. 92562

ASMT: 932260039, APN: 932260039  
ALEIDA LAFLER  
1551 TECALOTE DR  
FALLBROOK CA 92028

ASMT: 932260026, APN: 932260026  
STATE OF CALIF WILDLIFE CONSERVATION  
C/O D TOWNSEND  
1807 13TH ST STE 103  
SACRAMENTO CA 95811

ASMT: 932260044, APN: 932260044  
MCCAUSLAND CONST CO  
P O BOX 1769  
TUSTIN CA 92781

ASMT: 932260034, APN: 932260034  
RAYMOND MCPHERSON  
18380 AVENIDA CALETA  
MURRIETA, CA. 92562

ASMT: 932260045, APN: 932260045  
RANCHO CALIF WATER DIST  
C/O GENERAL MANAGER  
P O BOX 9017  
TEMECULA CA 92589

ASMT: 932260035, APN: 932260035  
ELIZABETH WITOUS, ETAL  
18310 AVENIDA CALETA  
MURRIETA, CA. 92562

ASMT: 932260057, APN: 932260057  
BOBBIE GRANT, ETAL  
42600 AVENIDA ESCALA  
MURRIETA, CA. 92562

ASMT: 932260036, APN: 932260036  
DONALD TOLSON, ETAL  
42224 CORTE SUENO  
MURRIETA, CA. 92562

ASMT: 932260064, APN: 932260064  
JUSTIN CAREY  
36068 HIDDEN SPRINGS STE C  
WILDOMAR CA 92595

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ASMT: 932260065, APN: 932260065  
BOLOCK INC  
248 N HOBSON  
MESA AZ 85203

ASMT: 932280014, APN: 932280014  
LAURANCE MAYFIELD  
PO BOX 1730  
WILDOMAR CA 92595

ASMT: 932260072, APN: 932260072  
PAMELA BILEK  
41955 CALLE CORRIENTE  
MURRIETA, CA. 92562

ASMT: 932280016, APN: 932280016  
CONCEPCION MUNOZ, ETAL  
42230 HACIENDA DR  
MURRIETA, CA. 92562

ASMT: 932270006, APN: 932270006  
TROY SCHUMACHER  
C/O GEORGE ROSS  
P O BOX 30076  
SALT LAKE CITY UT 84130

ASMT: 932280017, APN: 932280017  
SUSANA RODRIGUEZ, ETAL  
601 EAST RD  
LA HABRA HTS CA 90631

ASMT: 932270007, APN: 932270007  
ABDUL BEHNAWA  
29971 CAMINO DEL SOL DR  
TEMECULA CA 92592

ASMT: 932280022, APN: 932280022  
MELODY ABINANTE, ETAL  
42095 LORRAINE CIR  
MURRIETA, CA. 92562

ASMT: 932270017, APN: 932270017  
DEVIN BROCE  
1248 AVES LN  
FALLBROOK CA 92028

ASMT: 932280033, APN: 932280033  
ROBERTA HARTMAN, ETAL  
333 N WILSHIRE AVE  
ANAHEIM CA 92801

ASMT: 932270018, APN: 932270018  
FRANK MAGDALENO, ETAL  
31968 AVENIDA ENRIQUE  
TEMECULA CA 92591

ASMT: 932280034, APN: 932280034  
SKYHAWK DEV INC  
15195 VICTORIA AVE  
108 15272 CROYDAN DR  
SURREY BC CANADA V3S0Z5

ASMT: 932280012, APN: 932280012  
ANNE SUNG, ETAL  
42225 HACIENDA DR  
MURRIETA, CA. 92562

ASMT: 932280035, APN: 932280035  
CAROLL HIRST, ETAL  
42110 ANGELS PEAK CT  
MURRIETA CA 92562





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Go to [avery.com/templates](https://avery.com/templates) |  
Use Avery Template 5962 |

ASMT: 932280036, APN: 932280036  
LLKA SIEGMUND, ETAL  
42165 ANGELS PEAK CT  
MURRIETA, CA. 92562

ASMT: 932280037, APN: 932280037  
BRIDGET UVIEGHARA, ETAL  
42172 ANGELS PEAK CT  
MURRIETA, CA. 92562

ASMT: 932280044, APN: 932280044  
ANN SIGGARD  
29151 GANDOLF CT  
MURRIETA CA 92563

ASMT: 932280045, APN: 932280045  
FRED KHOROUSHI  
P O BOX 9293  
RANCHO SANTA FE CA 92067

Fred Khoroushi  
P.O. Box 9293  
Rancho Santa Fe CA 92067

John Rogers  
CLE Engineering  
41146 Elm Street, Suite G  
Murrieta CA 92562

Eastern Municipal Water District  
2270 Trumble Road  
Perris CA 92570

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Charissa Leach**  
**Assistant Director of**  
**TLMA- Community Development**

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.**

PM36607 CZ07828  
*Project Title/Case Numbers*

Brett Dawson  
*County Contact Person*

(951) 955-0972  
*Phone Number*

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

John Rogers  
*Project Applicant*

CLE Engineering 41146 Elm Street, Suite G Murrieta CA 92562  
*Address*

The project is located northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, Westerly of Avenida Caleta

*Project Location*

Tentative Parcel Map No. 36607 A Shcedule H subdivision to create our residential parcels on 20.2 gross acres  
Change of Zone No. 7829 to change the project site's Zoning Classification from Residential Agricultural (RA-20) 20 acre minimum to Residential Agricultural (RA-5) 5 Acre Minimum

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 24, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared and certified for the project pursuant to the provisions of the California Environmental Quality Act and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

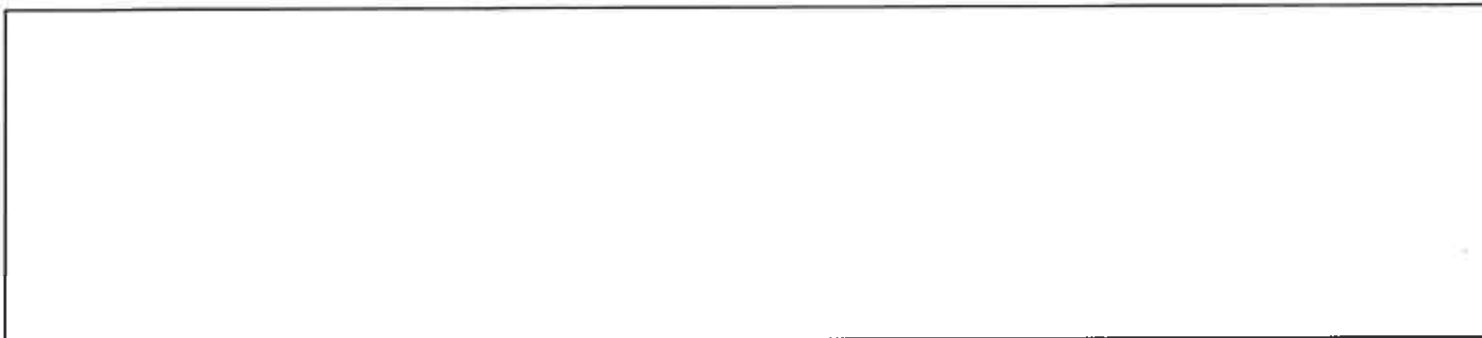
This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: N/A



INVOICE (PLAN-CFG06068)  
FOR RIVERSIDE COUNTY

**BILLING CONTACT**  
Khoroushi Fred

County of Riverside  
Trans. & Land Management Agency



P O Box 9293  
Rancho Santa Fe, Ca 92067

| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS |
|----------------|--------------|------------------|----------------|
| PLAN-CFG06068  | 04/17/2014   | 04/17/2014       | Paid In Full   |

| REFERENCE NUMBER | FEE NAME                       | TOTAL          |
|------------------|--------------------------------|----------------|
| CFG06068         | 0452 - CF&G TRUST: RECORD FEES | \$50.00        |
| <b>SUB TOTAL</b> |                                | <b>\$50.00</b> |

**TOTAL** **\$50.00**

|                                                             |
|-------------------------------------------------------------|
| <b>Please Remit Payment To:</b>                             |
| County of Riverside<br>P.O. Box 1605<br>Riverside, CA 92502 |

|                                       |
|---------------------------------------|
| <b>Credit Card Payments By Phone:</b> |
| 760-863-8271                          |

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste 14  
Palm Desert, CA 92211



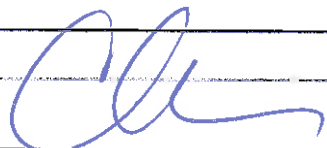
# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4.4

Planning Commission Hearing: April 4, 2018

## PROPOSED PROJECT

|                              |                                                                                                                                                         |                                                                                     |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Case Number(s):</b>       | General Plan Amendment Nos. 1151 and 1152, Change of Zone Nos. 7872 and 7873, Tentative Parcel Map Nos. 36950 and 36962, Plot Plan Nos. 25837 and 25838 | <b>Applicant(s):</b> Trammel Crow, Inc.                                             |
| <b>EIR No.:</b>              | 546                                                                                                                                                     | <b>Representative(s):</b> David Evans and Associates Inc.                           |
| <b>Area Plan:</b>            | Mead Valley                                                                                                                                             |                                                                                     |
| <b>Zoning Area/District:</b> | Mead Valley District                                                                                                                                    |                                                                                     |
| <b>Supervisory District:</b> | D1                                                                                                                                                      |                                                                                     |
| <b>Project Planner:</b>      | Russell Brady                                                                                                                                           |  |
| <b>Project APN(s):</b>       | 314-020-010, 314-020-017, 314-040-001, 314-040-002, 314-040-003, and 314-040-008                                                                        | Charissa Leach, P.E.<br>Assistant TLMA Director                                     |

## APPLICATION SUMMARY

The overall project site is located southerly of Oleander Avenue, northerly of Nance Street, westerly of Harvill Avenue, and easterly of Day Street. The overall project site is split into two sites by Ellsworth Street that will hereinafter be referred to as the Building D and Building E sites, respectively. The Building D site is located east of Ellsworth Street and the Building E site is located west of Ellsworth Street. The applications being considered for each site are:

### Building D

**GENERAL PLAN AMENDMENT NO. 1151** proposes to change the General Plan land use designation for Parcels 314-040-002 and 314-040-008 from Community Development: Business Park (CD:BP); to Community Development: Light Industrial (CD:LI). The entire Building D site will then have a land use designation of Community Development: Light Industrial (CD:LI).

**CHANGE OF ZONE NO. 7872** proposes to change the zoning classification for Parcels 314-040-002 and 314-040-008 from Rural Residential (R-R) to Industrial Park (I-P), and the portions of Parcels 314-040-001 and 314-040-003 that are zoned Medium Manufacturing (M-M) to Industrial Park (I-P). The entire Building D site will then have a zoning classification of Industrial Park (I-P).

**TENTATIVE PARCEL MAP NO. 36950** proposes a Schedule H subdivision of 37.08 gross acres to consolidate the existing four parcels into one parcel and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. Although defined as a Schedule H subdivision, in accordance with Section 3.1.B. of Ordinance No. 460, the subdivision is being required to provide Schedule E

improvements that are more consistent with the industrial nature of the development. The Schedule E improvements are greater than those of a Schedule H subdivision.

**PLOT PLAN NO. 25838** proposes the construction and operation of a 702,645 square foot warehouse/distribution/manufacturing building on 37.08-acres (gross) consisting of a 15,000 square feet of office space, 10,000 square feet of mezzanine, and 677,645 square feet of warehouse with 109 truck loading bays, 251 trailer parking stalls, 439 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets.

### **Building E**

**GENERAL PLAN AMENDMENT NO. 1152** proposes to change the General Plan land use designation for Parcels 314-020-017 and 314-020-010 from Community Development: Business Park (CD:BP); to Community Development: Light Industrial (CD:LI). The entire Building E site will then have a land use designation of Community Development: Light Industrial (CD:LI).

**CHANGE OF ZONE NO. 7873** proposes to change the zoning classification for Parcel 314-020-010 from Rural Residential, ½ acre minimum (R-R-½) to Industrial Park (I-P). The entire Building E site will then have a zoning classification of Industrial Park (I-P).

**TENTATIVE PARCEL MAP NO. 36962** proposes a Schedule E subdivision of 21.52 gross acres into two parcels, one for the proposed development and one to be left vacant at this time, and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street.

**PLOT PLAN NO. 25837** proposes the construction and operation of a 410,982 square foot warehouse/distribution/manufacturing building on 21.52-acres (gross) consisting of 15,000 square feet of office space and 395,982 square feet of warehouse, with 51 truck loading bays, 80 truck trailer parking stalls, and 260 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets.

**ENVIRONMENTAL IMPACT REPORT NO. 546** studies the impacts of the project. **STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2018-004** recommending adoption of General Plan Amendment Nos. 1151 and 1152 as shown in Exhibit #6 to the Board of Supervisors; and,

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

**TENTATIVELY CERTIFY Environmental Impact Report No. 546** based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1151** that changes the land use designation for Parcels 314-040-002 and 314-040-008 from Community Development: Business Park (CD:BP); to Community Development: Light Industrial (CD:LI), in accordance with Exhibit #6, based on



the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1152** that changes the land use designation for Parcels 314-020-017 and 314-020-010 from Community Development: Business Park (CD:BP); to Community Development: Light Industrial (CD:LI), in accordance with Exhibit #6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7872** that changes the zoning classification of Parcel Nos. 314-040-002 and 314-040-008 from Rural Residential (R-R) to Industrial Park (I-P) and the portions of Parcel Nos. 314-040-001 and 314-040-003 that are zoned Medium Manufacturing (M-M) to Industrial Park (I-P) in accordance with Exhibit 3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7873** that changes the zoning classification of Parcel No. 314-020-010 from Rural Residential, ½ acre minimum (R-R-½) to Industrial Park (I-P) in accordance with Exhibit 3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE PARCEL MAP NO. 36950**, based upon the findings and conclusions incorporated into the staff report, and subject to the attached conditions of approval and final approval of General Plan Amendment No. 1151 and Change of Zone No. 7872, and; and

**APPROVE TENTATIVE PARCEL MAP NO. 36962**, based upon the findings and conclusions incorporated into the staff report, and subject to the attached conditions of approval and final approval of General Plan Amendment No. 1152 and Change of Zone No. 7873 ; and

**APPROVE PLOT PLAN NO. 25837**, based upon the findings and conclusions incorporated into the staff report, and subject to the attached conditions of approval and final approval of General Plan Amendment No. 1151 and Change of Zone No. 7872; and

**APPROVE PLOT PLAN NO. 25838**, based upon the findings and conclusions incorporated into the staff report, and subject to the attached conditions of approval and final approval of General Plan Amendment No. 1152 and Change of Zone No. 7873.

| <b>PROJECT DATA</b>                         |                                           |
|---------------------------------------------|-------------------------------------------|
| <b>Land Use and Zoning:</b>                 |                                           |
| Specific Plan:                              | N/A                                       |
| Specific Plan Land Use:                     | N/A                                       |
| Existing General Plan Foundation Component: | Community Development                     |
| Proposed General Plan Foundation Component: | N/A                                       |
| Existing General Plan Land Use Designation: | Business Park (BP), Light Industrial (LI) |
| Proposed General Plan Land Use Designation: | Light Industrial (LI)                     |

**General Plan Amendment Nos. 1151 and 1152, Changes of Zone Nos. 7872 and 7873, Tentative Parcel Map Nos. 36950 and 36962, and Plot Plan Nos. 25837 and 25838  
 Planning Commission Staff Report: April 4, 2018  
 Page 4 of 23**

|                                    |                                                                                              |
|------------------------------------|----------------------------------------------------------------------------------------------|
| Policy / Overlay Area:             | N/A                                                                                          |
| Surrounding General Plan Land Uses |                                                                                              |
| North:                             | Business Park (BP), Light Industrial (LI)                                                    |
| East:                              | Light Industrial (LI)                                                                        |
| South:                             | Rural Community: Very Low Density Residential (RC:VLDR)                                      |
| West:                              | Rural Community: Very Low Density Residential (RC:VLDR)                                      |
| Existing Zoning Classification:    | Rural Residential, ½ acre minimum (R-R-½), Medium Manufacturing (M-M), Industrial Park (I-P) |
| Proposed Zoning Classification:    | Industrial Park (I-P)                                                                        |
| Surrounding Zoning Classifications |                                                                                              |
| North:                             | Industrial Park (I-P), Medium Manufacturing (M-M)                                            |
| East:                              | Manufacturing – Service Commercial (M-SC), Industrial Park (I-P)                             |
| South:                             | Rural Residential (R-R), Light Agriculture, one-acre minimum (A-1-1)                         |
| West:                              | Light Agriculture, one-acre minimum (A-1-1)                                                  |
| Existing Use:                      | Vacant                                                                                       |
| Surrounding Uses                   |                                                                                              |
| North:                             | Vacant, Warehouse                                                                            |
| South:                             | Single-family residential, vacant                                                            |
| East:                              | Vacant                                                                                       |
| West:                              | Vacant, water tank                                                                           |

**Project Site Details:**

| <i>Item</i>                    | <i>Value</i>    | <i>Min./Max. Development Standard</i>                                                                                                                                |
|--------------------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Site (Acres):          | 58.6 (gross)    | N/A                                                                                                                                                                  |
| Proposed Building Area (SQFT): | 1,113,627       | N/A                                                                                                                                                                  |
| Floor Area Ratio:              | 0.44            | 0.25 minimum, 0.60 maximum for Light Industrial                                                                                                                      |
| Building Height (FT):          | 44 feet maximum | 35 feet at setback line with 1 feet additional for every 2 feet additional of setback, minimum additional setback is 20 feet for a maximum allowed height of 45 feet |
| Landscape Area (SQFT):         | 426,524         | 15% site area minimum, 382,892 square feet minimum                                                                                                                   |
| Map Schedule:                  | E               |                                                                                                                                                                      |

**Parking:  
 Building D**

| <i>Type of Use</i> | <i>Building Area (in SF)</i> | <i>Parking Ratio</i>      | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--------------------|------------------------------|---------------------------|------------------------|------------------------|
| Office/Mezzanine   | 25,000                       | 1 space/250 square feet   | 100                    | 439                    |
| Warehouse          | 677,645                      | 1 space/2,000 square feet | 339                    |                        |
| <b>TOTAL:</b>      |                              |                           |                        |                        |

**Building E**

| <i>Type of Use</i> | <i>Building Area (in SF)</i> | <i>Parking Ratio</i>      | <i>Spaces Required</i> | <i>Spaces Provided</i> |
|--------------------|------------------------------|---------------------------|------------------------|------------------------|
| Office/Mezzanine   | 15,000                       | 1 space/250 square feet   | 60                     | 260                    |
| Warehouse          | 395,982                      | 1 space/2,000 square feet | 198                    |                        |
| <b>TOTAL:</b>      |                              |                           |                        |                        |

**Located Within:**

|                                       |                                                                                                 |
|---------------------------------------|-------------------------------------------------------------------------------------------------|
| City's Sphere of Influence:           | Yes – City of Perris                                                                            |
| Community Service Area (“CSA”):       | Yes, CSA 117 – Mead Valley                                                                      |
| Recreation and Parks District:        | No                                                                                              |
| Special Flood Hazard Zone:            | No                                                                                              |
| Area Drainage Plan:                   | Yes – Perris Valley Master Drainage Plan                                                        |
| Dam Inundation Area:                  | No                                                                                              |
| Agricultural Preserve                 | No                                                                                              |
| Liquefaction Area:                    | Yes – The project site is partially located within moderate mapped liquefaction potential areas |
| Fault Zone:                           | No                                                                                              |
| High Fire Zone:                       | No                                                                                              |
| WRCMSHCP Criteria Cell:               | No                                                                                              |
| CVMSHCP Conservation Boundary:        | No                                                                                              |
| Airport Influence Area (“AIA”):       | Yes – March Air Reserve Base                                                                    |
| Stephens Kangaroo Rat Fee Area:       | Yes                                                                                             |
| Ordinance No. 655 (Mt. Palomar) Area: | Yes, Zone B                                                                                     |

**PROJECT DETAILS AND BACKGROUND**

Anticipated Uses

The project proposes the construction of warehouse buildings on a speculative basis with no specific tenant or use intended at this time. These types of buildings can be used for a variety of tenants and uses including, but not limited to distribution centers, e-commerce, and manufacturing. The ultimate tenant

will have to comply with the project conditions of approval and the analysis included within the Environmental Impact Report, which may limit certain types of uses due to their scale that might exceed what is currently proposed to be permitted and what was analyzed in the Environmental Impact Report. If any proposed uses exceed what the project was permitted for and what was analyzed in the Environmental Impact Report, further entitlement permitting and analysis pursuant to CEQA may be required.

#### Project Boundary Design

The project is located near existing residential uses, in particular Building D, where residential uses exist immediately adjacent to the site. The properties south of Building E are currently vacant, but are designated in the General Plan as Rural Community: Very Low Density Residential. The project has been designed specifically to minimize the amount of outdoor activity closest to the properties to the south. Building D is designed with the building set back approximately 70 feet minimum from the property line to the south as required by the Industrial Park (I-P) zone development standards with a 30 foot wide driveway/fire lane and approximately 34 feet of landscaping with varying slope design adjacent to the residential properties to the south. Building E is designed with the building set back approximately 67 feet minimum from the property line to the south as required by the Industrial Park (I-P) zone development standards and also with a 30 foot wide driveway/fire lane and approximately 31 feet minimum of landscaping with primarily a slope up to the existing EMWD access road to the south. The orientation of the proposed buildings, with the loading docks facing east and west rather than south, is designed to minimize the noisier elements of the exterior operations of the project on the nearby residential uses. Although the buildings may not incorporate a large setback from the properties to the south, if such a setback were to increase, there would be greater area open area in the southern portion of the project and a greater likelihood for more outdoor activities to occur on the project that may generate more noise or other potential nuisances closer to the properties to the south. Instead the project has been designed specifically to minimize the amount of outdoor activity closest to the properties to the south.

The landscaped areas along the southern boundary will primarily include 24 inch box trees spaced closely together to provide for visual screening between the properties to the south and the proposed buildings. An 8 foot tall wall is also included at the southwest and southeast corners of the Building D site to assist in reducing noise from the dock areas on the east and west sides of the building. Where the wall is not required, a tubular steel fence is proposed along the southern boundary of Building D and for the entire southern boundary of Building E.

Conceptual views of these boundary conditions are included below. Also included last is a conceptual view from Ellsworth Street looking north towards the project. Included in the project plans attached to this staff report are section views for both Building D and E showing the proposed project transition to the properties to the south for further reference.



*Building D Southern Boundary Viewed from the East*



*Building D Southern Boundary Viewed from the West*



*Building E Southern Boundary Viewed from the West*



*View of Project from Ellsworth Street*



SB18/AB52 Tribal Consultation

In compliance with Senate Bill 18 (SB18) concerning proposed General Plan Amendment No. 1151 (Building D Site), the County requested a list from the Native American Heritage Commission (NAHC) of Tribes whose historical extent includes the project area. Based on the November 12, 2015 list provided by NAHC, the County sent project notices on November 16, 2015 to 18 Native American Tribal representatives. A response was received from the Pala Tribal Historic Preservation Office dated January 11, 2016 deferring to closer Tribes. A response was received from the Rincon Band of Luiseño Indians dated December 1, 2016 deferring to either the Pechanga Band or the Soboba Band. The Pauma Band of Luiseño Indians responded on December 1, 2015 stating that they were not aware of any cultural sites or resources on the project property. SB 18 consultation was requested by the Morongo Cultural Heritage Program in a letter dated December 2, 2015. Consultation with Morongo took place on December 02, 2015. Morongo requested the cultural report for the project which was provided to them on December 10, 2015. No additional comments have been received.

In compliance with SB18 concerning proposed General Plan Amendment No. 1152 (Building E Site), the County requested a list from the NAHC of tribes whose historical extent includes the project area. Based on the November 12, 2015 list provided by NAHC, the County sent project notices on November 16, 2015 to 18 Native American Tribal representatives. A response was received from the Pala Tribal Historic Preservation Office dated January 11, 2016 deferring to closer Tribes. The Pauma Band of Luiseño Indians responded on December 1, 2015, stating that they were not aware of any cultural sites or resources on the project property. A response was received from the Agua Caliente Band of Cahuilla Indians dated November 16, 2015, deferring to the Soboba Band of Luiseño Indians. A response requesting consultation was received from Soboba dated January 19, 2016 and from the Morongo Cultural Heritage Program dated December 2, 2015. Consultation was held with Morongo on December 2, 2015, at which time Morongo's representative requested the Tribe be provided with the cultural report, which the County provided on December 10, 2015. At that time, the County requested to be contacted if the Tribe had any further comments or concerns. As of the writing of this staff report, the County has not received any further comments or concerns from the Tribe.

In compliance with Assembly Bill 52 (AB52) concerning proposed General Plan Amendment No. 1151 and related actions (Building D Site), the County mailed notices regarding this project to the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, the Agua Caliente Band of Cahuilla Indians and to the Rincon Band of Luiseño Indians on July 13, 2015. A notice was sent to the San Manuel Band of Mission Indians on October 20, 2015. A response requesting consultation was received from Soboba dated August 13, 2015. A response dated July 20, 2015 was received from Rincon deferring to Soboba or Pechanga. San Manuel provided a response dated October 29, 2015, in which they thanked County Planning for the opportunity to review and respond and recommended contacting tribes with ancestral territory claims in the Perris area and declined consultation. A request to consult was received from Pechanga dated August 18, 2015. Prior to this, a site visit was held with Pechanga tribal representatives on June 30, 2015. On September 2, 2015, County Planning provided Pechanga with the cultural report for the project. The County attended consultation meetings to discuss the project with Pechanga on March 23, 2016, April 27, 2016, June 2, 2016, October 31, 2016, and March 03, 2017. The County's final draft of the related conditions of approval were provided to the Pechanga Tribe on March 15, 2017. No additional comments have been received.

In compliance with Assembly Bill 52 (AB52) concerning proposed General Plan Amendment No. 1152 and related actions (Building E Site), the County mailed notices regarding this project to the Soboba Band



of Luiseño Indians, the Pechanga Band of Luiseño Indians, the Agua Caliente Band of Cahuilla Indians and the Rincon Band of Luiseño Indians on July 13, 2015. A notice was sent to the San Manuel Band of Mission Indians on October 20, 2015. San Manuel provided a response dated October 29, 2015, in which they thanked County Planning for the opportunity to review and respond and recommended contacting tribes with ancestral territory claims in the Perris area and declined consultation. A response dated August 28, 2015 was received from Rincon deferring to Soboba or Pechanga. Soboba responded in a letter dated August 13, 2015 and a consultation meeting was held on August 19, 2015. A subsequent meeting was then held between Soboba and the Applicant. On August 12, 2016, the County sent an email to Soboba asking if they had any further comments or concerns. Soboba replied that with the standard conditions for Tribal monitoring and artifact disposition applied to the project, they would formally conclude consultation. A request to consult was received from Pechanga dated September 9, 2015. Prior to this, a site visit was held with Pechanga tribal representatives on June 30, 2015. The County held consultation meetings Pechanga to discuss the project on April 27, 2016, June 2, 2016, October 31, 2016, March 03, 2017, and March 23, 2017. The County's draft conditions of approval were provided to the Pechanga Tribe on March 15, 2017. No additional comments have been received.

#### Airport Land Use Commission

The project is located within the Airport Influence Area of the March Air Reserve Base, specifically located within Compatibility Zone C2. This project was initially reviewed by the Riverside County Airport Land Use Commission (ALUC) on November 12, 2015 and subsequently on May 11, 2017 due to a change in the project's building height. The ALUC determined the project consistent at both hearings.



Figure 1: Project Location Map

## **PROJECT ANALYSIS**

**Background:** The proposed project was submitted on June 8, 2015.

**General Plan Consistency:** The project proposes two General Plan Amendments to change the land use designation of portions of the project site from Business Park (BP) to Light Industrial (LI) to make the entire site designated Light Industrial (LI). Findings necessary for the General Plan Amendments are detailed below within the Findings section of the staff report. The proposed Plot Plans are consistent with the proposed land use designation of Light Industrial since the Plot Plans propose general warehouse and distribution, which is specifically noted in the description for the Riverside County General Plan's Light Industrial land use designation as "a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses." The project proposes dedication and improvements to Elsworth Street along the project's frontage, consistent with the ultimate design for as a Secondary roadway in the General Plan Circulation Element. Although Oleander Avenue is not a designated roadway in the General Plan Circulation Element, it is being designed as an Industrial Collector roadway. The proposed project is consistent with all other applicable policies of the General Plan.

**Ordinance No. 348 Consistency:** The project proposes two changes of zone to change the zoning classification of the project site to Industrial Park (I-P) to be consistent with the proposed General Plan Amendment and to allow the development as proposed. As provided in Section 10.1.b.(1)g of Ordinance No. 348, "Warehousing and distribution" uses are allowed within the Industrial Park (I-P) zone with the approval of a plot plan. The proposed project is consistent with the applicable development standards, in particular applicable maximum building heights, minimum setbacks, landscape areas and percentages, and required parking, which are all detailed further in the findings for the Plot Plans.

**Ordinance No. 460 Consistency:** The project proposes Tentative Parcel Map Nos. 36950 and 36962. Although Tentative Parcel Map No. 36950 meets the definition of a Schedule H subdivision as provided in Ordinance No. 460, the scale and intensity of the industrial use is greater than what is anticipated by the Schedule H requirements. Pursuant to Section 3.1.B. of Ordinance No. 460, Staff has proposed and the applicant has agreed to comply with Schedule E subdivision requirements, which are greater than those of a Schedule H subdivision. Tentative Parcel Map No. 36962 consists of a Schedule 'E' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Both Tentative Parcel Map Nos. 36950 and 36962 specifically comply with the Schedule 'E' improvement requirements provided in Section 10.5 of Ordinance No. 460.

**Neighborhood Compatibility:** Although a General Plan Amendment is proposed that would change the land use designation from Business Park to Light Industrial, the change still keeps the planned land use as a fairly intense, non-residential use. Despite this, there is a recognized change from what exists in the area today as the site is vacant from what is being proposed, which is noted in the project's EIR. However, the project has been designed and mitigation included where appropriate and feasible to minimize impacts from noise, aesthetics, air quality, and traffic to make the project more compatible with the existing surrounding neighborhood.

## **ENVIRONMENTAL REVIEW AND FINDINGS**

An Environmental Impact Report (EIR) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The EIR represents the independent judgement of Riverside County. The Draft Environmental Impact Report was circulated in May of 2017. Below is a summary of the significant and unavoidable impacts identified in the circulated Draft EIR:

#### Air Quality - AQMP Consistency

The Project would have the potential to result in or cause National Ambient Air Quality Standards (NAAQS) or California Ambient Air Quality Standards (CAAQS) violations due to the project's exceedance of regional operational emission thresholds for VOC and NOx. Therefore, the Project would have a significant and unavoidable cumulative effect on regional air pollution. All feasible mitigation has been adopted. However, impacts related to AQMP consistency would remain significant and unavoidable.

#### Air Quality – Operation Emissions-Regional

Although construction emissions are able to be mitigated to a level that does not exceed emission thresholds, operational emissions (primarily from mobile/vehicle emissions) for NOx and VOC are not able to be mitigated to a level below emission thresholds as no feasible mitigation exists to reduce mobile emissions. Therefore, impacts related to operational emissions of VOC and NOx would remain significant and unavoidable.

#### Land Use and Planning

Although the change in land use designation from Business Park to Light Industrial does not represent a significant shift in planned land use of the subject site, the project site is mostly vacant and undeveloped under existing conditions and surrounded by vacant and rural residential type uses. Therefore, the proposed development of an industrial building and uses on the site would result in a substantial change to the site's use and a significant impact. Mitigation measures are proposed on the various impact topics (i.e. air quality, noise, traffic, etc.) to mitigate the impacts from the change from vacant to the proposed land use, but impacts to this change in land use remain potentially significant.

#### Noise – Operational

Project-related operational impacts would result in less than significant impact to noise-sensitive receptors associated with on-site operational activities with the installation of an 8 foot high noise attenuation barrier along the project's southern boundary. However, the project's generation of vehicle traffic and noise off-site along Oleander Avenue adjacent to and east of the project site would result in a significant direct and cumulative impact. No feasible mitigation exists to reduce these off-site impacts and impacts remain significant.

#### Transportation and Traffic - Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation System and Conflict with an Applicable Congestion Management Plan

The Project would generate traffic that would exceed the significance thresholds for certain intersections and roadway segments. Mitigation measures for certain road improvements are included that address the direct impacts of the project. However, significant cumulative impacts remain for intersections where fair share are fees are paid for the project's incremental impacts where improvements are not guaranteed to be completed prior to the project's operation. Additionally, the project would add traffic to freeway facilities that would impact already deficient facilities. These facilities are under the jurisdiction of Caltrans and Riverside County cannot assure the construction of

improvements to state highway facilities that may be needed to address deficiencies. Mitigation is included for the project to pay its fair share of impacts on state highway facilities if such a program is established by Caltrans. Since this is not certain, impacts remain significant.

19 comments were received during the 45-day public review period and 1 comment was 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 March 6, 2018 and with mailed notices to commenters sent on March 6, 2018.

For the reasons set forth above and in the Environmental Impact Report prepared for this Project, the proposed project will potentially have a significant effect on the environment related Air Quality, Land Use and Planning, Noise, and Transportation. Mitigation Measures from the Environmental Impact Report have been incorporated as conditions of approval on the project.

## **FINDINGS AND CONCLUSIONS**

**In order for the County to approve the proposed project, the following findings must be made. The following findings are in addition to those provided in the project's Environmental Impact Report.**

### **General Plan Amendments**

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4.C.2., the first two (1 – 2) findings are required and one additional finding is also required. The finding pursuant to Ordinance No. 348, Section 2.4.C.2.f is selected as the additional finding.

1. The proposed changes do not involve a change in or conflict with:
  - a. The Riverside County Vision.

The General Plan Vision Statement, in its introductory discussion on Risk, provides, "We readily acknowledge that there is a certain degree of risk and uncertainty regarding future expectations, especially as they relate to land resources and how we manage them. At the same time, through the unique planning opportunities present here, we seek to make the risks known and avoid arbitrary and capricious decision making that aggravates the normal risks in human affairs." The project as proposed is not without its risks and potential impacts to the environment, but these have been documented in the Environmental Impact Report and made available for the public and for decision makers on the project to consider. On the introductory discussion of Employment, the General Plan Vision Statement provides, "We acknowledge gainful employment as one of the most basic individual needs and value a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy." The project will be proposed, the proposed project would continue to support employment in the area and in a type of use or business that is a growing market in the area.



On the topic of Air Quality, the General Plan Vision Statement provides, "Air quality is viewed as such an important factor in quality of life that its measurements are used as a major factor in evaluating the Plan's performance." The General Plan Amendments will change the project site's land use designation from Business Park to Light Industrial. The project's Environmental Impact Report provides that the construction and operation of a more traditional business park development with more office type uses would generate more vehicle trips and therefore more vehicle emissions and would present a greater impact to regional air quality compared to the proposed project.

On the topic of Sustainability and Global Environmental Stewardship, the General Plan Vision Statement provides, "Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County – new development, retrofitting of existing structures, as well as new and ongoing operations." As is shown in the Climate Action Plan screening tables included with the project Environmental Impact Report, the project is providing certain design and operational measures to limit the project's contribution to greenhouse gas emissions to be consistent with state reduction goals.

On the topic of Jobs and the Economy, the General Plan Vision Statement provides, "Implementation of the RCIP provides a clear picture of the fiscal implications of land use policies and documents the financial, as well as physical and social viability of communities in Riverside County." The proposed project would continue to support employment in the area and in a type of use or business that is a growing market in the area. Additionally, the project has been designed in consideration of the surrounding area to design and operate the project to minimize impacts to the surrounding area, which is detailed in the project's Environmental Impact Report, in particular on aesthetics, local air quality, and noise.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendments are 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 Amendments are inherently inconsistent with. Therefore, the proposed General Plan Amendments would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Exhibit B:

General Plan Principle I.C provides for 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 uses and intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. Such maturing communities may require changes to land use designations to accommodate for expanding markets in certain industries. The area around the project site, in particular, has experienced an expansion in the demand for warehouses and distribution centers to accommodate regional distribution needs. The project seeks to follow this trend, while implementing design features to create buffers intended to respect the existing and surrounding communities.

General Plan Principles in Section VII provide for Economic Development, which aims to expand the current and future economic and employment base within the County to allow residents to both live and work within the County, and to become part of regional, national, and international markets and not just local markets. Additionally, the Principles for Economic Development encourage locating industrial uses in proximity to freeways and arterial highways, which the project is doing with its location off of Oleander Avenue with close access to Interstate 215.

The General Plan Amendments implement the General Plan Principle for Community Open Space with the provision of trails along Oleander Avenue and Elsworth Street.

This is simply a sampling of the Principles that the proposed General Plan Amendments are consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendments inherently conflict with. Therefore, the proposed General Plan Amendments would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

- c. Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

The proposed land use designation would be within the same Foundation Component of the General Plan. Thus, the proposed General Plan Amendments are consistent with the Community Development Foundation.

- 2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project is strategically planning for land uses in the area by furthering the development pattern of industrial uses along the Interstate 215 corridor which is a prime location for such uses with access to Interstate 215. Therefore, the proposed General Plan Amendments are not detrimental to the purposes of the General Plan and specifically implement it by strategically planning for land uses in specific locations.

- 3. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The project site has been vacant since its designation as a Business Park in 2003. In the fifteen years since, the project site has been unable to attract a viable development or project with its current land use designation. The proposed project presents a viable use for the site with a Light Industrial land use designation, with jobs created by the construction of the project and the potential for additional jobs once construction is completed, depending upon the end user of the site. Additionally, the market for warehouse type buildings and uses to operate out of them has been a continuing current trend in the area as is represented with the number of warehouse type buildings along Interstate 215. Comparatively, the amount of traditional business park

development with an emphasis on office type uses is not as desirable in the area as evidenced by the proportion of warehouse type buildings to business park/office buildings in the area. Therefore, it is the warehouse building that is more capable at creating greater employment sooner.

### **Changes of Zone**

1. The proposed changes of zone to Industrial Park (I-P) would allow generally for a variety of industrial uses. This proposed Industrial Park (I-P) zone is therefore consistent with the proposed General Plan Land Use Designation of Community Development: Light Industrial (CD:LI) which also generally allows for a variety of industrial uses.

### **Tentative Parcel Maps**

Tentative Tract Map No. 36950 is a Schedule "H" map that propose to merge four parcels totaling 37.08 gross acres into one parcel. As allowed by Section 3.1.B. of Ordinance No. 348, due to the Project's more intense use and industrial setting, County Staff have recommended and applicant has agreed to comply with the Schedule E subdivision requirements, which are greater requirements than those for Schedule H subdivisions. Tentative Tract Map No. 36962 is a Schedule "E" map that proposes to subdivide 21.52 gross acres into two parcels. The findings required to approve the Maps, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

1. The proposed maps, subdivision design and improvements are consistent with General Plan as detailed previously in the findings for the General Plan Amendments, and with all applicable requirements of State law and the ordinances of Riverside County. There are no community plans or specific plans covering the site.
2. The site of the proposed maps is physically suitable for the type of development and density because the subdivisions proposed primarily consolidate existing parcels for industrial development. This industrial development is consistent with the proposed General Plan land use designation of Community Development: Light Industrial (CD:LI) for the entire project area. The topography of the site is relatively flat with no steep slopes that would be constraints to the proposed subdivision and development of the site.
3. The design of the proposed maps or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because as detailed in the Environmental Impact Report for the project, impacts to fish or wildlife or their habitat would be less than significant.
4. The design of the proposed maps or the type of improvements are not likely to cause serious public health problems, since as detailed in the Environmental Impact Report prepared for the project, the project would not have a significant impact to local air quality and impacts to local noise would be limited to Oleander Avenue and not to adjacent and nearby residential uses. Other impacts to the environment related to public health would be less than significant.
5. As indicated in the included project Conditions of Approval, the proposed maps include the improvements as required by Riverside County Ordinance No. 460 for a Schedule "E" Map. Although Tentative Parcel Map No. 36950 meets the definition of a Schedule H subdivision as



provided in Ordinance No. 460, the scale and intensity of the industrial use is greater than what is anticipated by the Schedule H requirements. Pursuant to Section 3.1.B. of Ordinance No. 460, Staff has proposed and the applicant has agreed to comply with Schedule E subdivision requirements, which are greater than those of a Schedule H subdivision. Tentative Parcel Map No. 36962 consists of a Schedule 'E' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Both Tentative Parcel Map Nos. 36950 and 36962 specifically comply with the Schedule 'E' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.

- a. **Streets.** Streets are proposed as shown on the Tentative Map, which include frontage improvements to Oleander Avenue with the required street width dedication and improvements for an Industrial Collector and Ellsworth Street consistent with the required street width dedication and improvements for a Secondary Highway consistent with the General Plan Circulation Element. Curb and gutter and sidewalks are included for all proposed improved streets.
  - b. **Domestic Water.** Domestic water service will be supplied by Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
  - c. **Fire Protection.** The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
  - d. **Sewage Disposal.** Sewer service will be supplied by Eastern Municipal Water District
  - e. **Fences.** At minimum the project is required to provide six-foot high chain link fencing along any canal, drain, expressway, or other feature deemed hazardous. No such features exist on or adjacent to the project site. However, the project will provide fencing or walls on the east, west, and south sides of each building to enclose and secure the dock areas.
  - f. **Electrical and Communication Facilities.** The project will be provided electrical, telephone, street lighting, cable television service with lines placed underground
6. The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. On the Building D site a temporary drainage easement exists at the northeast corner of the site that will be removed upon recordation of the map. On the Building E site, 2 easements exist along the eastern property boundary for public road, utility, and service purposes. These areas will be incorporated into the right-of-way for Ellsworth Street and continue to serve the same purposes of the easement. On the Building E site a third easement exists that bisects the site east to west that is for public utility purposes. This easement will be vacated and any existing infrastructure associated with it properly rerouted.
7. The parcel sizes of 34.5 net acres for Tentative Parcel Map No. 36950 and 7.45 and 19.5 net acres for Tentative Parcel Map No. 36962 as shown on the Tentative Maps are consistent with the minimum size allowed by the project site's proposed Zoning Classification of Industrial Park (I-P) of 20,000 square feet.

## **Plot Plan Findings**

The following findings are required to approve the Plot Plan, pursuant to the provisions of Section 18.30.c of Ordinance No. 348:

1. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as areas to the north and east of the project site have been developed with, approved for, or designated for similar uses as the proposed project. Areas to the south and west of the proposed project that are developed with or designated for residential uses have been considered in the design of the project. The project incorporates visual buffering from the surrounding rural community through separation of buildings, location of docks away from residential areas, and visual screening via walls and landscaping where appropriate. Additionally, the proposed project would not inhibit development of surrounding areas.
2. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project will improve Oleander Avenue and Ellsworth Street along its frontage and is required to install a traffic signal and certain road improvements at the intersection of Oleander Avenue and Ellsworth Street as well as modify the traffic signal at Harvill Avenue and Harley Knox Boulevard to accommodate the project's traffic to avoid traffic congestion. The project does include trails along Oleander Avenue and Ellsworth Street. The project has been designed to accommodate, treat, and outlet the existing drainage pattern on the project site.
3. The proposed use is consistent with Ordinance No. 348, in particular with the permitted uses and development standards of the Industrial Park (I-P) zone as detailed below.
  - a. *The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet.* The related Tentative Parcel Maps propose minimum lot sizes of 7.92 gross acres and 37.08 gross acres and minimum widths of 523 feet and 1,193 feet.

*The maximum height of all structures, including buildings shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34.* The maximum height proposed for both buildings is 44 feet. As also noted below in subsection g of this section, the applicable baseline setback requirements are 25 foot minimum along streets, side yard setback of 10 feet, rear yard setback of 15 feet, and when abutting a residential or commercially zoned property of 50 feet.

As the project is designed, the critical setback relative to the allowed height is the setback to residential or commercial zoned properties. Residential zoning exists to the south of both Plot Plan sites and the proposed setback of the buildings to the property lines is a minimum of 70 feet. This 70 feet setback exceeds the standard setback by 20 feet, which would allow for an additional 10 feet in building height from the standard 35 feet for a maximum allowed building height of 45 feet at this setback. All other standard required setbacks per the Industrial Park

(I-P) zone are met as shown in subsections d, e, and f of this section to not affect the maximum allowed height of the building.

- b. *A minimum of 15 percent of the site shall be landscaped an automatic irrigation shall be installed. Both Plot Plans individually exceed the minimum by providing 17.3% (Building D) and 19.6% (Building E) landscape coverage.*
- c. *A minimum 25 foot setback shall be required on any street. A minimum ten foot strip adjacent to the street shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping. Both Buildings D and E border Oleander Avenue and Ellsworth Street. Building D provides a 98 foot minimum setback from Oleander with a 14 foot wide trail easement and an additional 16 feet of landscaping adjacent to the right-of-way. Building D provides a 200 foot minimum setback from Ellsworth Street with a 14 foot wide trail easement and an additional 48 feet of slope landscaping adjacent to the right-of-way. Building E provides an 87 foot minimum setback from Oleander Avenue with a 14 foot wide trail easement and an additional 14 feet of slope landscaping adjacent to the right-of-way. Building E provides a 170 foot minimum setback from Ellsworth Street with 38 feet of slope and level landscaping adjacent to the right-of-way.*
- d. *The minimum side yard setback shall equal not less than ten feet for the two side lot areas combined. Both Buildings D and E have street frontages on both sides which means neither site is located between two other lots to be clearly defined as side yard areas. The project complies with the more conservative setbacks as required for rear yards and for adjacent to residentially zoned properties as detailed in subsections f and g of this section.*
- e. *The minimum rear yard setback shall be 15 feet. Rear yard conditions not adjacent to residentially zoned property only exist for the eastern boundary of Building D. Building D is setback from its eastern boundary by 475 feet.*
- f. *A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for automobile parking, driveways or landscaping. Block walls or other fencing may be required. As noted previously in subsection b of this section, the project provides a minimum 70 foot setback along the southern boundary abutting residentially zoned properties to allow for the maximum allowed building height of 45 feet. The southern portion of Building D includes an approximately 35 foot landscaped slope area immediately adjacent to the residentially zoned properties and Building E includes an approximately 30 foot landscaped slope area immediately adjacent to the residentially zoned properties to comply with the minimum 20 foot of the setback to be landscaping. Block walls and tubular steel fencing are proposed along the southern boundary adjacent to the residentially zoned properties.*
- g. *Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required. Standard vehicle parking areas are located generally in the front of the sites near the streets and are screened with landscaping between the parking areas and the adjacent road right-of-way. Loading areas for Building D face towards Elsworth Street and*

to the parcel to the east and loading areas for Building E face just towards Elsworth Street. Screening for loading areas facing Elsworth Street for Building D is incorporated by landscaping within the right-of of Elsworth Street, a 6 foot perimeter wall, and additional landscaping on a slope down to the building loading area and building. Screening for loading areas facing the parcel to the east (which is designated as Light Industrial) for Building D is incorporated by on-site landscaping and a perimeter tubular steel fence. Screening for loading areas facing Elsworth Street for Building E is incorporated by landscaping within the right-of-way of Elsworth Street, a 14 foot perimeter block wall, and additional landscaping onsite. Trash areas with block wall enclosures are incorporated into the site design to screen trash areas and locate them away from residential uses at the northern end of the sites within the loading areas.

- h. *Outside storage shall be screened with structures or landscaping.* No outside storage is proposed with the project. If future tenants desire to incorporate outside storage it will be required to be adequately screened consistent with the I-P development standards.
- i. *Automobile parking shall be provided as required by Section 18.12.* Based on the conceptual floor plans provided and the division between office, mezzanine, and warehouse uses, the proposed Plot Plans individually provide adequate parking consistent with Section 18.12 of Ordinance No. 348. Building D proposes 25,000 square feet of office area and the remaining 677,645 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 100 spaces. At 1 space per 2,000 square feet, as required by Ordinance No. 348, the warehouse area requires 339 spaces. A total of 439 spaces is required. Building D proposes 439 parking spaces to meet the minimum required number of spaces.

Building E proposes 15,000 square feet of office area and the remaining 395,982 square feet as warehouse area. At 1 space per 250 square feet, as required by Ordinance No. 348, the office area requires 60 spaces. At 1 space per 2,000 square feet, as required by Ordinance No. 348, the warehouse area requires 198 spaces. A total of 258 spaces is required. Building E proposes 260 parking spaces to meet the minimum required number of spaces. If future tenants propose tenant improvements through the building permit process that increase the amount of office or other area that requires more parking, such parking shall be provided on the project site as appropriate and necessary consistent with Section 18.12 of Ordinance No. 348 and may be subject to further review pursuant to Section 18.43 of Ordinance No. 348.

- j. *All new utilities shall be undergrounded.* The project is conditioned to underground any new and any existing overhead utilities, excluding electrical lines rated higher than 33 kV.
- k. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* The project is conditioned to provide complete screening of roof mounted mechanical equipment from ground view. The building design with parapet is anticipated to provide the necessary screening. If roof mounted equipment exceeds the parapet height, it may be necessary to screen the equipment immediately around the equipment to not require an increase in the height to the parapet.



- i. *All signs shall be in conformance with Article XIX of Ordinance No. 348. No signs are proposed at this time, but applications future signs will be reviewed as part of the building permit process for consistency with Article XIX of Ordinance No. 348.*
- m. *All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The project is conditioned to comply with Ordinance No. 915 which similarly requires direction of lighting downward and away from adjoin properties.*

### **Other Findings**

1. This project is not located within a Criteria Cell of the MSHCP. Accordingly, this project fulfills the Conservation Area requirements of the MSHCP and is consistent with the MSHCP.
2. This project is within the City Sphere of Influence of Perris. No memorandum of understanding exists with the City of Perris regarding development applications and consistency of General Plans and zoning. Regardless, the project was initially transmitted to the City of Perris on June 20, 2015 and no comment was received.
3. This land division is not located within a CAL FIRE state responsibility area or any fire hazard severity zone.
4. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
5. SB18/AB52 Tribal Consultation  
In compliance with Senate Bill 18 (SB18) concerning proposed General Plan Amendment No. 1151 (Building D Site), the County requested a list from the Native American Heritage Commission (NAHC) of Tribes whose historical extent includes the project area. Based on the November 12, 2015 list provided by NAHC, the County sent project notices on November 16, 2015 to 18 Native American Tribal representatives. A response was received from the Pala Tribal Historic Preservation Office dated January 11, 2016 deferring to closer Tribes. A response was received from the Rincon Band of Luiseño Indians dated December 1, 2016 deferring to either the Pechanga Band or the Soboba Band. The Pauma Band of Luiseño Indians responded on December 1, 2015 stating that they were not aware of any cultural sites or resources on the project property. SB 18 consultation was requested by the Morongo Cultural Heritage Program in a letter dated December 2, 2015. Consultation with Morongo took place on December 02, 2015. Morongo requested the cultural report for the project which was provided to them on December 10, 2015. No additional comments have been received.

In compliance with SB18 concerning proposed General Plan Amendment No. 1152 (Building E Site), the County requested a list from the NAHC of tribes whose historical extent includes the project area. Based on the November 12, 2015 list provided by NAHC, the County sent project notices on November 16, 2015 to 18 Native American Tribal representatives. A response was received from the Pala Tribal Historic Preservation Office dated January 11, 2016 deferring to closer Tribes. The Pauma Band of Luiseño Indians responded on December 1, 2015, stating that they were not aware of any cultural sites or resources on the project property. A response was

received from the Agua Caliente Band of Cahuilla Indians dated November 16, 2015, deferring to the Soboba Band of Luiseño Indians. A response requesting consultation was received from Soboba dated January 19, 2016 and from the Morongo Cultural Heritage Program dated December 2, 2015. Consultation was held with Morongo on December 2, 2015, at which time Morongo's representative requested the Tribe be provided with the cultural report, which the County provided on December 10, 2015. At that time, the County requested to be contacted if the Tribe had any further comments or concerns. As of the writing of this staff report, the County has not received any further comments or concerns from the Tribe.

In compliance with Assembly Bill 52 (AB52) concerning proposed General Plan Amendment No. 1151 and related actions (Building D Site), the County mailed notices regarding this project to the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, the Agua Caliente Band of Cahuilla Indians and to the Rincon Band of Luiseño Indians on July 13, 2015. A notice was sent to the San Manuel Band of Mission Indians on October 20, 2015. A response requesting consultation was received from Soboba dated August 13, 2015. A response dated July 20, 2015 was received from Rincon deferring to Soboba or Pechanga. San Manuel provided a response dated October 29, 2015, in which they thanked County Planning for the opportunity to review and respond and recommended contacting tribes with ancestral territory claims in the Perris area and declined consultation. A request to consult was received from Pechanga dated August 18, 2015. Prior to this, a site visit was held with Pechanga tribal representatives on June 30, 2015. On September 2, 2015, County Planning provided Pechanga with the cultural report for the project. The County attended consultation meetings to discuss the project with Pechanga on March 23, 2016, April 27, 2016, June 2, 2016, October 31, 2016, and March 03, 2017. The County's final draft of the related conditions of approval were provided to the Pechanga Tribe on March 15, 2017. No additional comments have been received.

In compliance with Assembly Bill 52 (AB52) concerning proposed General Plan Amendment No. 1152 and related actions (Building E Site), the County mailed notices regarding this project to the Soboba Band of Luiseño Indians, the Pechanga Band of Luiseño Indians, the Agua Caliente Band of Cahuilla Indians and the Rincon Band of Luiseño Indians on July 13, 2015. A notice was sent to the San Manuel Band of Mission Indians on October 20, 2015. San Manuel provided a response dated October 29, 2015, in which they thanked County Planning for the opportunity to review and respond and recommended contacting tribes with ancestral territory claims in the Perris area and declined consultation. A response dated August 28, 2015 was received from Rincon deferring to Soboba or Pechanga. Soboba responded in a letter dated August 13, 2015 and a consultation meeting was held on August 19, 2015. A subsequent meeting was then held between Soboba and the Applicant. On August 12, 2016, the County sent an email to Soboba asking if they had any further comments or concerns. Soboba replied that with the standard conditions for Tribal monitoring and artifact disposition applied to the project, they would formally conclude consultation. A request to consult was received from Pechanga dated September 9, 2015. Prior to this, a site visit was held with Pechanga tribal representatives on June 30, 2015. The County held consultation meetings Pechanga to discuss the project on April 27, 2016, June 2, 2016, October 31, 2016, March 03, 2017, and March 23, 2017. The County's draft conditions of approval were provided to the Pechanga Tribe on March 15, 2017. No additional comments have been received.

6. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, including maps, within the boundaries of the Fee Assessment Area who

cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

7. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project will be required to comply with lighting standards of Ordinance No. 655 for Zone B.
8. Based on the above as well as the Environmental Impact Report, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. In addition, based on the above, the overall development of the land will not be detrimental to the public health, safety or general welfare of the community."

#### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

Public hearing notices were emailed to those specifically requesting notice on March 14, 2018 and mailed to property owners within 600 feet of the proposed project site on March 16, 2018. As of the writing of this report, no comments have been received from the public in response to the public hearing notice.

This project was presented before the Mead Valley Municipal Advisory Committee in October 2015 and March 7, 2018.



**RESOLUTION 2018-004**  
**RECOMMENDING ADOPTION OF**  
**GENERAL PLAN AMENDMENT NOS. 1151 AND 1152**

**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 April 4, 2018 to consider the above-referenced matter; and,

**WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied 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 April 4, 2018, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

**ADOPTION** of a resolution certifying the environmental document, **ENVIRONMENTAL IMPACT REPORT NO. 546;**

**APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1151; and**

**APPROVAL** of **GENERAL PLAN AMENDMENT NO. 1152.**

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07872 GPA01151 PM36950 PP25838**  
**VICINITY/POLICY AREAS**

Supervisor: Jeffries  
 District 1

Date Drawn: 3/28/2018  
 Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On March 7, 2008, the County of Riverside adopted a new format for its maps. The new format includes a new map scale and a new map projection. The new format is based on the NAD 83 datum. The new format is based on the NAD 83 datum. For further information, please contact the Riverside County Planning Department at (951) 955-5077. Website: [www.riversidecounty.net](http://www.riversidecounty.net)



RIVERSIDE COUNTY PLANNING DEPARTMENT

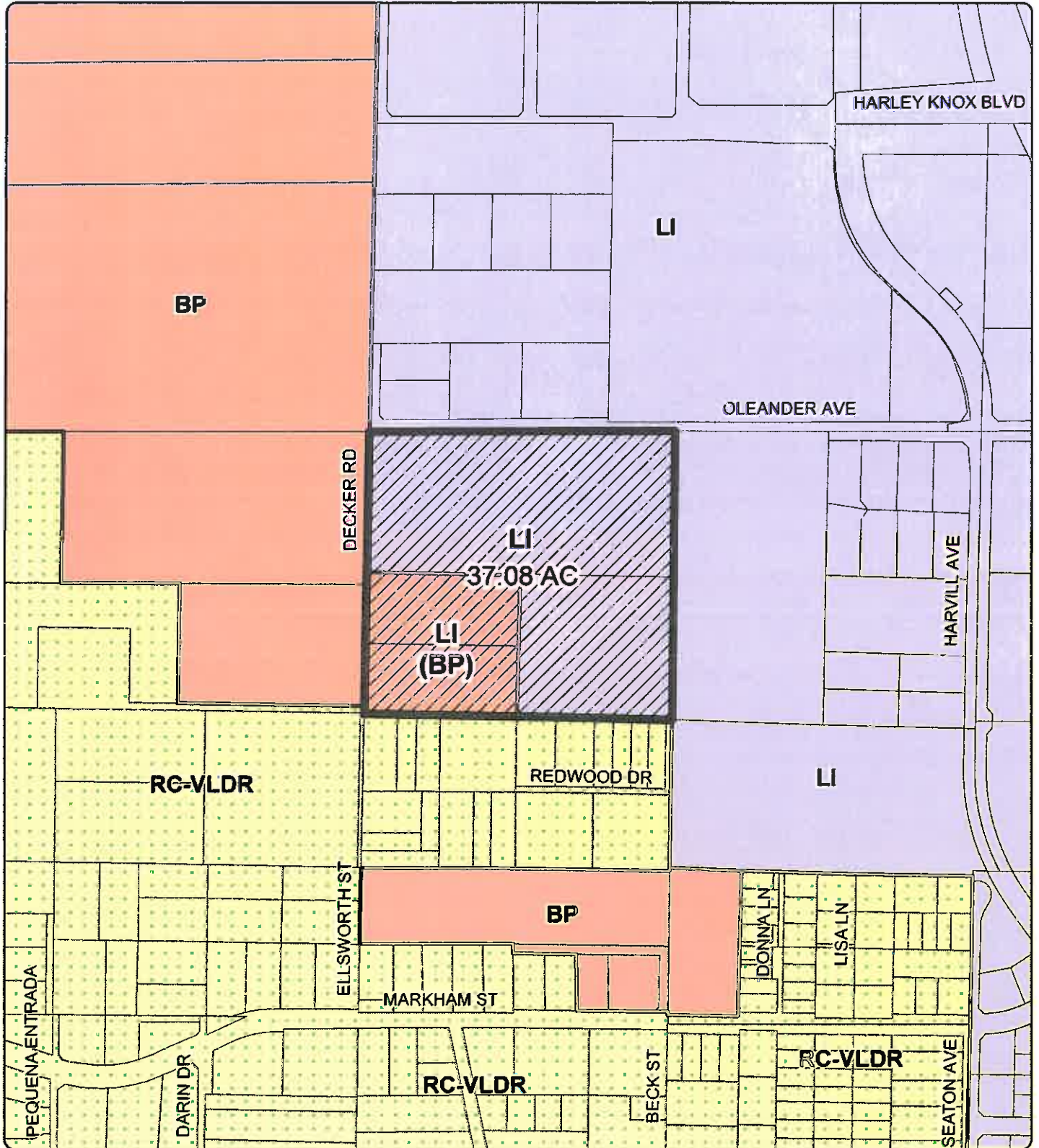
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Date Drawn: 3/28/2018

Supervisor: Jeffries  
District 1

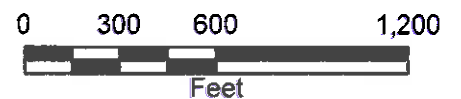
PROPOSED GENERAL PLAN

Exhibit 3



Zoning Ares: North Perris

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website: <http://planning.rcplma.org>

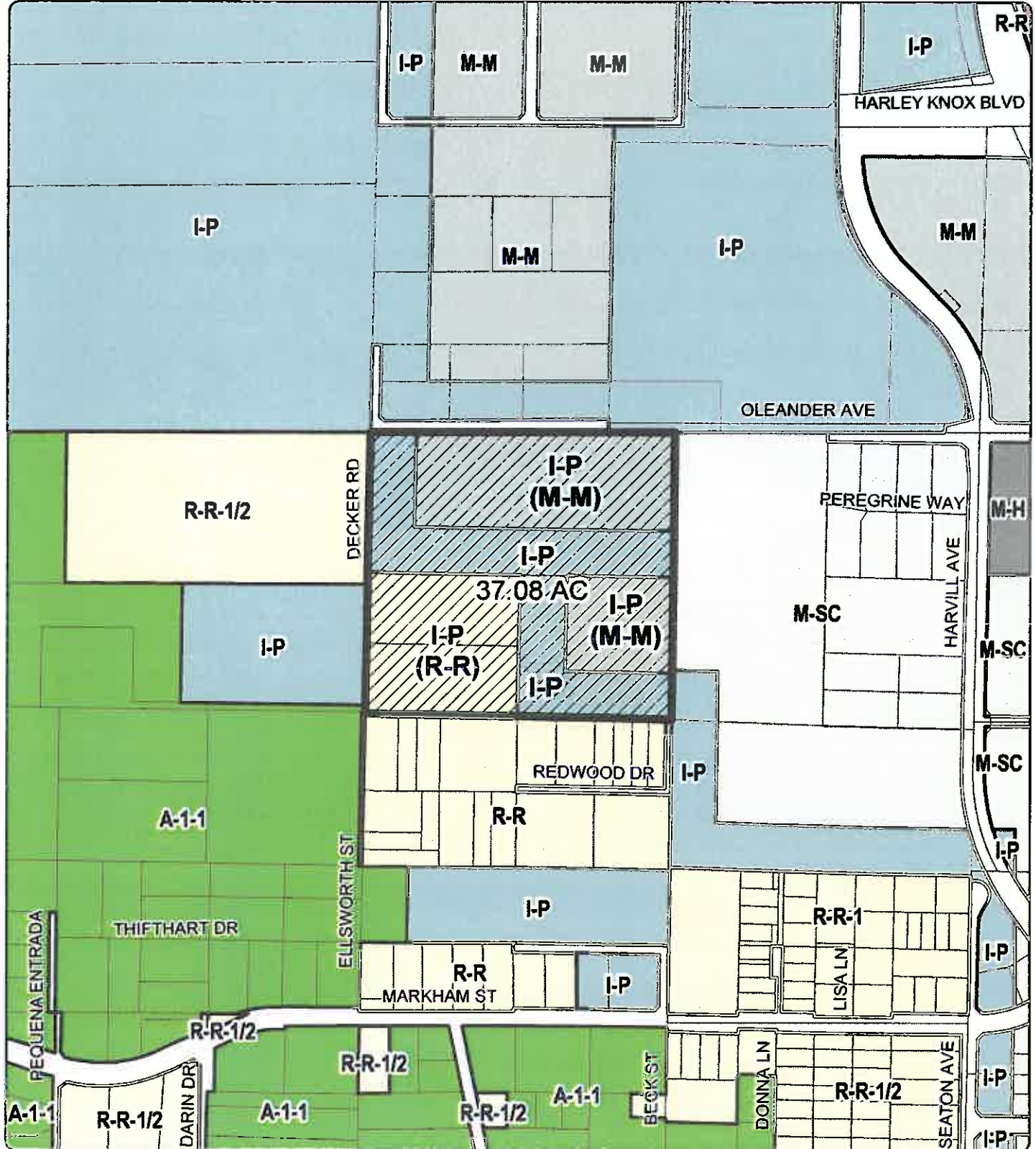
RIVERSIDE COUNTY PLANNING DEPARTMENT  
 CZ07872 GPA01151 PM36950 PP25838

Supervisor: Jeffries  
 District 1

Date Drawn: 3/28/2018

Exhibit 3

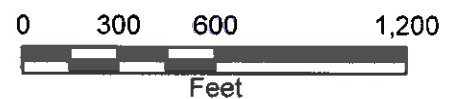
**PROPOSED ZONING**



Zoning Ares: North Perris

Author: Vinnie Nguyen

**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>





**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07872 GPA01151 PM36950 PP25838**

Supervisor: Jeffries  
District 1

Date Drawn: 3/28/2018

**LAND USE**

Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen



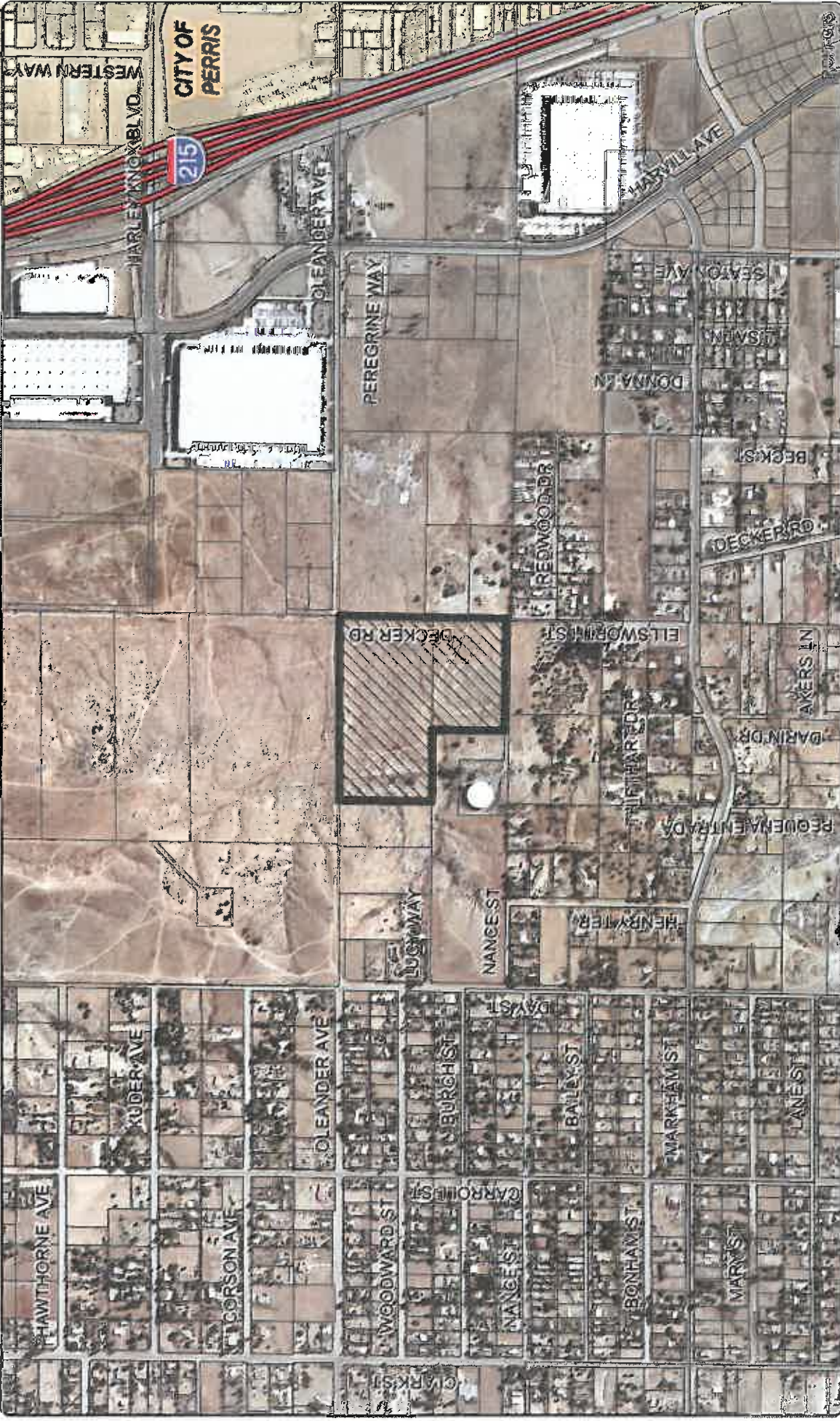
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.rctdca.org>



**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07873 GPA01152 PM36962 PP25837  
VICINITY/POLICY AREAS**

Supervisor: Jeffries  
District 1

Date Drawn: 3/27/2018  
Vicinity Map



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



NOT TO SCALE. ON 03/27/2018, 2018, the County of Riverside adopted a new General Plan update and will 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, 1000 University Blvd., Riverside, California 92507 or call 951-948-3277 (Riverside County) or 951-948-3277 (Riverside County).



RIVERSIDE COUNTY PLANNING DEPARTMENT

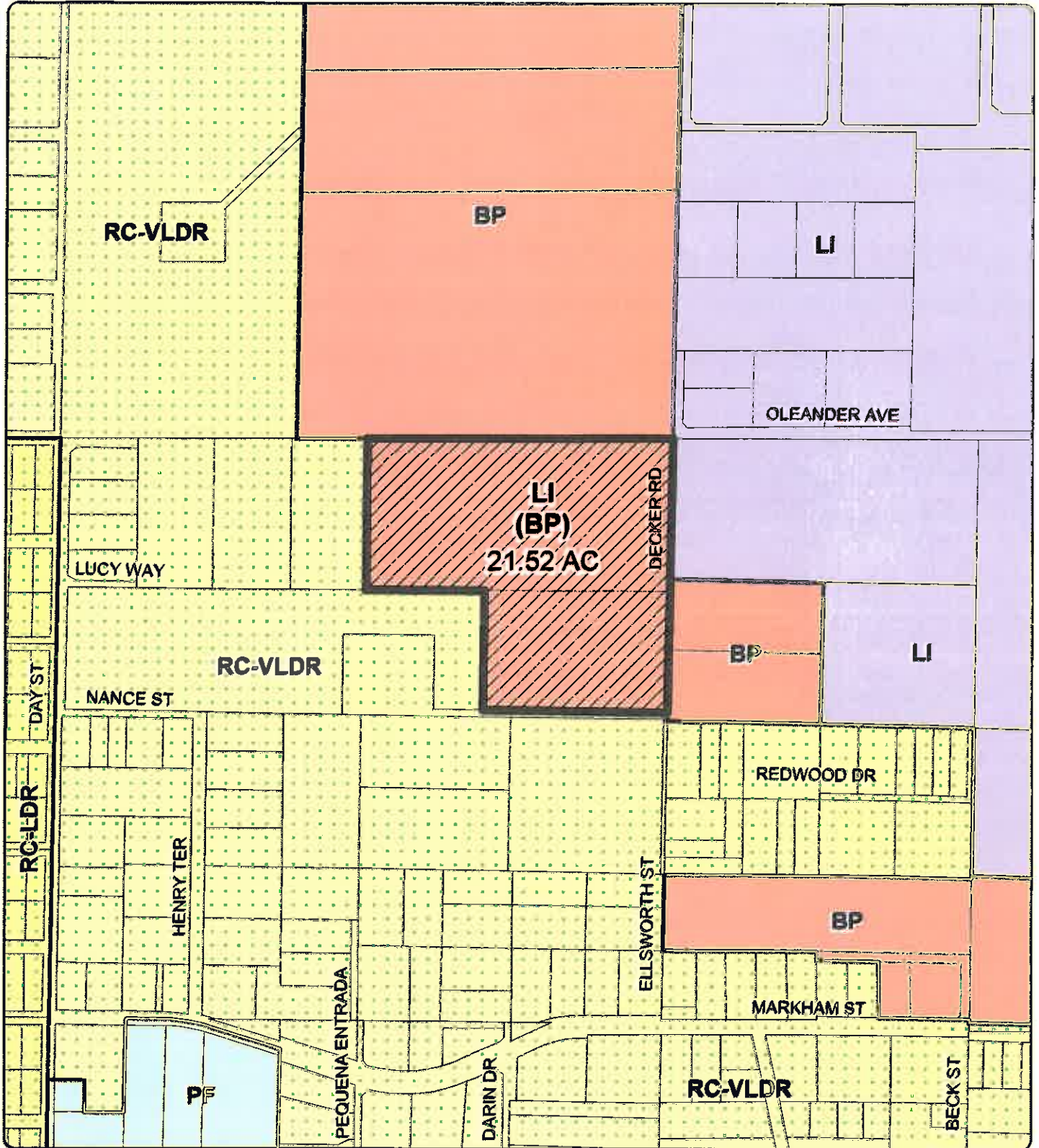
CZ07873 GPA01152 PM36962 PP25837

Date Drawn: 3/27/2018

Supervisor: Jeffries  
District 1

PROPOSED GENERAL PLAN

Exhibit 6



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.rclma.org>



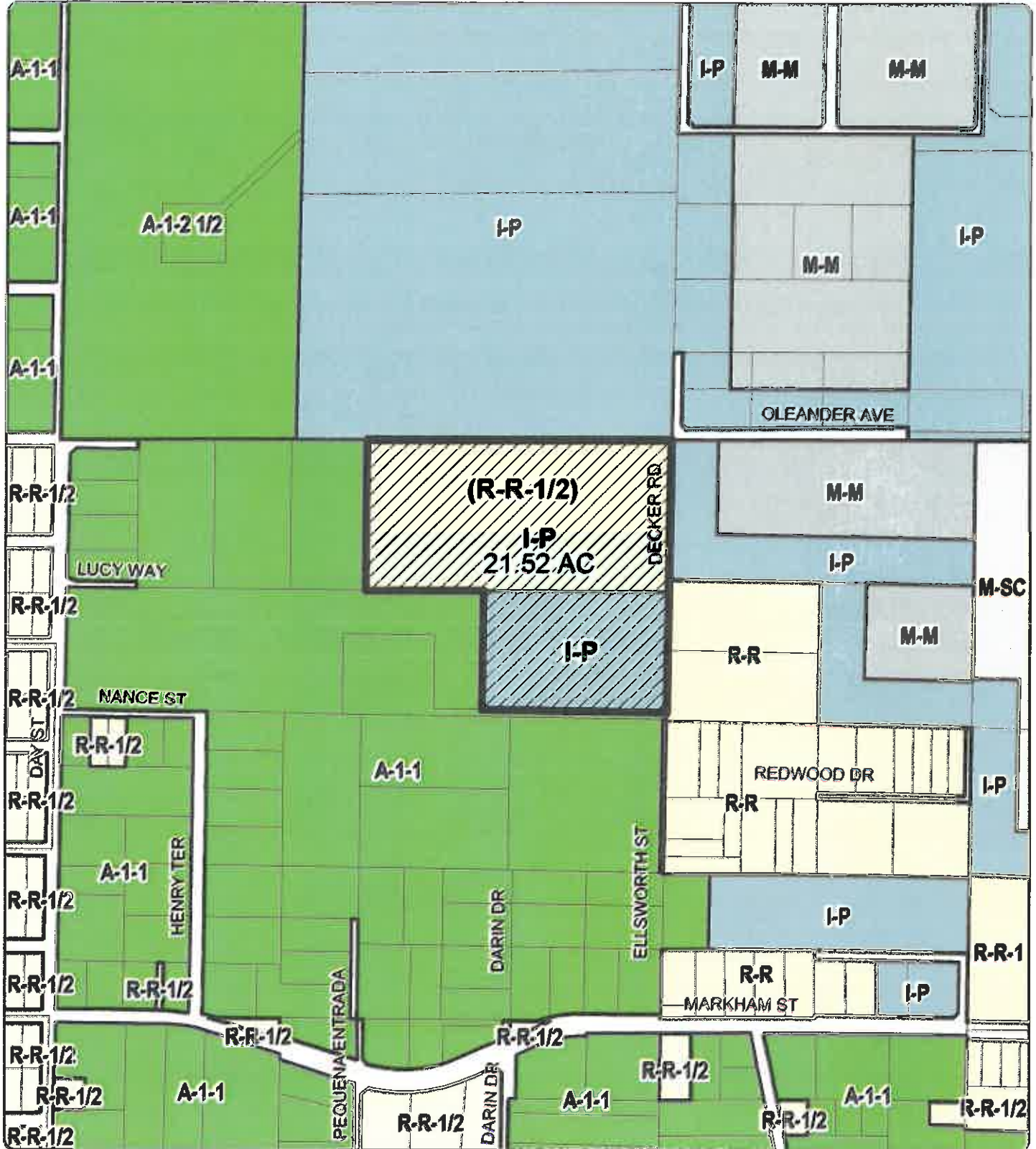
# RIVERSIDE COUNTY PLANNING DEPARTMENT CZ07873 GPA01152 PM36962 PP25837

Supervisor: Jeffries  
District 1

Date Drawn: 3/27/2018

## PROPOSED ZONING

Exhibit 3



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palms Desert at (760)963-6277 (Eastern County) or Website <http://planning.cerfms.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07873 GPA01152 PM36962 PP25837

Supervisor: Jeffries  
District 1

Date Drawn: 3/27/2018

LAND USE

Exhibit 1



Zoning Dist: Mead Valley

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-2200 (Western County) or in Palmdale at (760)863-6277 (Eastern County) or Website <http://planning.relina.org>









**SITE PLAN KEYNOTES**

- 1. HPA ENGINEERING CONSULTANTS, INC. (HEC)
- 2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- 4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED
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- 20. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED

**SITE LEGEND**

- 1. EXISTING DRIVE
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- 19. EXISTING DRIVE
- 20. EXISTING DRIVE

**SITE PLAN GENERAL NOTES**

- 1. THE INFORMATION ON THIS SITE PLAN WAS OBTAINED FROM THE FOLLOWING SOURCES:
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- 3. THE INFORMATION ON THIS SITE PLAN WAS OBTAINED FROM THE FOLLOWING SOURCES:
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- 20. THE INFORMATION ON THIS SITE PLAN WAS OBTAINED FROM THE FOLLOWING SOURCES:

**PROJECT INFORMATION**

**Client:**  
 TRANMELL GROW COMPANY  
 501 Industrial Blvd, Suite 200  
 Newport News, Virginia 23602  
 Tel: (804) 241-4245  
 Fax: (804) 241-4246  
 Email: info@trgco.com

**Architect:**  
 HPA, INC.  
 1201 Webster Avenue, Suite 1100  
 Newport News, Virginia 23602  
 Tel: (804) 241-1170  
 Fax: (804) 241-1171  
 Email: info@hpa.com

**Lead Use & Zoning:**  
 Industrial Park (IP)  
 F-1.1

**Assessor's Parcel Number:**  
 501-00-0000-0000

**Construction Type:**  
 Industrial

**Legal Description:**  
 702,645 S.F. of land, more or less, situated in the County of Warwick, State of Virginia, bounded as follows: ...

**Legend**

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**Legend**

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**TABULATION**

| SITE AREA     | sq. ft.        |
|---------------|----------------|
| MANUFACTURING | 1,304,051 s.f. |
| OFFICE        | 34,5 s.f.      |
| MEZZANINE     | 16,000 s.f.    |
| WAREHOUSE     | 877,045 s.f.   |
| TOTAL         | 702,645 s.f.   |

**COVERAGE**

|                               |           |
|-------------------------------|-----------|
| Office @ 1,250 s.f./acre      | 60 stanch |
| Warehouse @ 120,000 s.f./acre | 40 stanch |
| MEZZANINE @ 120,000 s.f./acre | 40 stanch |
| TOTAL                         | 40 stanch |

**HANDICAP PARKING STALLS REQUIRED**

**AUTO PARKING PROVIDED**

|                   |            |
|-------------------|------------|
| Standard (P) (15) | 312 stanch |
| Handicap (P) (15) | 8 stanch   |
| TOTAL             | 320 stanch |

**TOTAL PARKING PROVIDED**

**TRAFFIC SIGNAGE REQUIRED FOR CITY**

**Current Zoning Designation:**  
 Industrial Park (IP)

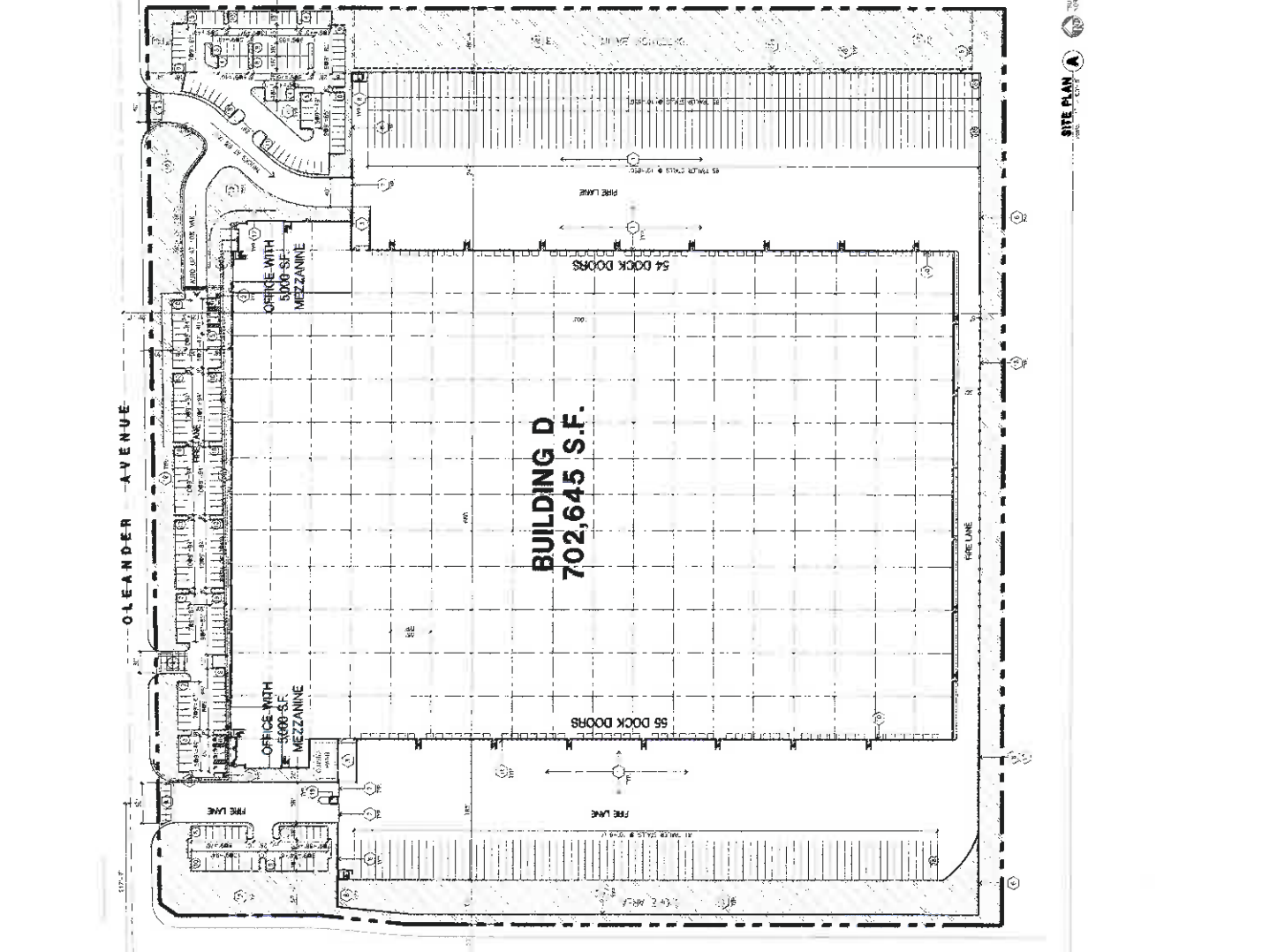
**Proposed Zoning:**  
 Industrial Park (IP)

**MAXIMUM FLOOR AREA RATIO**  
 F.A.R. = 60

**BUILDING HEIGHT ALLOWED**  
 Height = 30'

**SETBACKS**

Street Set = 25'  
 Side = 5'  
 Rear = 5'  
 A LANE RESIDENTIAL/COMMERCIAL ZONE = 30'



**SITE PLAN**

Project Number: 1118  
 Drawn By: G.V.  
 Date: 02/28/18  
 Revision: \_\_\_\_\_

**D-DAB-I.1**



**HPA, INC.**  
 1201 Webster Avenue, Suite 1100  
 Newport News, Virginia 23602  
 Tel: (804) 241-1170  
 Fax: (804) 241-1171  
 Email: info@hpa.com

**Owner:**  
 TRANMELL GROW COMPANY  
 501 Industrial Blvd, Suite 200  
 Newport News, Virginia 23602  
 Tel: (804) 241-4245  
 Fax: (804) 241-4246  
 Email: info@trgco.com

**Project:**  
 KNOX BUSINESS PARK  
 Building D  
 County of Warwick, VA

**Consultants:**  
 DAVE EVANS & ASSOCIATES  
 10000 Lakeside Drive  
 Newport News, VA 23602  
 Tel: (804) 241-1170  
 Fax: (804) 241-1171  
 Email: info@evans.com

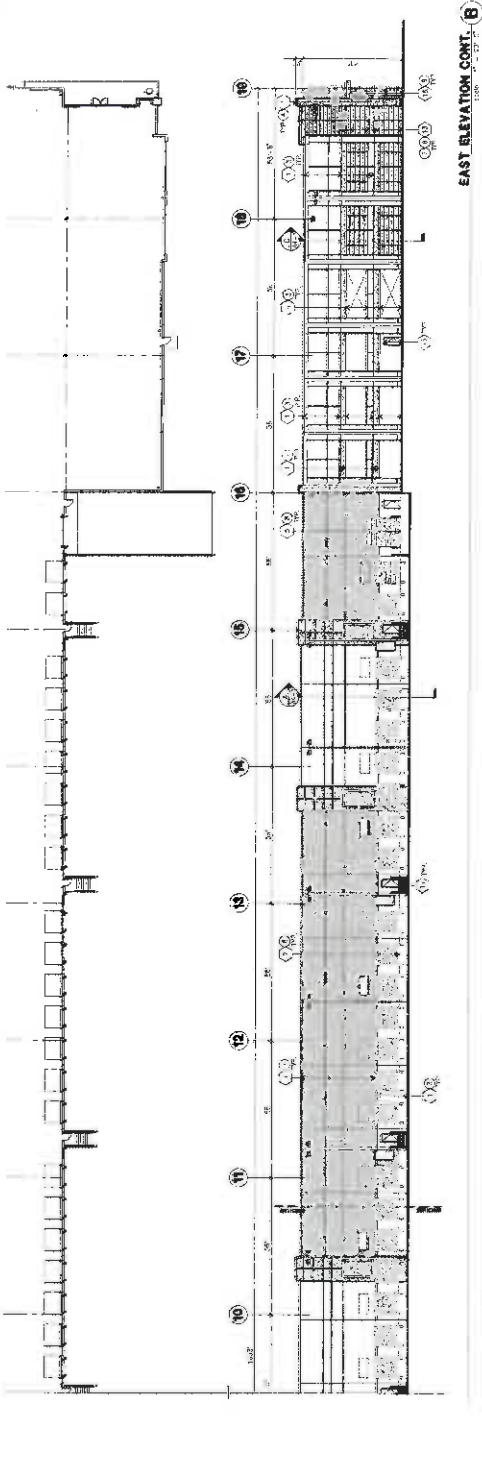
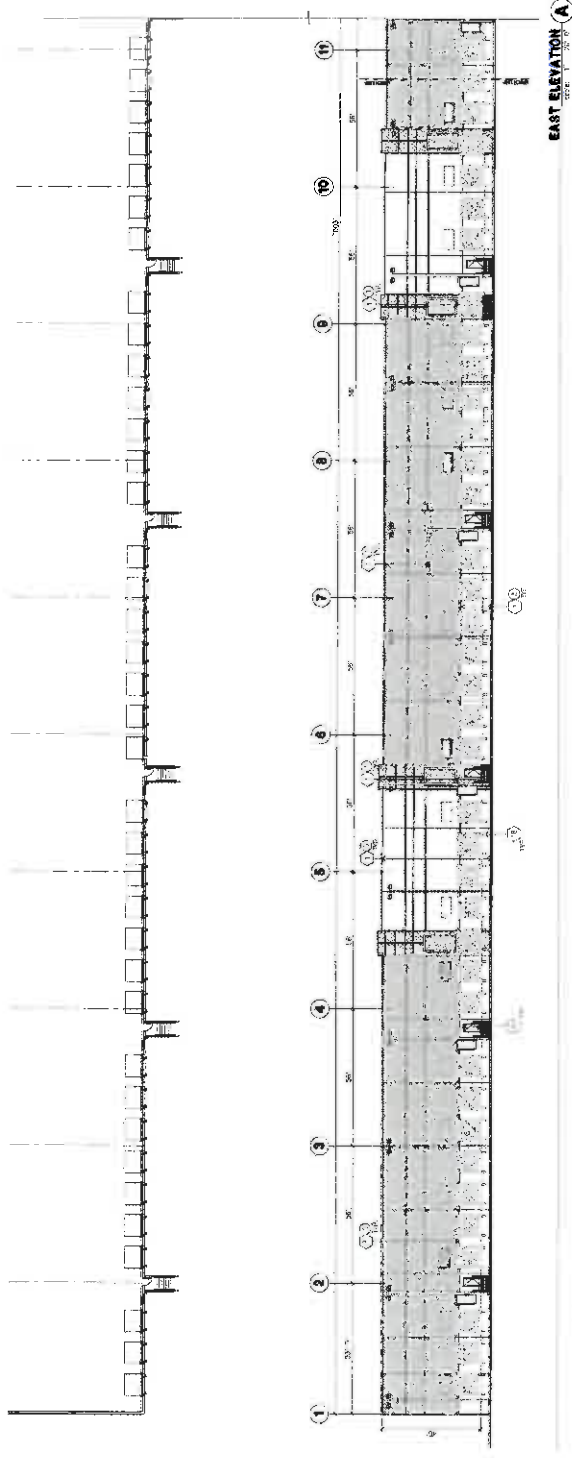
**DATE:**  
 02/28/18

**STEP PLAN**

Project Number: 1118  
 Drawn By: G.V.  
 Date: 02/28/18  
 Revision: \_\_\_\_\_







**REVISIONS**

**GENERAL NOTES - ELEVATIONS**

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**COLOR CODES - ELEVATIONS**

|    |            |
|----|------------|
| 1  | CONCRETE   |
| 2  | PAINT      |
| 3  | GLASS      |
| 4  | WOOD       |
| 5  | STEEL      |
| 6  | BRICK      |
| 7  | STONE      |
| 8  | ROOFING    |
| 9  | LANDSCAPE  |
| 10 | MECHANICAL |
| 11 | ELECTRICAL |
| 12 | PLUMBING   |
| 13 | MECHANICAL |
| 14 | ELECTRICAL |
| 15 | PLUMBING   |
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| 48 | PLUMBING   |
| 49 | MECHANICAL |
| 50 | ELECTRICAL |

**GLAZING LEGEND**

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| 1  | GLASS |
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| 50 | GLASS |

**COLOR LEGEND**

|    |            |
|----|------------|
| 1  | CONCRETE   |
| 2  | PAINT      |
| 3  | GLASS      |
| 4  | WOOD       |
| 5  | STEEL      |
| 6  | BRICK      |
| 7  | STONE      |
| 8  | ROOFING    |
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| 46 | MECHANICAL |
| 47 | ELECTRICAL |
| 48 | PLUMBING   |
| 49 | MECHANICAL |
| 50 | ELECTRICAL |





IPA, INC.  
1231 Industrial Parkway, Suite #100  
Folsom, CA 95630  
Tel: 916-231-1770  
Fax: 916-231-1807  
www.ipaarchitect.com



Client:  
**TRAMMELL CROW  
COMPANY**

3301 Bellevue Road, Suite 200  
Folsom, CA 95630  
Tel: 916-477-4237  
Fax: 916-477-4121

Project:  
**KNOX  
BUSINESS  
PARK**  
Building D

County of Placer, CA

Consultants:  
**HALL & FOREMAN, INC.**

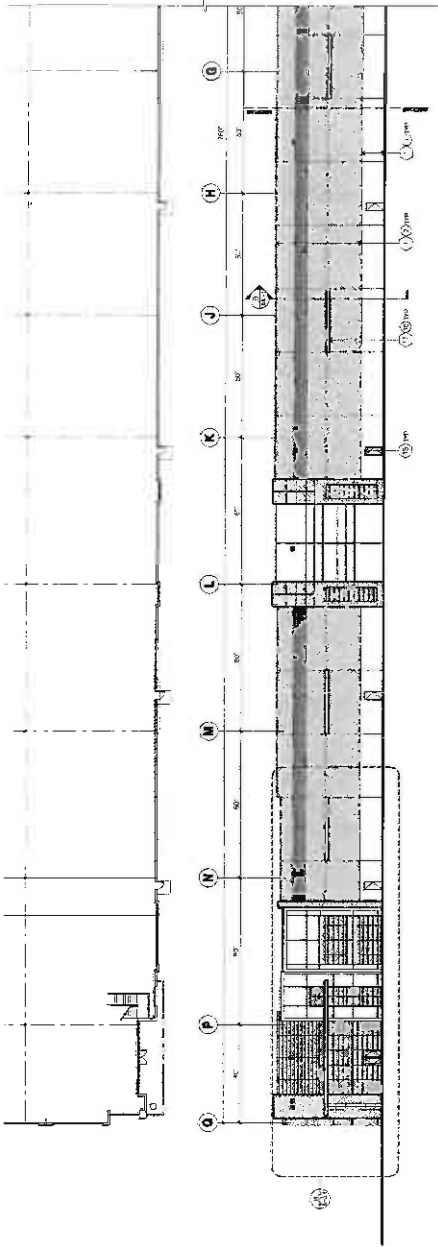
11000 Folsom Blvd., Suite 100  
Folsom, CA 95630  
Tel: 916-477-4121

DATE: \_\_\_\_\_  
ELEVATIONS

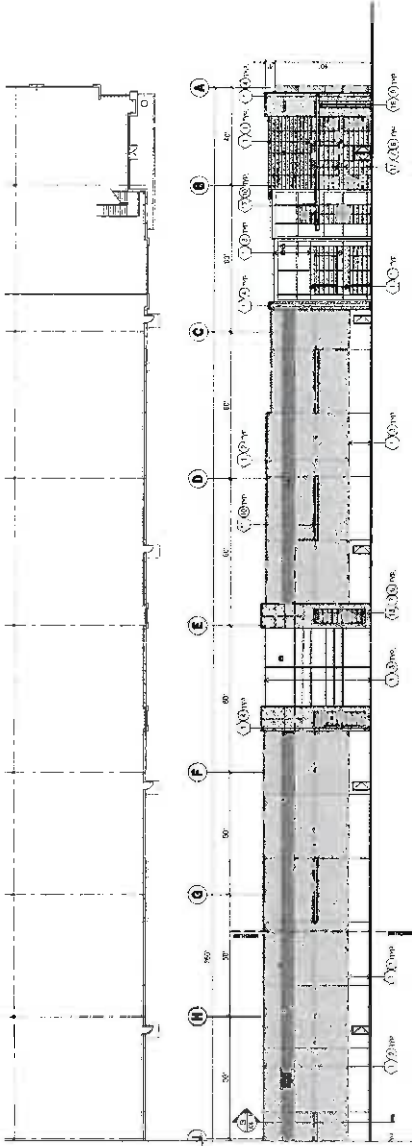
Project Number: 14108  
Drawn By: B.A.  
Date: 07/20/15

Sheet

D-DAB-33



**NORTH ELEVATION A**  
SECTION 100-100-100



**NORTH ELEVATION CONT. B**  
SECTION 100-100-100

**REVISIONS - ELEVATIONS**

- 1) GENERAL: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 2) MATERIALS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 3) FINISHES: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 4) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 5) DOOR TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 6) SIGNAGE: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 7) PAINT: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 8) GLAZING: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 9) GLAZING: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
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- 19) GLAZING: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 20) GLAZING: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.

**GENERAL NOTES - ELEVATIONS**

- 1. ALL ELEVATION DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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- 19. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
- 20. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**COLOR SCHED - ELEVATIONS**

- 1) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 2) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 3) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 4) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 5) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
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- 16) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
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- 18) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 19) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 20) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.

**GLAZING LEGEND**

- 1) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 2) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 3) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
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- 19) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 20) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.

**COLOR LEGEND**

- 1) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 2) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 3) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
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- 18) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 19) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.
- 20) WINDOW TREATMENTS: SEE ARCHITECT'S GENERAL NOTES AND SPECIFICATIONS.





HPA, INC.  
1901 Harbor Avenue, Ste. 4100  
San Francisco, CA 94133  
Tel: 415-774-1770  
Fax: 415-774-1000  
www.hpainc.com

Owner:  
**TRAMMELL CROW  
COMPANY**

3500 Business Park Blvd., Ste. 400  
Newport Beach, California 92660  
Tel: 949-477-4700  
Fax: 949-477-8107

Project:  
**KNOX  
BUSINESS  
PARK**  
Building D

County of Fremont, CA

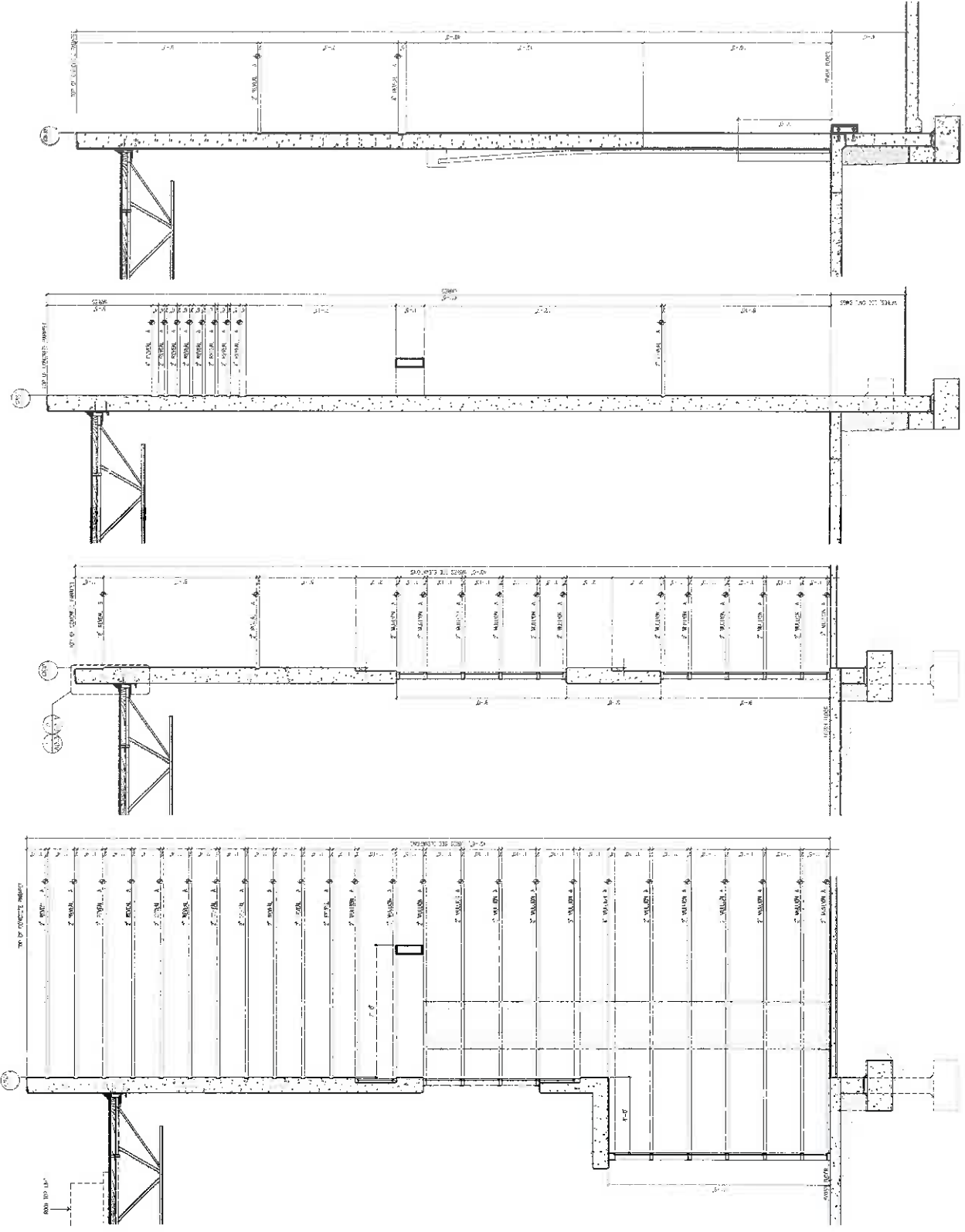
Consultants:  
**HILL & FORSMAN, INC.**

INTERIOR LANDSCAPE

DATE: 02/20/18

Project Number: 14189  
Drawn By: E.L.  
Date: 02/20/18  
Revision:

Sheet  
**D-DAB4.1**



LOADING DOCK HIGH

EXTERIOR WALL W/ REVEAL

WALL SECTION AT WINDOWS

WALL SECTION AT WINDOWS

**HPA**  
 HPA CONSULTANTS  
 1000 N. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92810  
 TEL: 714.944.1179  
 FAX: 714.944.1178  
 WWW.HPACONSULTANTS.COM

**Client:**  
**TRANMELL CROW COMPANY**

500 Redwood Road, Suite 200  
 Newport Beach, California 92660  
 Tel: 949.477.0201  
 Fax: 949.477.8100

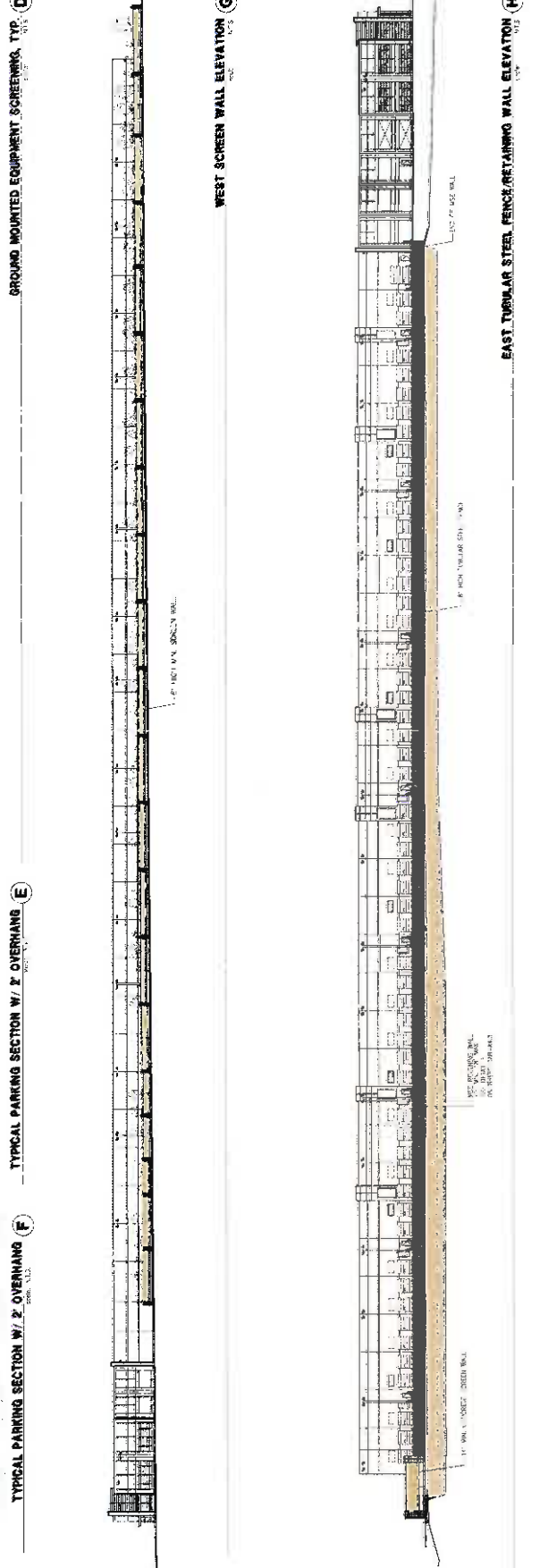
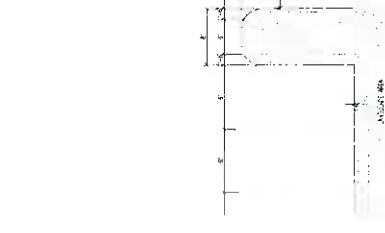
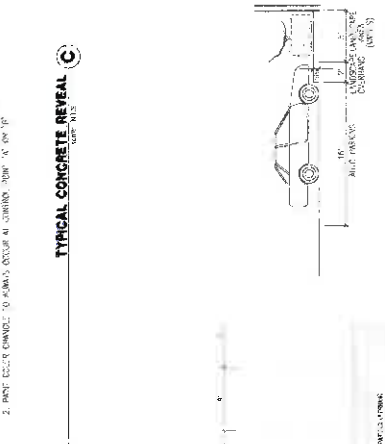
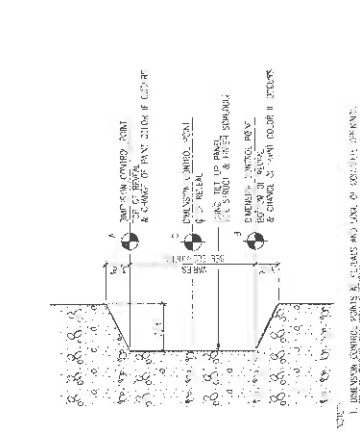
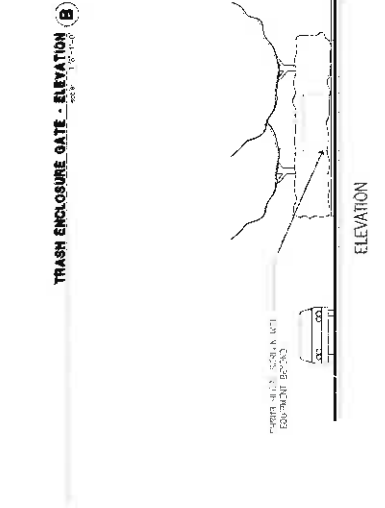
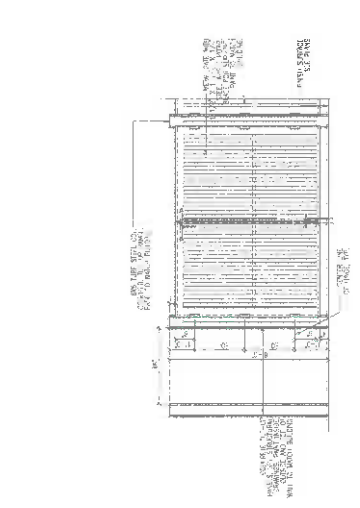
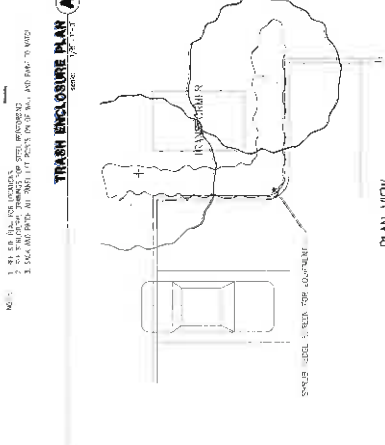
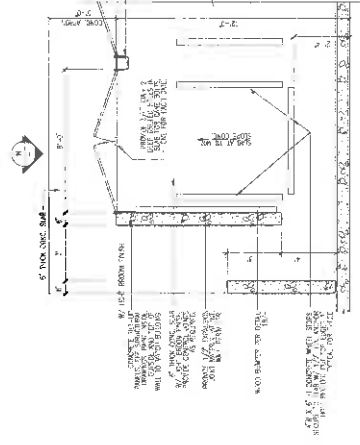
**Project:**  
**KNOX BUSINESS PARK**  
**Building D**  
 County of Newport, CA

**Consultants:**  
 DAVID EVANS & ASSOCIATES  
 1000 N. GARDEN AVENUE, SUITE 100  
 ANAHEIM, CALIFORNIA 92810  
 TEL: 714.944.1179  
 FAX: 714.944.1178  
 WWW.HPACONSULTANTS.COM

**THE SCREEN WALL ELEVATIONS**

Project Number: 1489  
 Drawn by: G.V.  
 Date: 02/28/16  
 Revision:

Sheet: **E-DAB-4.2**





Client:  
**TRAMMELL CROW COMPANY**

Project:  
**KNOX BUSINESS PARK**

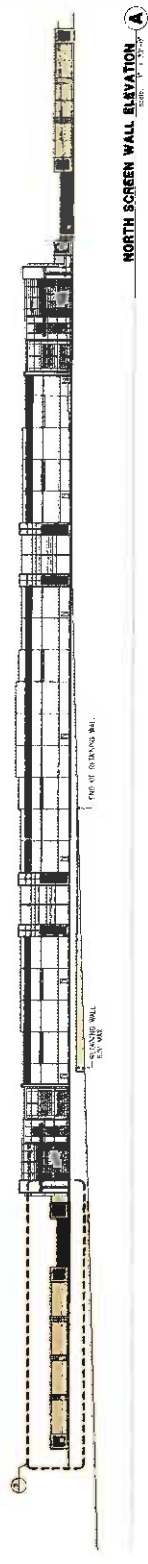
Building D

County of Inland Empire, CA

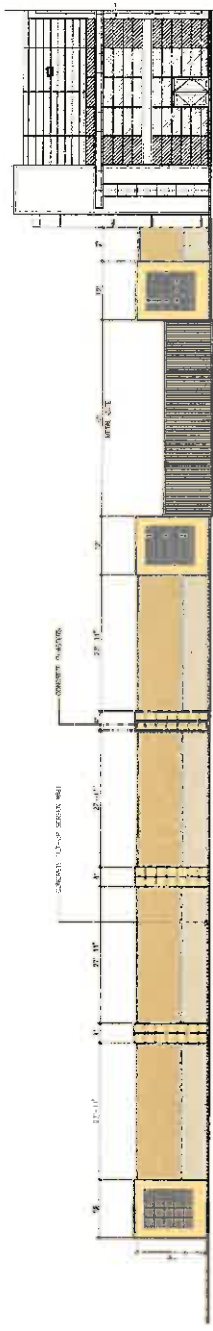
Consultants:  
 DAVE EWING & ASSOC.  
 ARCHITECTS  
 1000 S. GARDEN ST.  
 ANAHEIM, CA 92805

Project Number: 14188  
 Drawn by: G.A.  
 Date: 02/20/18

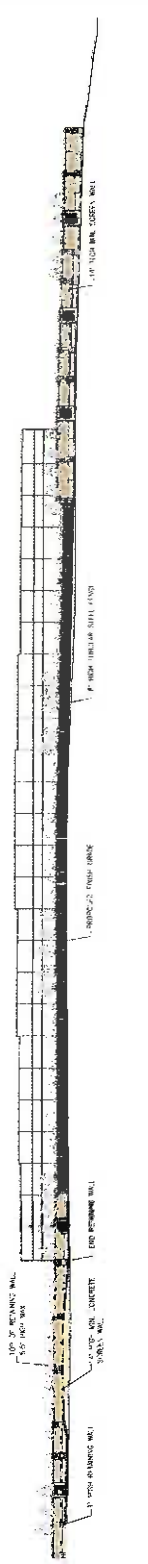
Sheet:  
**D-DAB-4.3**



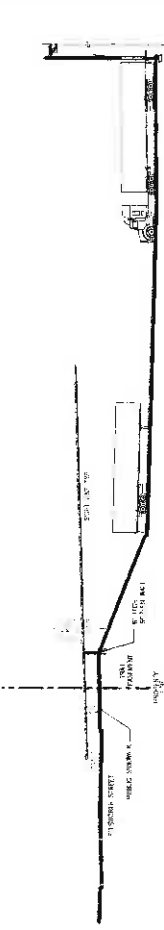
**NORTH SCREEN WALL ELEVATION (A)**



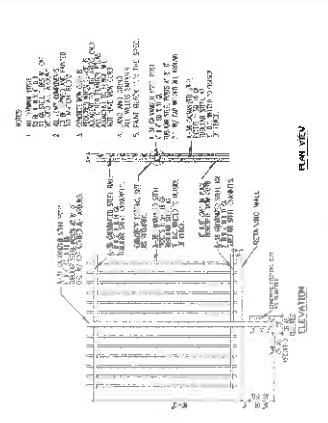
**ENLARGED NORTHWEST SCREEN WALL ELEVATION (B)**



**SOUTH SCREEN WALL/FENCE ELEVATION (C)**



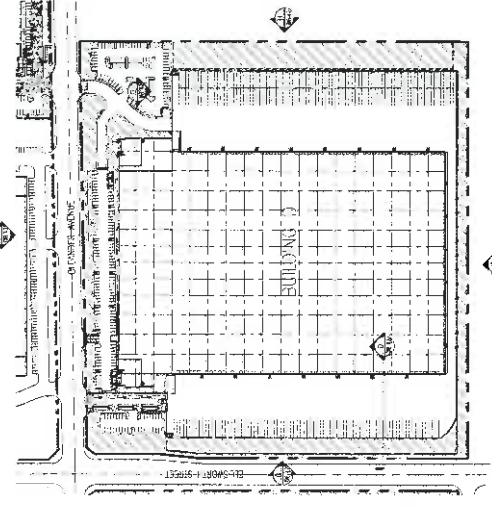
**LINE OF SIGHT FROM ELLSWORTH STREET (D)**



**TUBULAR STEEL FENCE DETAIL (E)**



**MECHANICALLY STABILIZED EARTH (MSE) WALL (F)**



**KEYMAP (G)**







HIPA, INC.  
 1681 Bayview Parkway, Suite 110  
 Palm Beach, FL 33410  
 Tel: 561-933-1770  
 Fax: 561-933-1001  
 www.hipapart.com

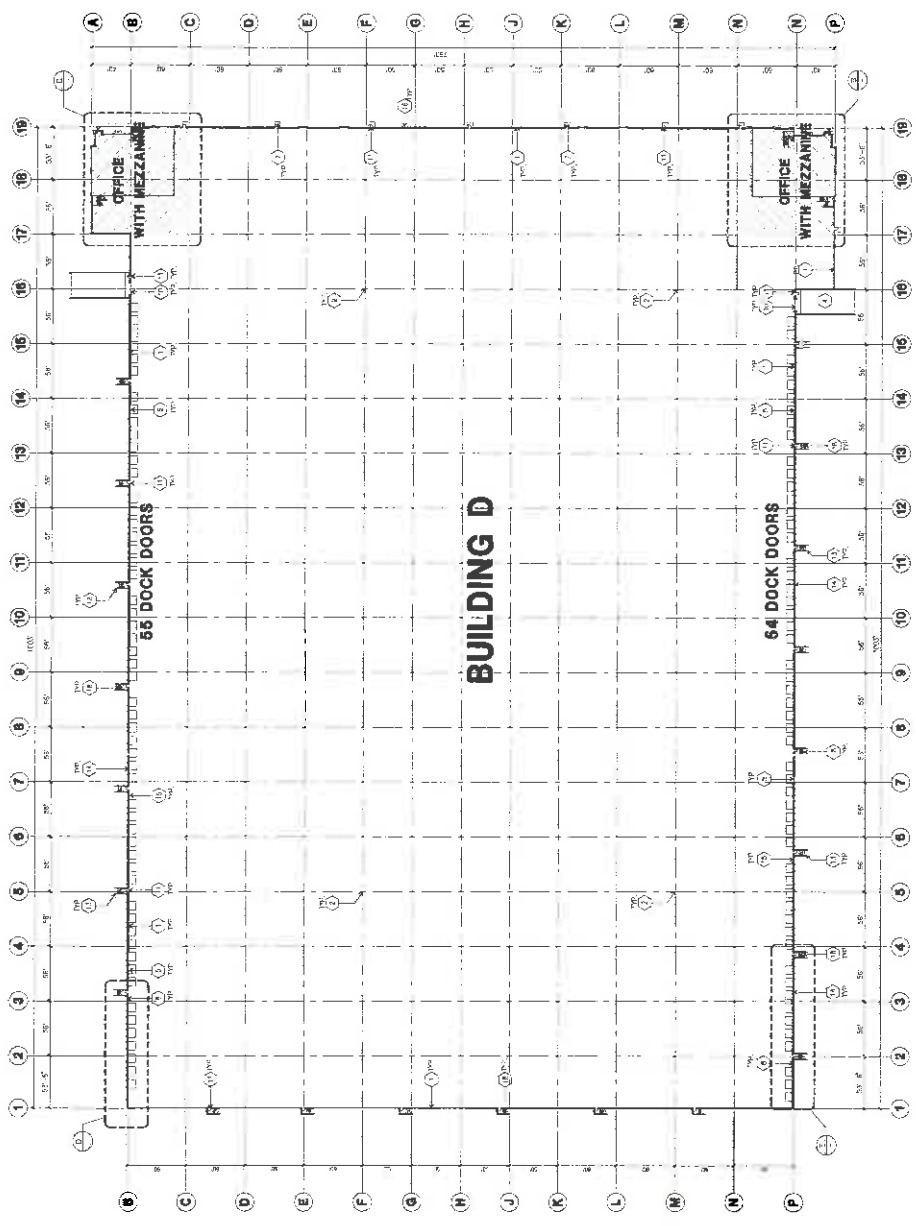
**Owner:**  
**TRAMMELL CROW COMPANY**  
 330 University Park, Suite 200  
 Raleigh, NC 27603  
 Tel: 919-877-4201  
 Fax: 919-877-9307

**Project:**  
**KNOX BUSINESS PARK**  
**Building D**  
 17780 U.S. Highway 1  
 Coonwater, Tennessee 37040

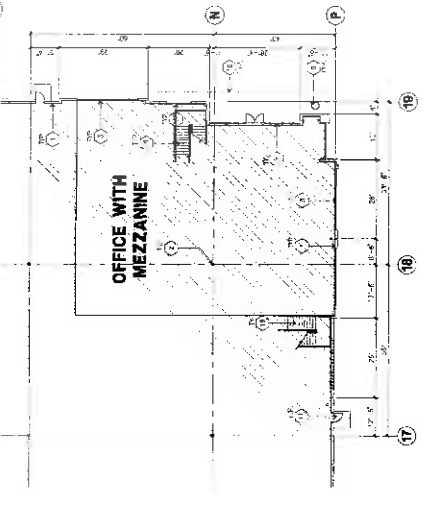
**Consultants:**  
**HALL FOREMAN, INC.**  
 10000 Highway 100  
 Knoxville, TN 37921  
 Tel: 615-582-1000  
 Fax: 615-582-1001

**Title:** FLOOR PLAN  
**Project Number:** 14108  
**Drawn by:** G.K.  
**Date:** 07/29/18  
**Revision:**

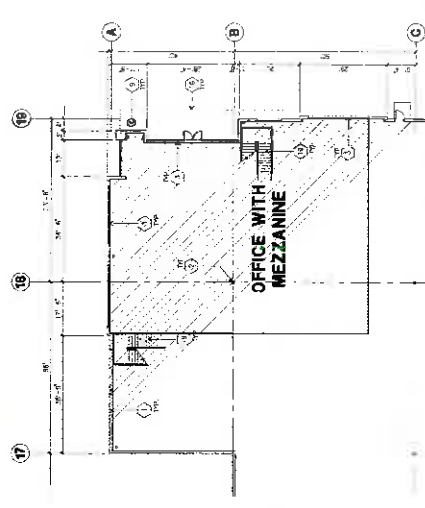
**D-DAB-2.1**  
 Sheet



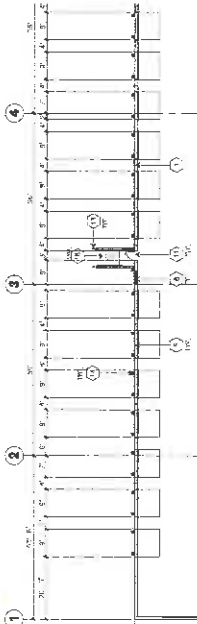
OVERALL FLOOR PLAN (A)



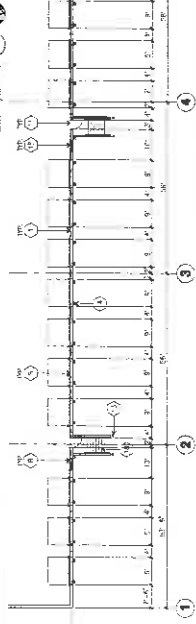
ENLARGED FLOOR PLAN (B)



ENLARGED FLOOR PLAN (C)



ENLARGED FLOOR PLAN (D)



ENLARGED FLOOR PLAN (E)

- MEZZANINE - FLOOR PLAN**
1. VERIFY MEZZANINE AREA.
  2. VERIFY MEZZANINE AREA.
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- GENERAL NOTES - FLOOR PLAN**
1. VERIFY MEZZANINE AREA.
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- FLOOR SLAB AND ROOF SLAB REVISIONS**
1. VERIFY MEZZANINE AREA.
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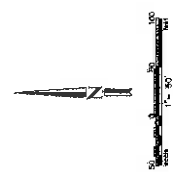




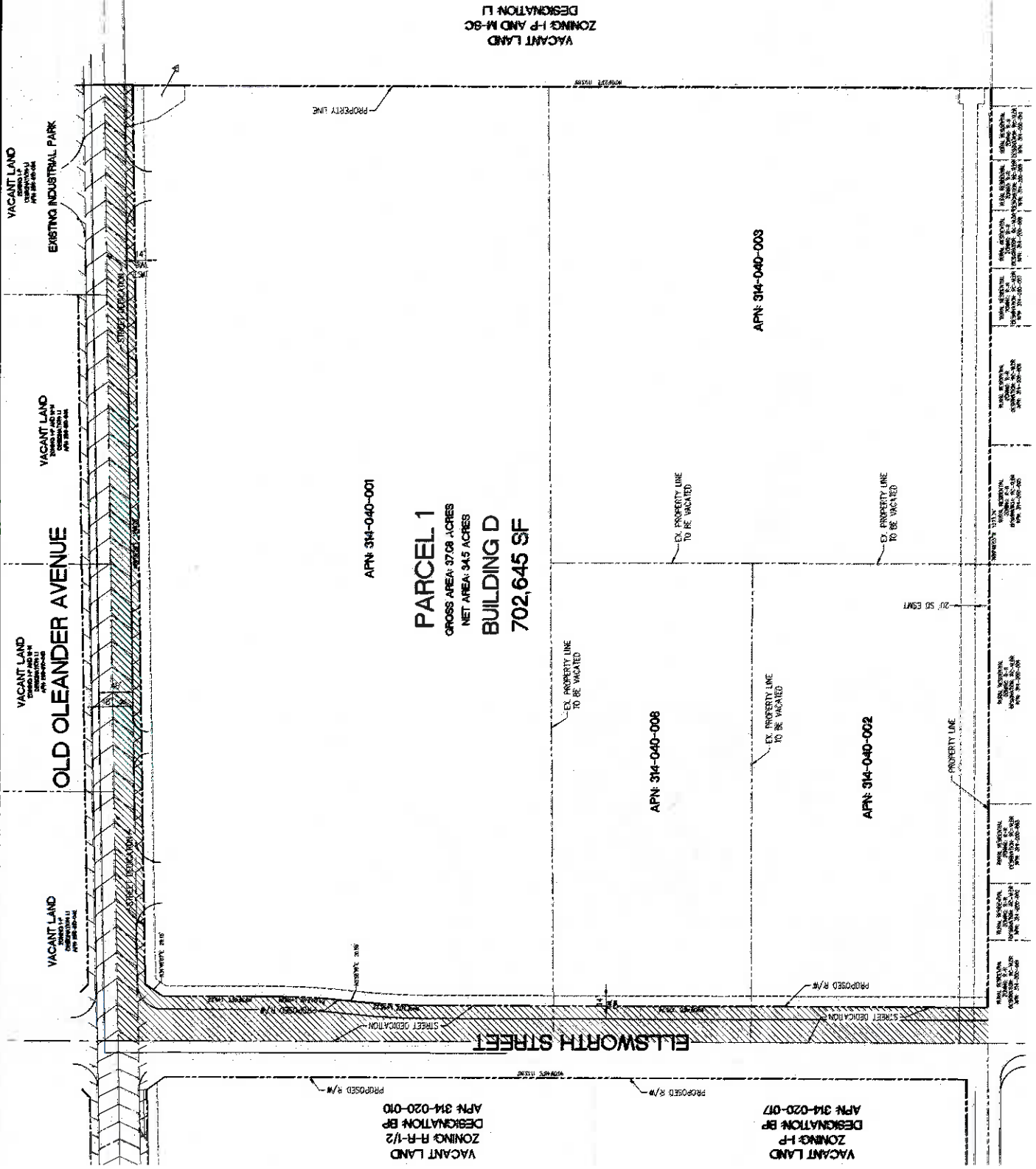
**LEGEND:**  
 STREET INDICATION  
 CENTER LINE  
 EASEMENT  
 EXISTING PROPERTY LINE  
 PROPOSED R/W

**EASEMENTS**  
 ALL EASEMENTS SHOWN ON THIS MAP ARE THE PROPERTY OF THE LANDOWNER. THE EASEMENT IS GRANTED TO THE LANDOWNER BY THE COUNTY OF RIVERSIDE. THE EASEMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE EASEMENT IS NOT TO BE TRANSFERRED TO ANY OTHER PARTY. THE EASEMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE EASEMENT IS NOT TO BE TRANSFERRED TO ANY OTHER PARTY.

**NOTE**  
 THIS MAP IS A TENTATIVE MAP. IT IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION SHOWN ON THIS MAP. THE COUNTY OF RIVERSIDE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THIS MAP.



|                         |                              |
|-------------------------|------------------------------|
| COUNTY OF RIVERSIDE     |                              |
| TENTATIVE MAP NO. 36980 |                              |
| KINGX BUSINESS PARK     |                              |
| SHEETS 1, 2, 3          |                              |
| DATE: 01/15/2010        | BY: [Signature]              |
| SCALE: AS SHOWN         | PROJECT: KINGX BUSINESS PARK |
| APN: 314-040-001        | APN: 314-040-002             |
| APN: 314-040-003        | APN: 314-040-004             |
| APN: 314-040-005        | APN: 314-040-006             |
| APN: 314-040-007        | APN: 314-040-008             |
| APN: 314-040-009        | APN: 314-040-010             |
| APN: 314-040-011        | APN: 314-040-012             |
| APN: 314-040-013        | APN: 314-040-014             |
| APN: 314-040-015        | APN: 314-040-016             |
| APN: 314-040-017        | APN: 314-040-018             |
| APN: 314-040-019        | APN: 314-040-020             |
| APN: 314-040-021        | APN: 314-040-022             |
| APN: 314-040-023        | APN: 314-040-024             |
| APN: 314-040-025        | APN: 314-040-026             |
| APN: 314-040-027        | APN: 314-040-028             |
| APN: 314-040-029        | APN: 314-040-030             |
| APN: 314-040-031        | APN: 314-040-032             |
| APN: 314-040-033        | APN: 314-040-034             |
| APN: 314-040-035        | APN: 314-040-036             |
| APN: 314-040-037        | APN: 314-040-038             |
| APN: 314-040-039        | APN: 314-040-040             |
| APN: 314-040-041        | APN: 314-040-042             |
| APN: 314-040-043        | APN: 314-040-044             |
| APN: 314-040-045        | APN: 314-040-046             |
| APN: 314-040-047        | APN: 314-040-048             |
| APN: 314-040-049        | APN: 314-040-050             |
| APN: 314-040-051        | APN: 314-040-052             |
| APN: 314-040-053        | APN: 314-040-054             |
| APN: 314-040-055        | APN: 314-040-056             |
| APN: 314-040-057        | APN: 314-040-058             |
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| APN: 314-040-069        | APN: 314-040-070             |
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| APN: 314-040-077        | APN: 314-040-078             |
| APN: 314-040-079        | APN: 314-040-080             |
| APN: 314-040-081        | APN: 314-040-082             |
| APN: 314-040-083        | APN: 314-040-084             |
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| APN: 314-040-099        | APN: 314-040-100             |



VACANT LAND  
 ZONING R-R-1/2  
 DESIGNATION BP  
 APN 314-020-010

VACANT LAND  
 ZONING I-P  
 DESIGNATION BP  
 APN 314-020-017

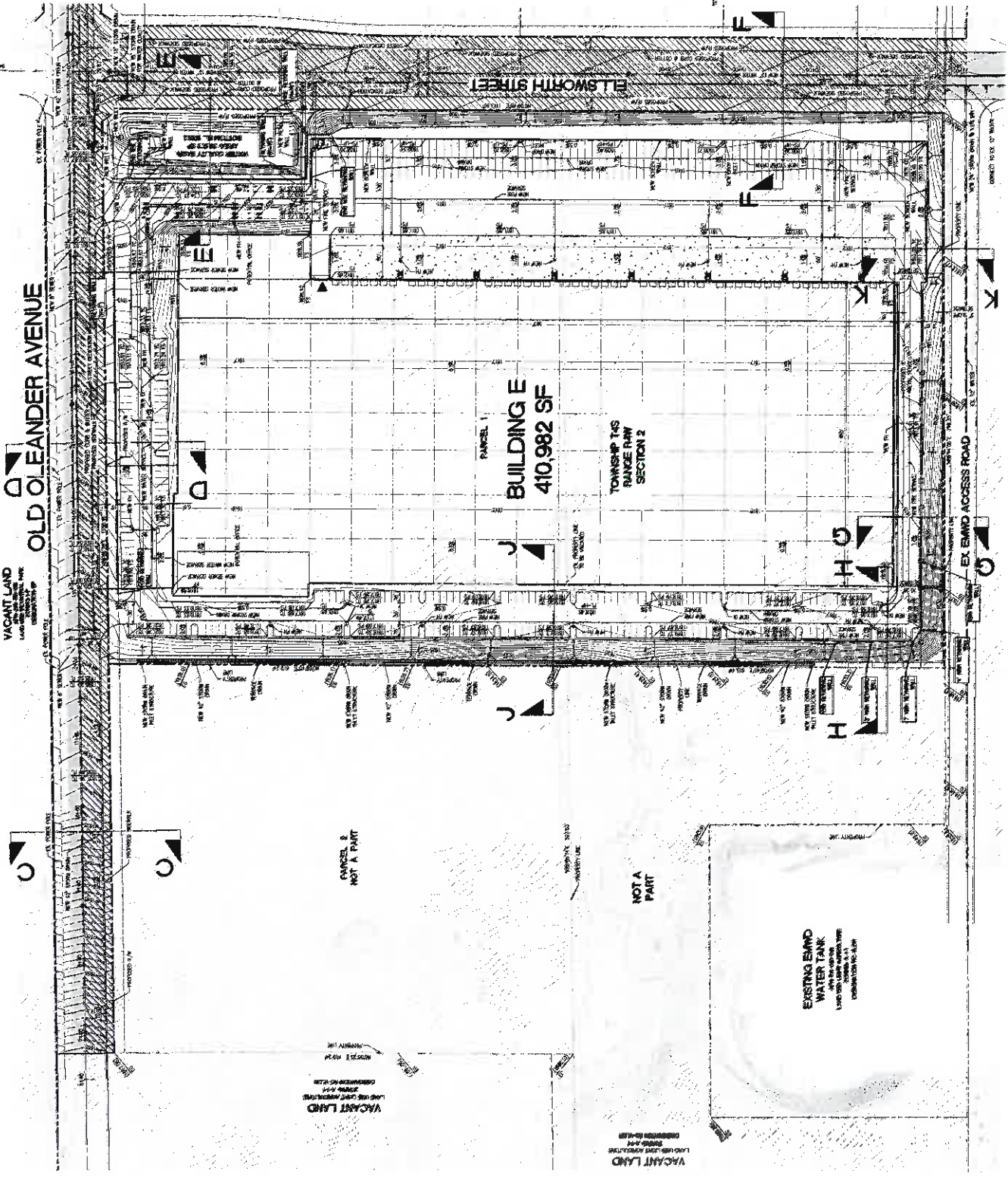
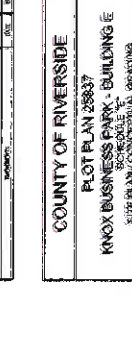
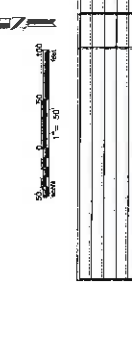
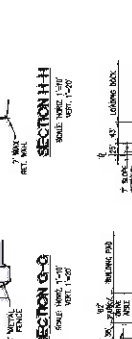
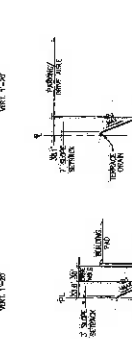
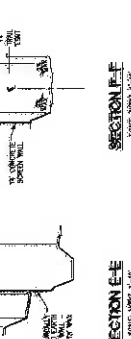
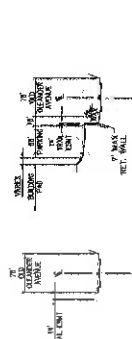
VACANT LAND  
 ZONING I-P AND M-9C  
 DESIGNATION LI





**LEGEND**

- TIP OF SLOPE
- TOP OF SLOPE
- NEW 4" PARALLEL
- NEW 2" PARALLEL
- STREET DEVIATION
- ADJ. WALL OF FRAMES
- CONCRETE LINE
- CONCRETE
- METAL STUDS
- RETAINING WALL
- PROPOSED 6" x 6"
- RETAINING
- TRENCH EXCAV.



DATE: 08/11/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: 2 OF 2

**SITE PLAN KEYNOTES**

- 1. SHED DESIGN SHALL BE AS SHOWN.
- 2. ALL UTILITIES SHALL BE DEEPER THAN THE SHED FOUNDATION.
- 3. ALL UTILITIES SHALL BE DEEPER THAN THE SHED FOUNDATION.
- 4. ALL UTILITIES SHALL BE DEEPER THAN THE SHED FOUNDATION.
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- 16. ALL UTILITIES SHALL BE DEEPER THAN THE SHED FOUNDATION.
- 17. ALL UTILITIES SHALL BE DEEPER THAN THE SHED FOUNDATION.
- 18. ALL UTILITIES SHALL BE DEEPER THAN THE SHED FOUNDATION.
- 19. ALL UTILITIES SHALL BE DEEPER THAN THE SHED FOUNDATION.
- 20. ALL UTILITIES SHALL BE DEEPER THAN THE SHED FOUNDATION.

**SITE LEGEND**

- 1. LANDSCAPE AREA
- 2. DRIVEWAY
- 3. DRIVEWAY
- 4. DRIVEWAY
- 5. DRIVEWAY
- 6. DRIVEWAY
- 7. DRIVEWAY
- 8. DRIVEWAY
- 9. DRIVEWAY
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- 14. DRIVEWAY
- 15. DRIVEWAY
- 16. DRIVEWAY
- 17. DRIVEWAY
- 18. DRIVEWAY
- 19. DRIVEWAY
- 20. DRIVEWAY

**TABULATION**

| ITEM            | AREA                | PERCENTAGE    |
|-----------------|---------------------|---------------|
| Net Site Area   | 18.00 a.c.          |               |
| Impervious Area | 36,000 s.f.         | 20.0%         |
| Permeable Area  | 144,000 s.f.        | 80.0%         |
| <b>TOTAL</b>    | <b>180,000 s.f.</b> | <b>100.0%</b> |

**LANDSCAPE REQUIREMENTS**

| ITEM            | AREA                | PERCENTAGE     |
|-----------------|---------------------|----------------|
| Landscaped Area | 177,411 s.f.        | 98.56%         |
| Impervious Area | 2,589 s.f.          | 1.44%          |
| <b>TOTAL</b>    | <b>180,000 s.f.</b> | <b>100.00%</b> |

**PROJECT INFORMATION**

**Client:** TRAMWELL CROW COMPANY  
**Address:** 501 Industrial Blvd, Suite 200, Hayward, CA 94542  
**Phone:** (510) 477-9192  
**Project:** KNOX BUSINESS PARK Building E  
**Location:** 410, 350 S.F.  
**Site Plan Number:** E-DAB-1.1  
**Scale:** 1/8" = 1'-0"

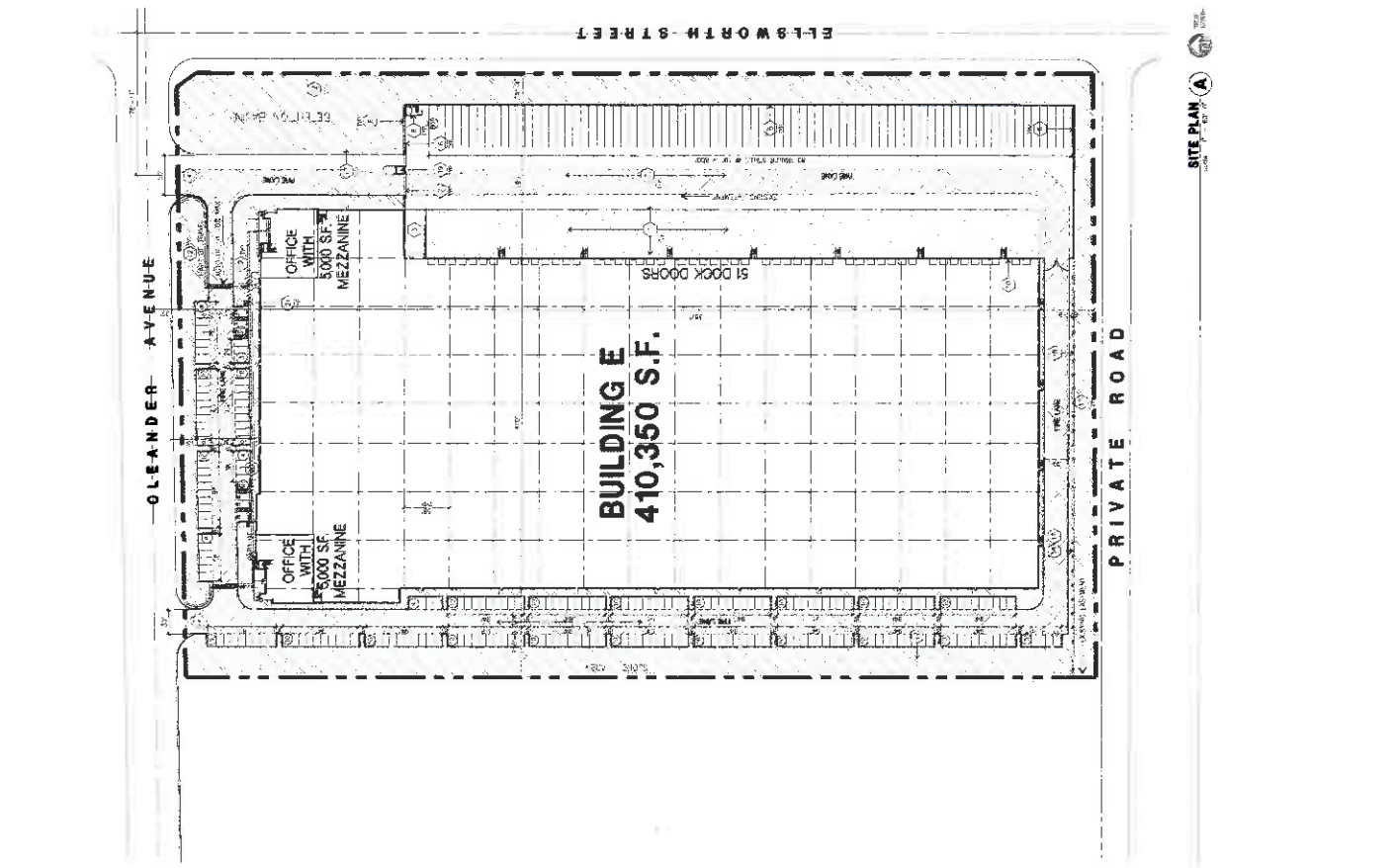
**Local Description**

The site is located in the City of Hayward, California, within the City of Hayward Planning Area. The site is bounded by Oleander Avenue to the north, Private Road to the east, and Elsworth Street to the south. The site is currently vacant and is being developed for office use.

**Site Plan General Notes**

1. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL UNLESS OTHERWISE NOTED.

**Aerial Map**



**ITPA**  
 1951 Redwood Avenue, Suite 105  
 Hayward, CA 94542  
 Tel: (510) 477-9192  
 Fax: (510) 477-9193  
 Email: info@itpa.com

**Owner:**  
 TRAMWELL CROW COMPANY

**Project:**  
 KNOX BUSINESS PARK  
 Building E  
 County of Alameda, CA

**Consultants:**  
 DAVIS BROOKS & ASSOCIATES  
 1000 California Street, Suite 1000  
 Oakland, CA 94612  
 Tel: (415) 778-1000  
 Fax: (415) 778-1001

**Site Plan**  
 Project Number: 1628  
 Drawn By: G.A.  
 Date: 08/14/17  
 Division:

**E-DAB-1.1**  
 Sheet





The, Inc.  
 15217 Eureka Avenue, Ste. 3100  
 San Diego, CA 92128  
 Tel: (619) 444-1170  
 Fax: (619) 444-1170  
 Email: info@hpainc.com

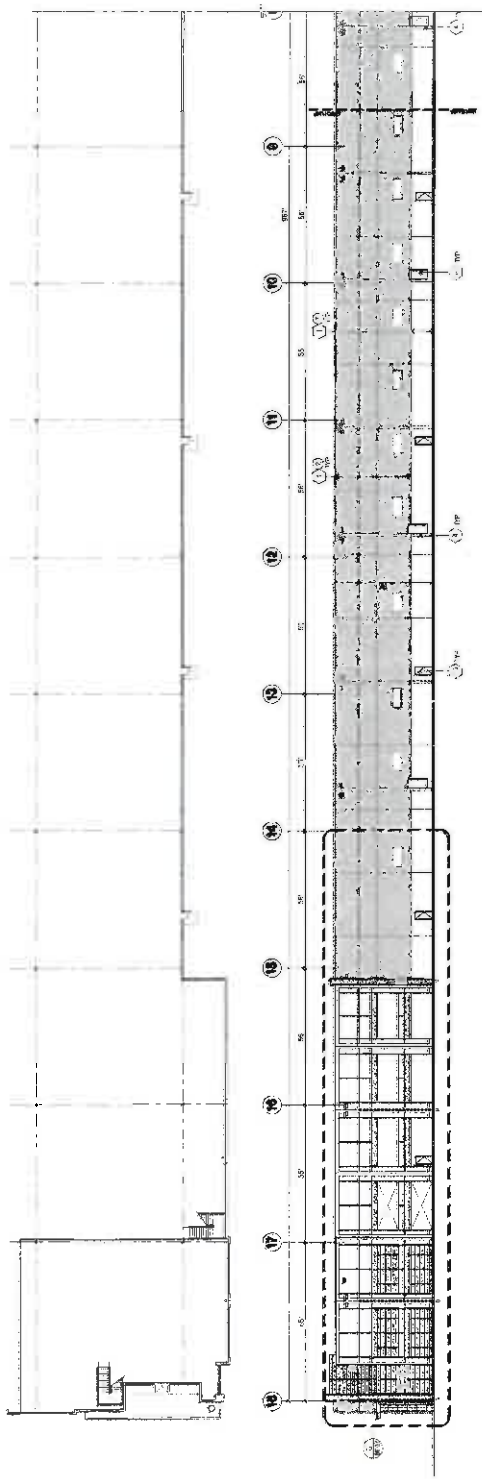
**Office:**  
**TRANMELL CROW COMPANY**  
 3500 La Tijera Road, Ste. 200  
 Newport Beach, California 92660  
 Tel: (949) 473-4371  
 Fax: (949) 473-4857

**Project:**  
**KNOX BUSINESS PARK**  
**Building E**  
 County of Riverside, CA

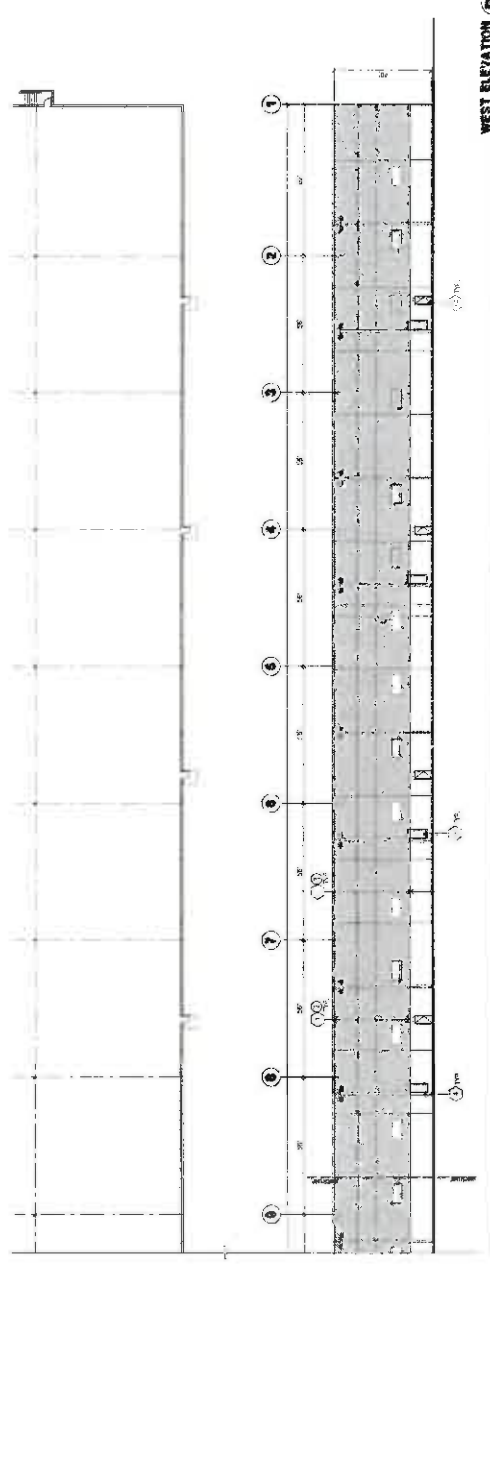
**Consultants:**  
 BARBERIS & ASSOC.  
 INTERLANDSCAPE

**7th**      **ELEVATIONS**  
 Project Number: 1405  
 Drawn by: S.V.  
 Date: 02/07  
 Revision:

Sheet: **E-DAB-3.1**



**WEST ELEVATION A**



**WEST ELEVATION B**

**REMARKS - ELEVATIONS**

1. COMPLETE ALL WORK INDICATED BY THESE NOTES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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**GENERAL NOTES - ELEVATIONS**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL CODES AND ORDINANCES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
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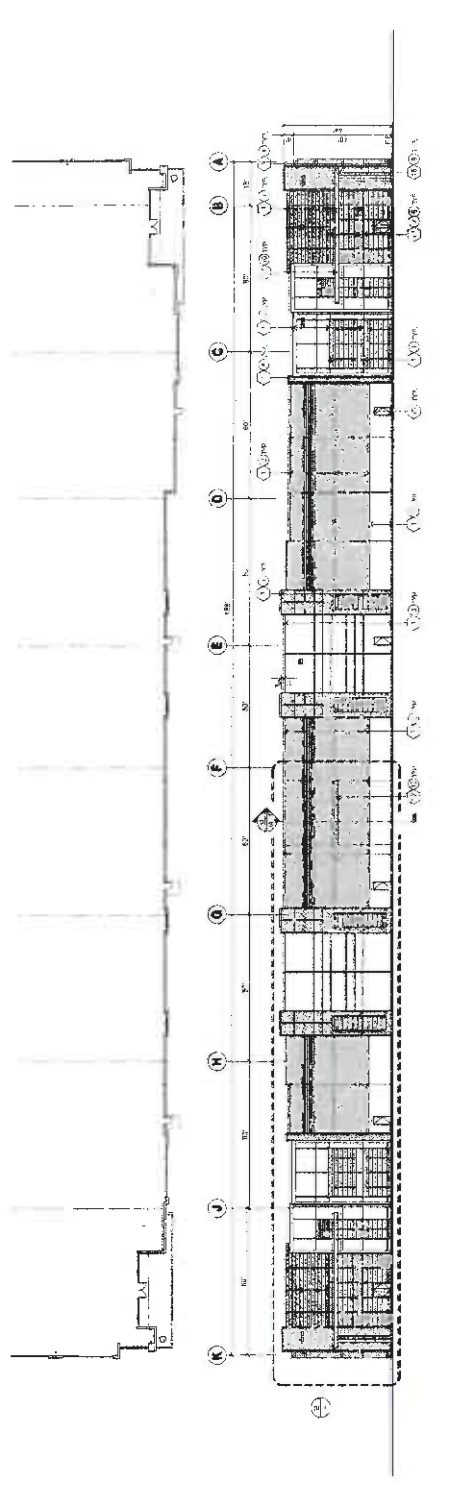
**COLOR SCHED - ELEVATIONS**

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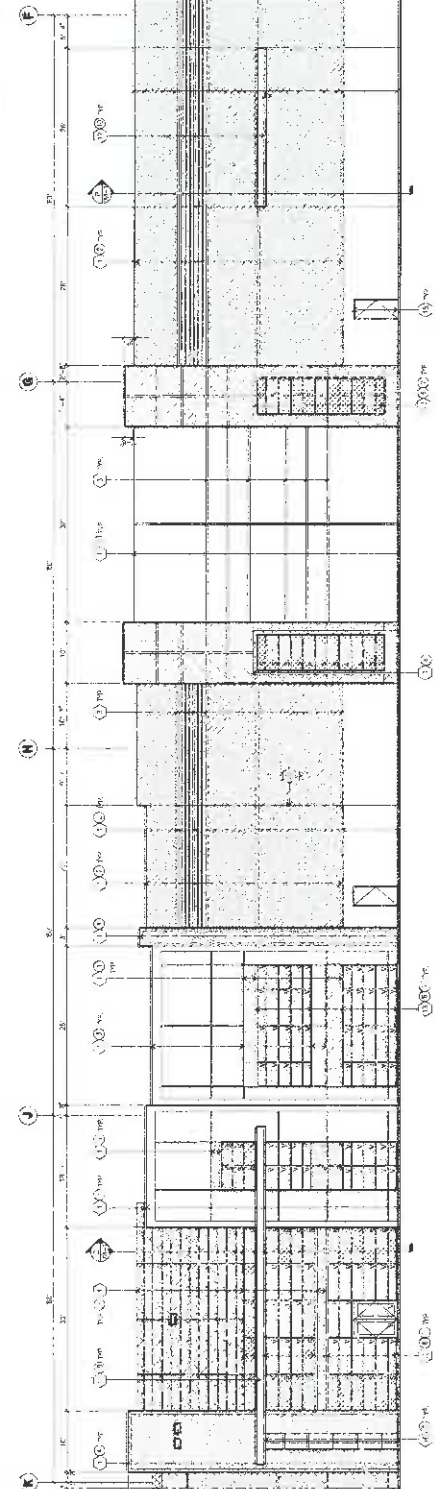
**GLAZING LISTING**

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 17. GLAZING LISTING





**NORTH ELEVATION A**



**ENLARGED NORTH ELEVATION B**

**GENERAL NOTES - ELEVATIONS**

1. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
2. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
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**GENERAL NOTES - ELEVATIONS**

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**GENERAL NOTES - ELEVATIONS**

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10. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

**GLAZING LEGEND**

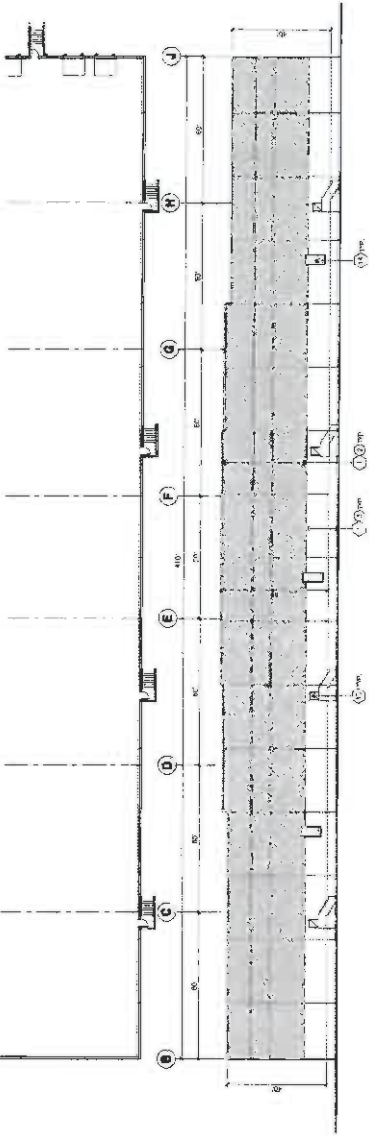
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| 1  | 1/2" CLEAR GLASS |
| 2  | 1/2" CLEAR GLASS |
| 3  | 1/2" CLEAR GLASS |
| 4  | 1/2" CLEAR GLASS |
| 5  | 1/2" CLEAR GLASS |
| 6  | 1/2" CLEAR GLASS |
| 7  | 1/2" CLEAR GLASS |
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| 9  | 1/2" CLEAR GLASS |
| 10 | 1/2" CLEAR GLASS |

**COLOR SCHED - ELEVATIONS**

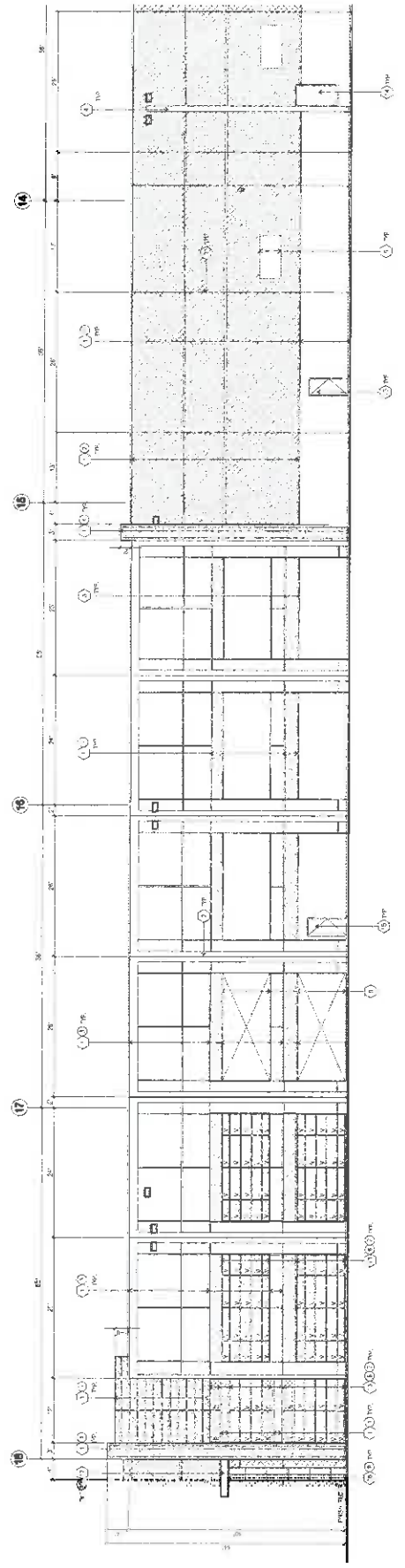
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| 4  | PAINT | PRIMER | PAINT |
| 5  | PAINT | PRIMER | PAINT |
| 6  | PAINT | PRIMER | PAINT |
| 7  | PAINT | PRIMER | PAINT |
| 8  | PAINT | PRIMER | PAINT |
| 9  | PAINT | PRIMER | PAINT |
| 10 | PAINT | PRIMER | PAINT |

**COLOR LEGEND**

|    |       |
|----|-------|
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| 2  | PAINT |
| 3  | PAINT |
| 4  | PAINT |
| 5  | PAINT |
| 6  | PAINT |
| 7  | PAINT |
| 8  | PAINT |
| 9  | PAINT |
| 10 | PAINT |



**SOUTH ELEVATION (A)**



**ENLARGED WEST ELEVATION (B)**

**SLAZING LEGEND**

|          |           |
|----------|-----------|
| [Symbol] | BRICKWORK |
| [Symbol] | CONCRETE  |
| [Symbol] | GLASS     |
| [Symbol] | WOOD      |
| [Symbol] | STEEL     |

**COLOR LEGEND**

|          |           |
|----------|-----------|
| [Symbol] | CONCRETE  |
| [Symbol] | BRICKWORK |
| [Symbol] | GLASS     |
| [Symbol] | WOOD      |
| [Symbol] | STEEL     |

**COLOR SCHED. - ELEVATIONS**

|   |           |
|---|-----------|
| 1 | CONCRETE  |
| 2 | BRICKWORK |
| 3 | GLASS     |
| 4 | WOOD      |
| 5 | STEEL     |

**GENERAL NOTES - ELEVATIONS**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
2. FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
3. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
4. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
5. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
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10. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.

**REMARKS - ELEVATIONS**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
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9. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.
10. ALL MATERIALS TO BE USED SHALL BE APPROVED BY THE ARCHITECT.



HPA, Inc.  
16201 Harbor Avenue, Suite 1100  
San Diego, CA 92128  
Tel: 619-451-1170  
Fax: 619-451-1170  
www.hpa.com

Owner:  
**TRAMMELL CROW COMPANY**

3840 La Jolla Village Drive, Suite 204  
San Diego, CA 92161  
Tel: 619-477-4731  
Fax: 619-477-8197

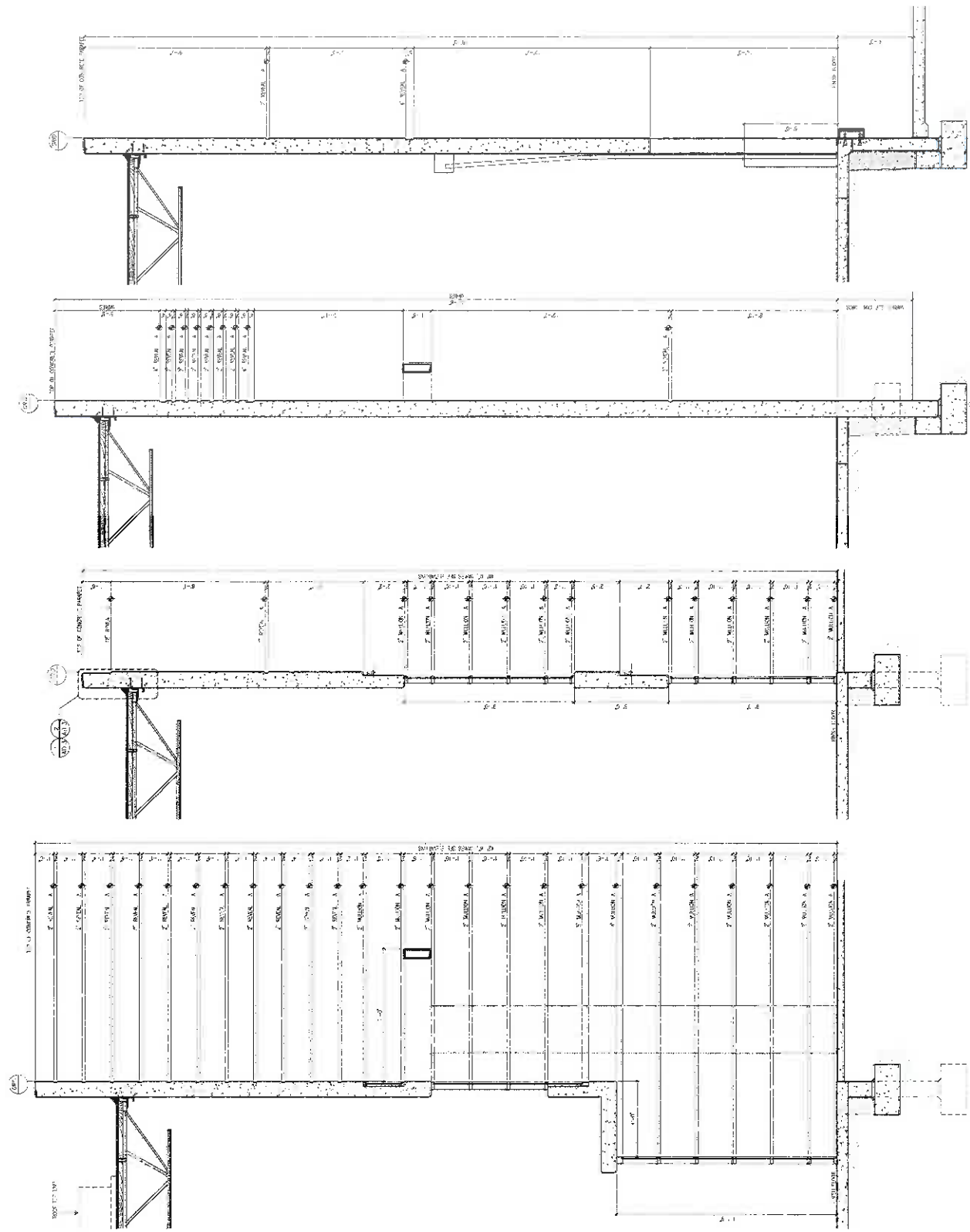
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**KNOX BUSINESS PARK**  
**Building E**  
County of San Diego, CA

Consultants:  
**DAVID EWING & ASSOCIATES**  
**HANKER LANDSCAPE**

Title: **USDBs**

Project Number: 1608  
Drawn By: E.A.  
Date: 08/14/17  
Revision:

Sheet:  
**E-DAB-4.1**



LOADING DOCK HIGH

EXTERIOR WALL W/ REVEAL

WALL SECTION AT WINDOWS

WALL SECTION AT WINDOWS





HPA  
 1531 Canyon Blvd., Suite 1100  
 Denver, CO 80202  
 Tel: (303) 733-1170  
 Fax: (303) 733-1171  
 www.hpainc.com

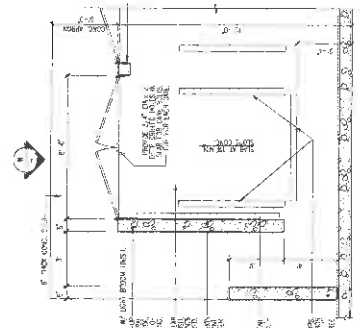
Owner:  
**TRAMMELL CROW COMPANY**

Project:  
**KNOX BUSINESS PARK**  
**Building E**

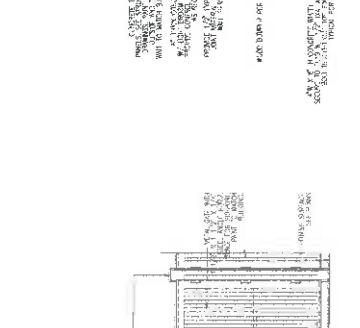
Consultants:  
**DAVID EWING & ASSOCIATES**  
**ARCHITECTS**

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 Date: 08/14/17  
 Revision:

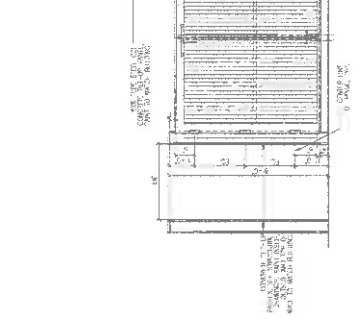
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**TRASH ENCLOSURE PLAN**  
 SCALE: 1/8" = 1'-0"



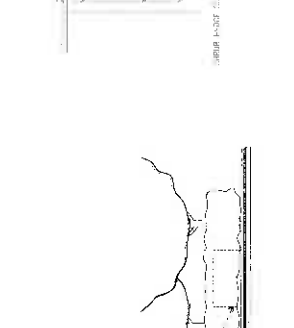
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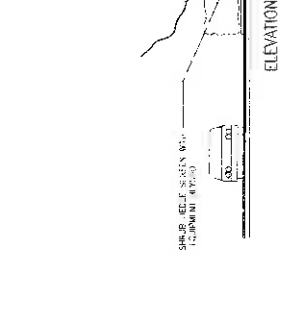
**TYPICAL CONCRETE REVEAL**  
 SCALE: 1/8" = 1'-0"



**GROUND MOUNTED EQUIPMENT SCREENING, TYP.**  
 SCALE: 1/8" = 1'-0"



**ELEVATION**



**TYPICAL PARKING SECTION W/ 2' OVERHANG**  
 SCALE: 1/8" = 1'-0"



**TYPICAL PARKING SECTION W/ 2' OVERHANG**  
 SCALE: 1/8" = 1'-0"



**NORTH RETAINING WALL ELEVATION**  
 SCALE: 1/8" = 1'-0"





HPA, INC.  
18511 Buckhorn Avenue, Suite 4170  
Folsom, CA  
Tel: 916.433.1170  
Tel: 916.433.0661  
www.hpainc.com

**OWNER**  
TRAMMELL CROW  
COMPANY

3011 Johnson Road, Suite 202  
Reno, NV 89502  
Tel: 775.784.4281  
Tel: 775.784.4282

**Project**  
KNOX  
BUSINESS  
PARK  
Building E

County of Plumas, CA

**Consultants**  
DAVID EVANS & ASSOCIATES  
HERBERT LANDSCAPE ARCHITECTS

**THE SCREEN WALL ELEVATIONS**

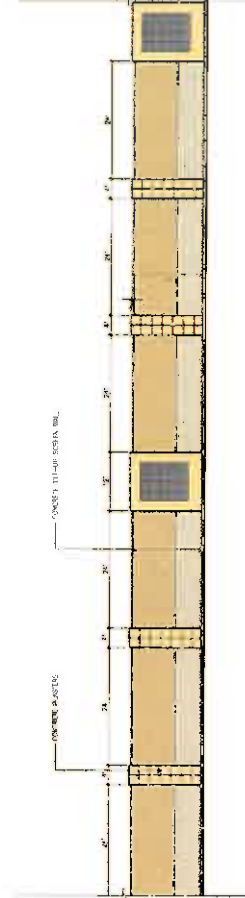
Project Number: 1428  
Drawn by: CLK  
Date: 02/14/17  
Revised:

Sheet:  
**E-DAB-43**

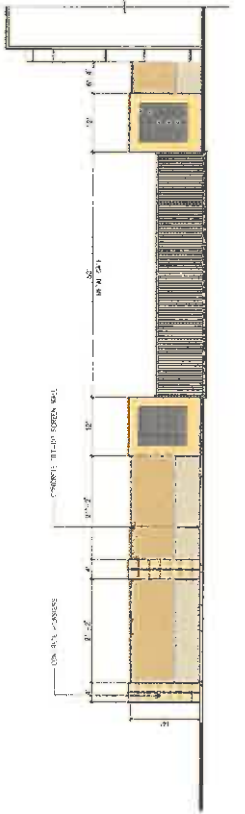
**WEST SCREEN WALL ELEVATION**  
SECTION A-A



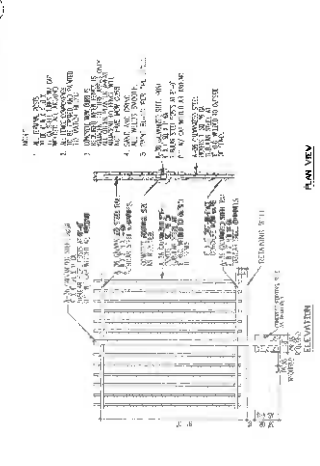
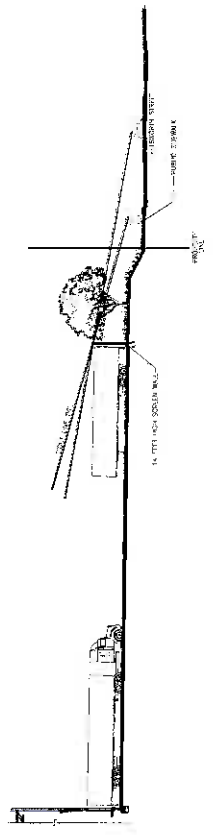
**ENLARGED WEST SCREEN WALL ELEVATION**  
SECTION B-B



**ENLARGED NORTH SCREEN WALL ELEVATION**  
SECTION C-C



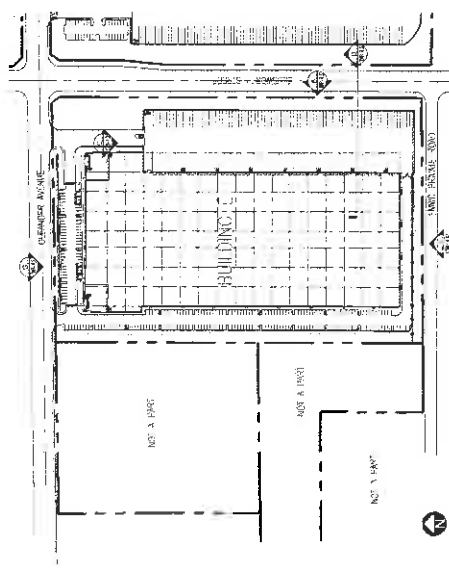
**LINE OF SIGHT FROM ELLSWORTH STREET**  
SECTION D-D



**TUBULAR STEEL FENCE DETAIL**  
SECTION E-E

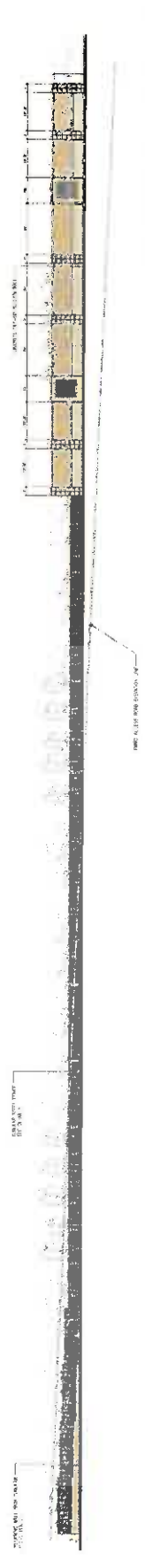


**MECHANICALLY STABILIZED EARTH (MSE) WALL**  
SECTION F-F



**KEYMAP**  
SECTION G-G

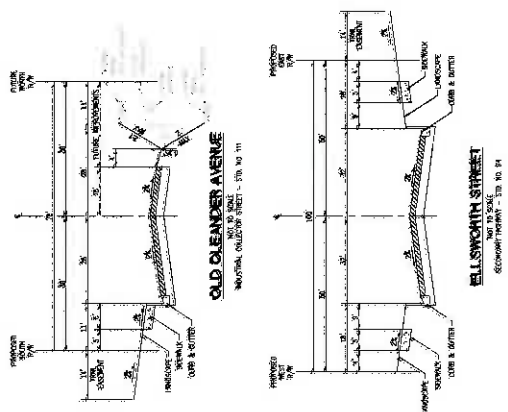
**SOUTH SCREEN WALL/FENCE ELEVATION**  
SECTION H-H







# TENTATIVE PARCEL MAP NO. 36962 KNOX BUSINESS PARK SCHEDULE "E" IN THE COUNTY OF RIVERSIDE



**LEGAL DESCRIPTION**

FROM THE PARCEL MAP 36962, SCHEDULE "E", COUNTY OF RIVERSIDE, CALIFORNIA, THE LAND DESCRIBED IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

**LAND AREA:**  
TOTAL AREA: 120.00 ACRES  
NET AREA: 115.00 ACRES  
NET AREA: 115.00 ACRES

**LAND USE / ZONING:**  
GENERAL ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY)  
SPECIAL ZONING: KNOX BUSINESS PARK (KBP)  
SPECIAL ZONING: KNOX BUSINESS PARK (KBP)

**PARCEL 1 SITE TABULATION**

| PARCEL NO. | AREA (AC) | AREA (SQ FT) | USE         | REMARKS        |
|------------|-----------|--------------|-------------|----------------|
| 1          | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 2          | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 3          | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 4          | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 5          | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 6          | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 7          | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 8          | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 9          | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 10         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 11         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 12         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 13         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 14         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 15         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 16         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 17         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 18         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 19         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 20         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 21         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 22         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 23         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 24         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 25         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 26         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 27         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 28         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 29         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 30         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 31         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 32         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 33         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 34         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 35         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 36         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 37         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 38         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 39         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 40         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 41         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 42         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 43         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 44         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 45         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 46         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 47         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 48         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 49         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 50         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 51         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 52         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 53         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 54         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 55         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 56         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 57         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 58         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 59         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 60         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 61         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 62         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 63         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 64         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 65         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 66         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 67         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 68         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 69         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 70         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 71         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 72         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 73         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 74         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 75         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 76         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 77         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 78         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 79         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 80         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 81         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 82         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 83         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 84         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 85         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 86         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 87         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 88         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 89         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 90         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 91         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 92         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 93         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 94         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 95         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 96         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 97         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 98         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 99         | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |
| 100        | 1.00      | 43,560       | RESIDENTIAL | EXISTING HOUSE |

**LAND AREA:**  
TOTAL AREA: 120.00 ACRES  
NET AREA: 115.00 ACRES  
NET AREA: 115.00 ACRES

**LAND USE / ZONING:**  
GENERAL ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY)  
SPECIAL ZONING: KNOX BUSINESS PARK (KBP)  
SPECIAL ZONING: KNOX BUSINESS PARK (KBP)

**APPLICANT:**  
KNOX BUSINESS PARK  
1234 MAIN ST  
DOWNEY, CA 90240  
TEL: (714) 555-1234

**ARCHITECT:**  
KNOX BUSINESS PARK  
1234 MAIN ST  
DOWNEY, CA 90240  
TEL: (714) 555-1234

**ENGINEER:**  
KNOX BUSINESS PARK  
1234 MAIN ST  
DOWNEY, CA 90240  
TEL: (714) 555-1234

**UTILITY JURISDICTIONS:**  
SOUTHERN CALIFORNIA GAS COMPANY  
SOUTHERN CALIFORNIA ELECTRIC COMPANY  
SOUTHERN CALIFORNIA WATER SERVICE COMPANY

**SCHOOL DISTRICT:**  
DOWNEY UNION SCHOOL DISTRICT

**NOTE:**  
THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND UNDER...

**LEGEND**

- STREET INDICATION
- CENTER LINE
- EASEMENT
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT

**LAND AREA:**  
TOTAL AREA: 120.00 ACRES  
NET AREA: 115.00 ACRES  
NET AREA: 115.00 ACRES

**LAND USE / ZONING:**  
GENERAL ZONING: R-1 (RESIDENTIAL SINGLE-FAMILY)  
SPECIAL ZONING: KNOX BUSINESS PARK (KBP)  
SPECIAL ZONING: KNOX BUSINESS PARK (KBP)

**APPLICANT:**  
KNOX BUSINESS PARK  
1234 MAIN ST  
DOWNEY, CA 90240  
TEL: (714) 555-1234

**ARCHITECT:**  
KNOX BUSINESS PARK  
1234 MAIN ST  
DOWNEY, CA 90240  
TEL: (714) 555-1234

**ENGINEER:**  
KNOX BUSINESS PARK  
1234 MAIN ST  
DOWNEY, CA 90240  
TEL: (714) 555-1234

**UTILITY JURISDICTIONS:**  
SOUTHERN CALIFORNIA GAS COMPANY  
SOUTHERN CALIFORNIA ELECTRIC COMPANY  
SOUTHERN CALIFORNIA WATER SERVICE COMPANY

**SCHOOL DISTRICT:**  
DOWNEY UNION SCHOOL DISTRICT

**NOTE:**  
THIS TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND UNDER...

**PROJECT DESCRIPTION:**  
KNOX BUSINESS PARK  
1234 MAIN ST  
DOWNEY, CA 90240  
TEL: (714) 555-1234






**EASEMENTS:**  
EASEMENT TO THE COUNTY OF RIVERSIDE FOR PUBLIC UTILITIES AND PUBLIC SERVICES TO BE LOCATED WITHIN THE PROJECT AREA AS SHOWN ON SHEET 1 OF THIS TENTATIVE MAP. THIS EASEMENT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH ON SHEET 1 OF THIS TENTATIVE MAP.

**LEGAL DESCRIPTION:**  
FROM THE PARCEL MAP 36962, SCHEDULE "E", COUNTY OF RIVERSIDE, CALIFORNIA, THE LAND DESCRIBED IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51



**LEGEND**

-  STREET RESERVATION
-  OTHER LINE
-  EASEMENT
-  EXISTING PROPERTY LINE
-  PROPOSED P.A.V.

**EASEMENTS**

- A. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- B. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- C. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- D. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- E. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- F. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- G. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- H. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- I. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- J. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- K. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- L. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- M. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- N. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- O. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- P. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- Q. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- R. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- S. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- T. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- U. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- V. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- W. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- X. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- Y. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.
- Z. ALL EASEMENTS TO BE CONVEYED BY PUBLIC ACT.

VACANT LAND  
LAND UNDER  
RESERVATION FOR  
EASEMENTS

OLD OLEANDER AVENUE

ELLSWORTH STREET

EX. EMD ACCESS ROAD

PARCEL 1  
VACANT LAND  
APN 34-000-000

PARCEL 2  
VACANT LAND  
APN 34-000-000

EXISTING EMD  
WATER TANK  
APN 34-000-000

VACANT LAND  
LAND UNDER  
RESERVATION FOR  
EASEMENTS  
APN 34-000-000

DAY STREET



NOTE  
THIS MAP INCLUDES THE OFFICIAL  
LAND RECORDS OF THE  
COUNTY OF RIVERSIDE

COUNTY OF RIVERSIDE  
TENTATIVE MAP NO. 28882  
KNOX BUSINESS PARK  
SCHEMATIC "A"

| NO. | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 1   | 10/15/08 | PRELIMINARY |
| 2   | 11/10/08 | REVISION    |
| 3   | 12/15/08 | REVISION    |
| 4   | 01/15/09 | REVISION    |
| 5   | 02/15/09 | REVISION    |
| 6   | 03/15/09 | REVISION    |
| 7   | 04/15/09 | REVISION    |
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**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez*  
*Agency Director*



03/27/18, 9:37 am

PP25838

## ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP25838. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### Advisory Notification

#### Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP25838) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

#### Advisory Notification. 2 AND - EIR Mitigation Measures

Mitigation Measures from EIR No. 546 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 546.

#### Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Sheets 1-3, dated 3/2/17.

Exhibit B (Elevations), Sheets 1-7, dated 3/2/17.

Exhibit C (Floor Plans), dated 3/2/17.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 3/2/17.

#### Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 4      AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5      AND - Hold Harmless

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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, Tentative Parcel Map, General Plan Amendment, Change of Zone, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan, Tentative Parcel Map, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 AND - Project Description & Operational Limits

The Plot Plan proposes the construction and operation of a 702,645 square foot warehouse / distribution center on 37.08-acres (gross) consisting of a 15,000 square feet of office space, 10,000 square feet of mezzanine, and 677,645 square feet of warehouse with 109 truck loading bays, 251 trailer parking stalls, 259 automobile

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 6 AND - Project Description & Operational Limits (cont.)  
parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets.

### BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-USE - CRIB/RETAIN'G WALLS

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

BS-Grade. 3 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 4 0010-BS-Grade-USE - DRAINAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

BS-Grade. 5 0010-BS-Grade-USE - DUST CONTROL

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.

BS-Grade. 6 0010-BS-Grade-USE - EROSION CNTRL PROTECT

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.

BS-Grade. 7 0010-BS-Grade-USE - FINISH GRADE

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-Grade. 8 0010-BS-Grade-USE - GENERAL INTRODUCTION

Improvements such as grading, filling, over excavation and recompaction, and base or

### ADVISORY NOTIFICATION DOCUMENT

#### BS-Grade

BS-Grade. 8                                    0010-BS-Grade-USE - GENERAL INTRODUCTION  
(cont.)

paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

BS-Grade. 9                                    0010-BS-Grade-USE - MANUFACTURED SLOPES

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.

BS-Grade. 10                                   0010-BS-Grade-USE - MINIMUM DRAINAGE GRADE

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

BS-Grade. 11                                   0010-BS-Grade-USE - NPDES INSPECTIONS

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 greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD

### ADVISORY NOTIFICATION DOCUMENT

#### BS-Grade

BS-Grade. 11                      0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)  
 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.

BS-Grade. 12                      0010-BS-Grade-USE - OBEY ALL GDG REGS

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.

BS-Grade. 13                      0010-BS-Grade-USE - OFFST. PAVED PKG

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

BS-Grade. 14                      0010-BS-Grade-USE - RETAINING WALLS

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.

BS-Grade. 15                      0010-BS-Grade-USE - SLOPE SETBACKS

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

#### E Health

E Health. 1                      0010-E Health-USE - ECP COMMENTS

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.

Non-hazardous debris observed at the Site shall be removed and properly disposed of in accordance with appropriate regulations.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup



























## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 7 ALUC Requirements - Part 1 (cont.)

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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

#### Planning. 8 ALUC Requirements - Part 2

3. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings, 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

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

6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

7. The Federal Aviation Administration has conducted an aeronautical study of each proposed building (Aeronautical Study Nos. 2017-AWP-2411-OE and 2017-AWP-2412-OE) and has determined that neither marking nor lighting of the structures will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

8. Building D shall not exceed a height of 55 feet above ground level and shall not exceed a maximum elevation at top point (including all roof-mounted appurtenances, if any) of 1,640 feet above mean sea level.

9. The maximum height and top point elevations specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 8 ALUC Requirements - Part 2 (cont.)

10. Temporary construction equipment such as cranes used during actual construction of Building D shall not exceed a height of 55 feet and a maximum elevation of 1,640 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.

11. Within five (5) days after construction of each building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions). This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.

#### Planning. 9 Causes for Revocation

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

#### Planning. 10 Ceased Operations

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.

#### Planning. 11 Electrical Hook-Ups

Electrical hook-ups for refrigerated trailers shall be provided on a minimum of 5% of the truck bays. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked on the warehouse facility for more than 15 minutes. The use of truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed.

#### Planning. 12 Expiration Date Use Case

This approved permit shall be used within NINE (9) years from the approval date; otherwise, the permit shall be null and void.

The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the 9 years, the permittee/applicant may request an extension of time to use the permit.

The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 13                      Industrial Occupant Change (cont.)

Planning. 13                      Industrial Occupant Change

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

Planning. 14                      Mezzanine/Second Floor Limit

Beyond the mezzanine area shown on APPROVED EXHIBIT C, no tenant improvement permit, or any other building permit, shall be granted for any further second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

Planning. 15                      MM AQ 4.3-10 - SmartWay Program

Developer and all successors shall include information in building lease agreements that inform tenants about the benefits of becoming SmartWay Shippers and SmartWay Carriers. SmartWay is a federal EPA program that advances supply chain sustainability.

Planning. 16                      MM AQ 4.3-11 - Yard Truck-Diesel Prohibited

Developer and all successors shall stipulate in building lease and sale agreements that yard trucks shall not be fueled with diesel.

Planning. 17                      MM AQ 4.3-2 - Construction Equipment Maintenance

Construction equipment shall be properly maintained according to manufacturer specifications and all contractors shall turn off all construction equipment and delivery vehicles when not in use, or limit onsite idling to no more than three (3) minutes in any one hour. Onsite electrical hook-ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel powered electric generators. Construction contractors shall keep construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) onsite during construction and subject to inspection by the County of Riverside.

Planning. 18                      MM AQ 4.3-2(A) - Construction Idling Signs

During construction activities, Project contractors shall post signs on the site that instruct operators to turn off equipment when not in use and limit idling to a maximum of three (3) minutes.





## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 24                      MM TRA 4.15-5 - Truck Routing Agreements (cont.)  
that require building users to designate truck routing away from southbound Ellsworth Street (previously known as Decker Road) and away from residential neighborhoods.

Planning. 25                      No Outdoor Advertising

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 26                      No Resident Occupancy

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

Planning. 27                      Noise Monitoring Reports

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Planning. 28                      Reclaimed Water

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Planning. 29                      RR-10 - CARB Idling Restrictions

Diesel-fueled vehicles at the Project site are required to comply with the California Air Resources Board (CARB) idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.

### Planning-EPD

Planning-EPD. 1                      0010-Planning-EPD- - 30 DAY BUOW PRECON

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan

## ADVISORY NOTIFICATION DOCUMENT

### Planning-EPD

Planning-EPD. 1                    0010-Planning-EPD- - 30 DAY BUOW PRECON (cont.) (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.

### Transportation

Transportation. 1                    0010-Transportation-USE - COUNTY WEBSITE

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

Transportation. 2                    0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                    0010-Transportation-USE - LC LANDSCAPE  
REQUIREMENT (cont.)

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.

Transportation. 3                    0010-Transportation-USE - LC LANDSCAPE  
SCREENING

Landscape screening located from \_\_\_ to \_\_\_ shall be designed to ensure full, opaque, coverage up to a minimum height of \_\_\_ feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

Transportation. 4                    0010-Transportation-USE - STD INTRO (ORD 461)

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

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

Transportation. 5                    0010-Transportation-USE - TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

- Driveway 1 (NS) at:
- Oleander Avenue (EW)

### ADVISORY NOTIFICATION DOCUMENT

#### Transportation

Transportation. 5                    0010-Transportation-USE - TS/CONDITIONS (cont.)

Driveway 2 (NS) at:  
Oleander Avenue (EW)

Driveway 3 (NS) at:  
Oleander Avenue (EW)

Driveway 4 (NS) at:  
Oleander Avenue (EW)

Driveway 5 (NS) at:  
Oleander Avenue (EW)

Driveway 6 (NS) at:  
Oleander Avenue (EW)

Decker Road (NS) at:  
Oleander Avenue (EW)

Harvill Avenue (NS) at:  
Harley Knox Blvd. (EW)  
Oleander Avenue (EW)

I-215 Southbound Ramps (NS) at:  
Harley Knox Blvd. (EW)

I-215 Northbound Ramps (NS) at:  
Harley Knox Blvd. (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 6                    RR-7

#### Mitigation Measure RR-7

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.

#### Waste Resources

Waste Resources. 1                    0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

#### Waste Resources. 1            0010-Waste Resources-USE - AB 1826 (cont.)

more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

#### Waste Resources. 2            0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with waste hauler.
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

#### Waste Resources. 3            0010-Waste Resources-USE - HAZARDOUS MATERIALS

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.

#### Waste Resources. 4            0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.



## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

Waste Resources. 4            0010-Waste Resources-USE - LANDSCAPE PRACTICES  
(cont.)

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.

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**60. Prior To Grading Permit Issuance**

**BS-Grade**

**060 - BS-Grade. 1                      0060-BS-Grade-USE - APPROVED WQMP                      Not Satisfied**

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.

**060 - BS-Grade. 2                      0060-BS-Grade-USE - DRAINAGE DESIGN Q100                      Not Satisfied**

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

**060 - BS-Grade. 3                      0060-BS-Grade-USE - GEOTECH/SOILS RPTS                      Not Satisfied**

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.

**060 - BS-Grade. 4                      0060-BS-Grade-USE - GRADING SECURITY                      Not Satisfied**

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

**060 - BS-Grade. 5                      0060-BS-Grade-USE - IMPORT / EXPORT                      Not Satisfied**

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.

**060 - BS-Grade. 6                      0060-BS-Grade-USE - NOTARIZED OFFSITE LTR                      Not Satisfied**

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.

**060 - BS-Grade. 7                      0060-BS-Grade-USE - NPDES/SWPPP                      Not Satisfied**

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7                      0060-BS-Grade-USE - NPDES/SWPPP (cont.)                      Not Satisfied

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.

060 - BS-Grade. 8                      0060-BS-Grade-USE - OFFSITE GRDG ONUS                      Not Satisfied

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

060 - BS-Grade. 9                      0060-BS-Grade-USE - PRE-CONSTRUCTION MTG                      Not Satisfied

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.

060 - BS-Grade. 10                      0060-BS-Grade-USE - RECORDED ESMT REQ'D                      Not Satisfied

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

060 - BS-Grade. 11                      0060-BS-Grade-USE - SLOPE STABILITY ANLY                      Not Satisfied

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).

060 - BS-Grade. 12                      0060-BS-Grade-USE - SWPPP REVIEW                      Not Satisfied

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

060 - BS-Grade. 13                      0060-BS-Grade-USE- BMP CONST NPDES PERMIT                      Not Satisfied

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.

Fire

060 - Fire. 1                      0060-Fire-USE-#75-WATER PLANS                      Not Satisfied

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

Flood

060 - Flood. 1                      0060-Flood-USE 3 ITEMS TO ACCEPT FACILITY                      Not Satisfied

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







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Planning

- 060 - Planning. 4                      0060-Planning-USE - NATIVE MONITOR (cont.)                      Not Satisfied  
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.
- 060 - Planning. 5                      0060-Planning-USE - PROJECT ARCHAEOLOGIST                      Not Satisfied

MM 4.5-4

Prior to the issuance of grading permits, the developer/permit applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed by the Archaeological Monitor and Native American Monitors 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. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit who will assure that the Native American representatives have had adequate time to review and comment prior to finalization. These measures shall include, but shall not be limited to, the following:

a) Archaeological Monitor: An adequate number of qualified archaeological and Native American monitors shall be present to ensure that all earth moving activities are observed; the monitors shall be on-site during all grading activities for areas to be monitored including any 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 in consultation with the Native American monitors

- 060 - Planning. 6                      MM AQ 4.3-1 - Grading Plan Notes                      Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

- a) Onsite electrical hook-ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel powered electric generators.
- b) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site shall use year 2010 or newer engines during all construction activities to the extent such HHD are commercially available.
- c) All excavators, graders, and rubber-tired dozers shall be CARB Tier 3 Certified or better.
- d) All scrapers shall be CARB Tier 4 Certified or better.
- e) The total horsepower-hours per day for all on-site equipment shall not exceed 46,344 horsepower hours per day.
- f) The maximum daily disturbance area (actively graded area) shall not exceed 11.0 acres per day.
- g) The use of diesel-powered generators during construction shall be prohibited.
- h) Construction contractors shall notify their workers about Riverside County's Rideshare Program.
- i) The use of construction equipment with pollution control devices such as high-pressure injectors is highly encouraged to reduce air pollutant emissions.
- j) The use of construction vehicles equipped with pollution control devices such as catalytic converters is highly encouraged to reduce air pollutant emissions.
- k) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).

- 060 - Planning. 7                      MM NOI 4.11-1 - Construction Noise Barrier                      Not Satisfied

Prior to the issuance of grading permits and building permits that would authorize grading and construction activities on the Building D Site, the construction contractor shall install a minimum 6-foot high temporary noise barrier along the southern boundary of the Building D Site. The temporary noise control barrier must present a solid face from top to bottom and must be a minimum of 6 feet high. The temporary noise control barrier shall comply with the following:

- a) The noise barrier may be constructed using an acoustical blanket (i.e., vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts.



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 MM NOI 4.11-1 - Construction Noise Barrier (cont.) Not Satisfied

- b) The noise barriers must be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired.
- c) The noise control barriers and associated elements shall be completely removed and the site appropriately restored upon the conclusion of the construction activity.

060 - Planning. 8 MM NOI 4.11-2 - Grading Plan Notes Not Satisfied

Prior to any issuance of grading permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

- a) The construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
- b) The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
- c) The construction contractor shall locate equipment staging in the north-central portions of the Project site (in the vicinity of the future Ellsworth Street / Oleander Avenue intersection) to maximize the distance between construction-related noise sources and noise-sensitive receivers nearest the Project site.
- d) The construction contractor shall limit haul truck deliveries to the same hours specified by the Riverside County Noise Ordinance for the operation of construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).
- e) The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.
- f) The contractor shall post a durable, legible, weather-proof sign that lists a phone number to report legitimate construction-related noise complaints to Riverside County or its enforcement designee. The contractor shall require that the sign be posted on the construction site visible from an adjacent public right-of way during the duration of construction activities.

060 - Planning. 9 Required Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1151 and Change of Zone No. 7872 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

060 - Planning. 10 RR-38 - Blasting Noise Plan Not Satisfied

Prior to the issuance of grading permits, a blasting noise and vibration monitoring and abatement plan shall be submitted to and approved by the County of Riverside. The contractor shall be required to comply with the approved plan.

- a) Pre-blasting inspections shall be offered to property owners within 200 feet of the blast site.
- b) Existing damage of each structure shall be documented.
- c) Post-blasting inspections shall be offered to assess any new or additional damage to each structure once blasting activities have ceased for those property owners who accepted pre-blast inspections.
- d) Property owners within at least 200 feet of the blast site shall be notified via postings on the construction site at least 24 hours before the occurrence of major construction-related noise and vibration impacts (such as grading and rock blasting) which may affect them.
- e) The County may impose conditions and procedures on the blasting operations as necessary. The construction contractor shall comply with these measures for the duration of the blasting permit. The County may inspect the blast site and materials at any reasonable time.

060 - Planning. 11 Trail Plan Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Planning Department and Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) along south side of Oleander Avenue and east side of Ellsworth Street with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street

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Planning

060 - Planning. 11 Trail Plan (cont.) Not Satisfied  
crossings signage, bollards (if applicable) and landscaping and irrigation.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - 30 DAY BURROWING OWL Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the project site prior to the initiation of construction, the project proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and the owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place.
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

060 - Planning-EPD. 2 0060-Planning-EPD MBTA Surveys Not Satisfied

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

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Planning-EPD

060 - Planning-EPD. 2                      0060-Planning-EPD MBTA Surveys (cont.)                      Not Satisfied

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.

060 - Planning-EPD. 3                      0060-Planning-EPD Mitigation                      Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.0 (Project Design Features/Mitigation Measures) of the document entitled "Determination of Biologically Equivalent or Superior Preservation for PM 36950 (APNs 314-040-001, 314-040-002, 314-040-003, 314-040-008) Dated: December 2015, Revised July 2016 and prepared by Hernandez Environmental Services which consists of the off-site purchase of 0.18 acre of rehabilitation credits at the Riverside Corona Resource Conservation District in-lieu fee program.

Planning-PAL

060 - Planning-PAL. 1                      PALEO PRIMP/MONITOR                      Not Satisfied

County Paleontological Report (PDP) No. 1511, prepared by Brian F. Smith & Associates recommended a qualified vertebrate paleontologist be retained to develop a program to mitigate impacts to paleontological resources and to monitor excavations below a depth of 4 feet, and only within the older alluvial sediments.

HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County 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 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. Description of the proposed site and planned grading operations.
  2. Description of the level of monitoring required for all earth-moving activities in the project area.
  3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  8. Procedures and protocol for collecting and processing of samples and specimens.
  9. Fossil identification and curation procedures to be employed.
  10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County 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

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Planning-PAL

060 - Planning-PAL. 1 PALEO PRIMP/MONITOR (cont.) Not Satisfied

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. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, 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)

Transportation

060 - Transportation. 1 0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 2 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

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.

060 - Transportation. 3 0060-Transportation-USE- FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS.1 and 90.TRANS.8.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 4 RR-41 Not Satisfied

Mitigation Measure RR-41

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site. To implement this requirement, the requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors, including the following notes.

- Delivery trucks shall use the most direct route between the construction site and the I-215 Freeway via Harley Knox Boulevard and Harvill Avenue;
- Construction traffic during the AM peak hour (7:00am-9:00am) and PM peak hour (4:00pm-6:00pm) shall be



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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 RR-41 (cont.) Not Satisfied

minimized. The construction contractor shall assure that construction-related trips (passenger cars and trucks) do not exceed 138 trips in the AM peak hour and 151 trips in the PM peak hour (inbound and outbound combined). The construction contractor shall be responsible for periodic monitoring and shall be required to supply the County of Riverside with monitoring records upon the County's request

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-USE - ARTIFACT DISPOSITION Not Satisfied

MM 4.5-6

Prior to building final, 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 curated at the Western Science Center, 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.

070 - Planning. 2 0070-Planning-USE - PHASE IV CULTURAL REQ. Not Satisfied

MM 4.5-7

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 the 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. A report documenting the field and analysis results and interpretation of the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Lead Agency (County of Riverside) prior to issuance of any building permits. The report will include Department of Parks and Recreation (DPR) and Primary Archaeological Site Forms. A final copy shall be submitted to the Eastern Information Center (EIC) and Native American tribes that request a copy.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE - NO B/PMT W/O G/PMT Not Satisfied

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.

080 - BS-Grade. 2 0080-BS-Grade-USE - ROUGH GRADE APPROVAL Not Satisfied

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      0080-BS-Grade-USE - ROUGH GRADE APPROVAL (cont.)                      Not Satisfied  
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

080 - E Health. 1                      0080-E Health-USE - WATER/SEWER WILL SERVE                      Not Satisfied

A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

Fire

080 - Fire. 1                      0080-Fire-USE-#4-WATER PLANS                      Not Satisfied

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

Flood

080 - Flood. 1                      0080-Flood-USE 3 ITEMS TO ACCEPT FACILITY                      Not Satisfied

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

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

080 - Flood. 2                      0080-Flood-USE MITCHARGE                      Not Satisfied





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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 MM GHG 4.7-1 - CAP Measures (cont.) Not Satisfied

minimum of 100 points:

- a) E5. A.1: Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38) – 18 points
- b) E5. A.2: Enhanced Window Insulation – 8 points
- c) E5. B.1: Enhanced Duct Insulation (R-8) – 10 points
- d) E5. B.2: Improved Efficiency HVAC (EER 14/65% AFUE or 89 HSPF) – 7 points
- e) E5. B.4: High Efficiency Water Heater (0.72 Energy Factor) – 16 points
- f) E5. B.5: All peripheral rooms having at least one window or skylight – 1 point
- g) E5. B.6: Very High Efficiency Lights (100% of in-unit fixtures are high efficacy) – 14 points
- h) E5. B.7: Star Commercial Refrigerator (new) – 4 points
- i) E5. C.1: North/south alignment of building such that the orientation optimizes conditions for natural heating, cooling, and lighting – 6 points
- j) W1. C.1: Eliminate turf and only drought tolerant plants – 4 points
- k) W1. D.2: Water efficient toilets/urinals (1.5 gpm) – 3 points
- l) W1. D.3: Water efficient faucets (1.28 gpm) – 3 points
- m) T1. A.2: Car/vanpool program with preferred parking – 2 points
- n) T4. A.1: Larger parking spaces to accommodate ride-sharing vans – 1 point
- o) SW2. B.1: Recycle 20% of debris during construction – 6 points

Alternatively, the Project Applicant may demonstrate that other Implementation Measures from Appendix F of the County's CAP have been incorporated into the building permit application and/or plans to achieve the required minimum of 100 points.

080 - Planning. 6 MM NOI 4.11-2 - Building Plan Notes Not Satisfied

Prior to any issuance of building permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

- a) The construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
- b) The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
- c) The construction contractor shall locate equipment staging in the north-central portions of the Project site (in the vicinity of the future Ellsworth Street / Oleander Avenue intersection) to maximize the distance between construction-related noise sources and noise-sensitive receivers nearest the Project site.
- d) The construction contractor shall limit haul truck deliveries to the same hours specified by the Riverside County Noise Ordinance for the operation of construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).
- e) The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.
- f) The contractor shall post a durable, legible, weather-proof sign that lists a phone number to report legitimate construction-related noise complaints to Riverside County or its enforcement designee. The contractor shall require that the sign be posted on the construction site visible from an adjacent public right-of way during the duration of construction activities.

080 - Planning. 7 MM NOI 4.11-5 - Additional Acoustic Study Not Satisfied

Should any of the buildings accommodate a user that requires special noise generators, including but not limited to outdoor compressors, air scrubbers, emergency generators, large HVAC units, or outdoor amplification (speakers), prior to the issuance of a building permit or occupancy permit that would allow installation of the noise generator, an acoustical study shall be prepared to show that noise levels at noise sensitive receivers would not exceed the Riverside County Noise Ordinance operational noise standards for noise-sensitive receivers of 65 dBA nighttime and 45 dBA nighttime.

080 - Planning. 8 Plans Showing Bike Racks Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 8 Plans Showing Bike Racks (cont.) Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

080 - Planning. 9 Required Applications Not Satisfied

No building permits shall be issued until General Plan Amendment No. 1151 and Change of Zone No. 7872 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

080 - Planning. 10 Roof Equipment Shielding Not Satisfied

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

080 - Planning. 11 School Mitigation Not Satisfied

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

080 - Planning. 12 Trail Dedication Not Satisfied

Prior to building permit issuance, the applicant shall offer the Community Trail easement(s) shown on the map along south side of Oleander Avenue and east side of Ellsworth Street for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County.

080 - Planning. 13 Wall/Fencing Plan Required Not Satisfied

A wall and fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable. This plan shall be in substantial conformance with the wall/fence locations and designs shown on APPROVED EXHIBIT A and APPROVED EXHIBIT B.

080 - Planning. 14 Waste Management Clearance Not Satisfied

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the following:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

Transportation

080 - Transportation. 1 0080-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

(1) Landscaping along Decker Road (Ellsworth Street) and Oleander Avenue.

(2) Streetlights.

(3) Graffiti abatement of walls and other permanent structure along Decker Road (Ellsworth Street) and Oleander Avenue.

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80. Prior To Building Permit Issuance

Transportation

|                         |                                                          |               |
|-------------------------|----------------------------------------------------------|---------------|
| 080 - Transportation. 1 | 0080-Transportation-USE - ANNEX L&LMD/OTHER DIST (cont.) | Not Satisfied |
| (4) Street sweeping.    |                                                          |               |

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

|                                                                       |                                             |               |
|-----------------------------------------------------------------------|---------------------------------------------|---------------|
| 080 - Transportation. 2                                               | 0080-Transportation-USE - CORNER CUT-BACK I | Not Satisfied |
| All corner cutbacks shall be applied per Standard 805, Ordinance 461. |                                             |               |

|                         |                                                  |               |
|-------------------------|--------------------------------------------------|---------------|
| 080 - Transportation. 3 | 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN | Not Satisfied |
|-------------------------|--------------------------------------------------|---------------|

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3                      0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied  
with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 4                      0080-Transportation-USE - LC LANDSCAPE SECURITIES                      Not Satisfied

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

NOTE:

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

080 - Transportation. 5                      0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFC                      Not Satisfied

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. \_\_\_\_\_
- f. \_\_\_\_\_

080 - Transportation. 6                      0080-Transportation-USE - LIGHTING PLAN                      Not Satisfied

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.

080 - Transportation. 7                      0080-Transportation-USE - TS/GEOMETRICS                      Not Satisfied

The intersection of I-215 Southbound Ramps (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

- Northbound: N/A
- Southbound: one shared left-turn/through, one right-turn lane
- Eastbound: one through lane, one shared through/right-turn lane
- Westbound: one left-turn lane, one through lane
- NOTE: The project shall restripe the westbound approach to provide a 200-foot left-turn lane and one through lane.

The intersection of I-215 Northbound Ramps (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through lane, one right-turn lane
- Southbound: N/A
- Eastbound: one left-turn lane, two through lanes
- Westbound: one through lane, one shared through/right-turn lane



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Transportation

080 - Transportation. 7                      0080-Transportation-USE - TS/GEOMETRICS (cont.)                      Not Satisfied

NOTE: The project shall restripe the eastbound approach to provide a 200-foot left-turn lane and two through lanes.

Or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

080 - Transportation. 8                      0080-Transportation-USE - UTILITY PLAN                      Not Satisfied

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.

080 - Transportation. 9                      0080-Transportation-USE - WAREHOUSE IMPACT FEE                      Not Satisfied

Applicant is advised that the County Transportation Department intends to conduct a study of cumulative traffic impacts related to logistic warehouses being built within the County. This study may be conducted in partnership with other regional transportation agencies.

The study may lead to the establishment of a new impact fee related to traffic generated by logistic warehouses. Should such a fee be adopted by the County, through official action of the Board of Supervisors, prior to the issuance of the project's first building permit, the project Developer, or successor in interest, shall pay the fee in accordance with the provisions of the ordinance establishing the fee.

080 - Transportation. 10                      0080-Transportation-USE\*- LC LNDSCP COMMON AREA MA                      Not Satisfied

[DELETE this CONDITION if there are no common area maintenance requirements, or DELETE this TEXT if there is]

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.



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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11                      0080-Transportation-USE-LANDSCAPING/TRAIL COM/IND                      Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Decker Road (Ellsworth Street) and Oleander Avenue and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

080 - Transportation. 12                      MM 4.15-1                      Not Satisfied

Prior to issuance of building permits, the Project Applicant shall make a fair share monetary contribution to the County of Riverside for improvements to the Ellsworth Street (Decker Road) / Oleander Avenue intersection which are not included in the Riverside County Development Impact Fee (DIF) program or the Transportation Uniform Mitigation Fee (TUMF) program, as listed below:

- Install a traffic signal;
- Install southbound left turn lane;
- Install southbound through lane; and
- Install southbound shared through-right turn lane.

The Project's fair share of the above-listed improvements is 5.5%.

080 - Transportation. 13                      MM 4.15-2                      Not Satisfied

Prior to issuance of building permits, the Project Applicant shall make a fair share monetary contribution to the County of Riverside, to be held in trust, for improvements to the Harvill Avenue / Harley Knox Boulevard intersection that are not included in the Riverside County Development Impact Fee (DIF) program or the Transportation Uniform Mitigation Fee (TUMF) program, as listed below:

- Modify traffic signal to implement overlap phasing on the northbound right turn lanes; and
- Modify traffic signal to implement overlap phasing on the eastbound right turn lane.

The Project's fair share of the above-listed improvements is 5.0%.

080 - Transportation. 14                      MM 4.15-3                      Not Satisfied

In the event that Caltrans establishes a fair-share funding program for cumulatively considerable impacts to freeway system segments caused by private development projects that would be applicable to the Project site, prior to the issuance of a building permit for the Project, the Project Applicant shall provide evidence to Riverside County that such fair-share fee has been paid. If Caltrans has not established such a fee prior to building permit issuance, the Project Applicant shall have no further obligation associated with this mitigation measure.

080 - Transportation. 15                      RR-41                      Not Satisfied

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site. To implement this requirement, the requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors, including the following notes.

- Delivery trucks shall use the most direct route between the construction site and the I-215 Freeway via Harley Knox Boulevard and Harvill Avenue;
- Construction traffic during the AM peak hour (7:00am-9:00am) and PM peak hour (4:00pm-6:00pm) shall be minimized. The construction contractor shall assure that construction-related trips (passenger cars and trucks) do not exceed 138 trips in the AM peak hour and 151 trips in the PM peak hour (inbound and outbound combined). The construction contractor shall be responsible for periodic monitoring and shall be required to supply the County of Riverside with monitoring records upon the County's request

Waste Resources

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1                      0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN                      Not Satisfied

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/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

080 - Waste Resources. 2                      0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP)                      Not Satisfied

Prior to building permit issuance, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-USE - BMP GPS COORDINATES                      Not Satisfied

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.

090 - BS-Grade. 2                      0090-BS-Grade-USE - BMP REGISTRATION                      Not Satisfied

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.

090 - BS-Grade. 3                      0090-BS-Grade-USE - PRECISE GRDG APPROVAL                      Not Satisfied

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.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3                      0090-BS-Grade-USE - PRECISE GRDG APPROVAL (cont.)                      Not Satisfied

6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 4                      0090-BS-Grade-USE - REQ'D GRADING INSP'S                      Not Satisfied

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

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
  - a. Inspection of Final Paving
  - b. Precise Grade Inspection
  - c. Inspection of completed onsite storm drain facilities
  - d. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 5                      0090-BS-Grade-USE - WQMP ANNUAL INSP FEE                      Not Satisfied

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.

090 - BS-Grade. 6                      0090-BS-Grade-USE - WQMP BMP CERT REQ'D                      Not Satisfied

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.

090 - BS-Grade. 7                      0090-BS-Grade-USE - WQMP BMP INSPECTION                      Not Satisfied

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.

E Health

090 - E Health. 1                      0090-E Health-USE - HAZMAT BUS PLAN                      Not Satisfied

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

090 - E Health. 2                      0090-E Health-USE - HAZMAT CONTACT                      Not Satisfied

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

090 - E Health. 3                      0090-E Health-USE - HAZMAT REVIEW                      Not Satisfied

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

Fire

090 - Fire. 1                              0090-Fire-USE-#12A-SPRINKLER SYSTEM                      Not Satisfied







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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 MM NOI 4.11-4 - Building Plan Notes (cont.) Not Satisfied

- a) All on-site operating equipment under the control of the building user that is used in outdoor areas (including but not limited to trucks, tractors, forklifts, and hostlers), shall be operated with properly functioning and well-maintained mufflers.
- b) Speed bumps are not allowed. Quality pavement conditions shall be maintained on the property that is free of vertical deflection (i.e. speed bumps) to minimize truck noise.

090 - Planning. 8 MM TRA 4.15-4 - Truck Travel Signs Not Satisfied

Prior to building permit final inspection, the developer or successor in interest shall be required to install and perpetually maintain durable, legible, weather-proof signs at exit driveways that prohibit trucks from traveling south on Ellsworth Street (previously known as Decker Road).

090 - Planning. 9 Parking Paving Material Not Satisfied

A minimum of 259 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.

090 - Planning. 10 Roof Equipment Shielding Not Satisfied

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

090 - Planning. 11 Trail Maintenance Not Satisfied

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all community trail(s) identified on this project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas along south side of Oleander Avenue and east side of Ellsworth Street such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

090 - Planning. 12 Truck Idling Signs Not Satisfied

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

090 - Planning. 13 Truck Monitoring Not Satisfied

The project shall implement the following measures to reduce emissions from on-site heavy duty trucks prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable:

a)tenants shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that equipment and vehicles serving the warehouses within the project are in good condition, and in proper tune pursuant to manufacturer's specifications. Tenants shall maintain records on its fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks (MHDT) and Heavy-Heavy Duty Trucks (HHD) accessing the project site use year 2010 or newer engines. The records shall be maintained on-site and be made available for inspection by the County.

b)The facility operator will ensure that site enforcement staff in charge of keeping the daily log and monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources Board-approved courses (such as the free, one-day Course #512).



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90. Prior to Building Final Inspection

Planning

090 - Planning. 13 Truck Monitoring (cont.) Not Satisfied

c)Require facility operator to become a SmartWay Partner.

d)Require facility operator to incorporate incentives and requirements such that the maximum feasible number of truck trips will be carried by SmartWay 1.0 or greater carriers.

090 - Planning. 14 Utilities Undergrounded Not Satisfied

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.

Transportation

090 - Transportation. 1 0090-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

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

(1) Landscaping along Decker Road (Ellsworth Street) and Oleander Avenue.

(2) Streetlights.

(3) Graffiti abatement of walls and other permanent structures along Decker Road (Ellsworth Street) and Oleander Avenue.

(4) Street sweeping.

090 - Transportation. 2 0090-Transportation-USE - CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

090 - Transportation. 3 0090-Transportation-USE - DEDICATION Not Satisfied

Decker Road (Ellsworth Street) along project boundary is designated Secondary and shall be improved with 64' to 76' full-width AC pavement, 6" concrete curb and gutter, within the 100' to 112' full-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (64' to 76'/100'to 112')

NOTE: Construct curb and gutter and 5' concrete sidewalks 9' from the curb line (both sides) within the 18' parkways.

090 - Transportation. 4 0090-Transportation-USE - IMP PLANS Not Satisfied

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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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5                      0090-Transportation-USE - LANDSCAPING                      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Decker Road (Ellsworth Street) and Oleander Avenue.

090 - Transportation. 6                      0090-Transportation-USE - LANDSCAPING COMM/IND                      Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Decker Road (Ellsworth Street) and Oleander Avenue.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

090 - Transportation. 7                      0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR                      Not Satisfied

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

090 - Transportation. 8                      0090-Transportation-USE - LC LNDSCP INSPECT DEPOST                      Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 9                      0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS                      Not Satisfied

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

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 10                      0090-Transportation-USE - OFF-SITE ACCESS SL1                      Not Satisfied

The project proponent shall provide/acquire sufficient public off-site rights-of-way to provide for paved access road to a

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10                      0090-Transportation-USE - OFF-SITE ACCESS SL1 (cont.)                      Not Satisfied

paved and maintained road. Said access road shall be constructed with 32' of AC pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60'), at a grade and alignment approved by the Transportation Department. The project proponent shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of Decker Road (Ellsworth Street) to Harley Knox Boulevard and the easterly extension of Harley Knox Boulevard to a paved County maintained Harley Knox Boulevard.

090 - Transportation. 11                      0090-Transportation-USE - OFF-SITE INFO                      Not Satisfied

The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

090 - Transportation. 12                      0090-Transportation-USE - PART-WIDTH                      Not Satisfied

Oleander Avenue along project boundary is designated Industrial and shall be improved with 46' part-width AC pavement (28' on the project side and 18' on the other side of the centerline), 6" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 69' to 89' full-width dedicated right-of-way (39' on the project side and 30' to 50' on the opposite side of the centerline) in accordance with County Standard No. 103, Section "A", Ordinance 461.

NOTE:

1. A 6' concrete sidewalk shall be constructed adjacent to the curb line (project side) within the 11' parkway.
2. The driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461.

090 - Transportation. 13                      0090-Transportation-USE - SIGNING & STRIPING                      Not Satisfied

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.

090 - Transportation. 14                      0090-Transportation-USE - ST DESIGN/IMP CONCEPT                      Not Satisfied

The street design and improvement concept of this project shall be coordinated with PM36950.

090 - Transportation. 15                      0090-Transportation-USE - UTILITY INSTALL                      Not Satisfied

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.

090 - Transportation. 16                      0090-Transportation-USE - WRCOG TUMF                      Not Satisfied

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.

090 - Transportation. 17                      0090-Transportation-USE STREETLIGHT AUTHORIZATION                      Not Satisfied

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.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 18                      0090-Transportation-USE- STREETLIGHTS INSTALL                      Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

Waste Resources

090 - Waste Resources. 1                      0090-Waste Resources-USE - RECYCLNG COLLECTION AREA                      Not Satisfied

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.

090 - Waste Resources. 2                      0090-Waste Resources-USE - WASTE REPORTING FORM                      Not Satisfied

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.



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez*  
*Agency Director*



03/27/18, 9:42 am

PM36950

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM36950. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### **Advisory Notification**

**Advisory Notification. 1      AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PM36950) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2      AND - EIR Mitigation Measures**

Mitigation Measures from EIR No. 546 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 546.

**Advisory Notification. 3      AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Tentative Map, dated 3/2/17.

**Advisory Notification. 4      AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 4      AND - Federal, State & Local Regulation Compliance (cont.)

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5      AND - Hold Harmless

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, Tentative Parcel Map, General Plan Amendment, Change of Zone, or its associated environmental documentation; and,



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 5      AND - Hold Harmless (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan, Tentative Parcel Map, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6      AND - Project Description & Operational Limits

Tentative Parcel Map No. 36950 proposes a Schedule H subdivision of 37.08 gross acres to consolidate the existing four parcels into one parcel and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. Although defined as a Schedule H subdivision pursuant to Riverside County Ordinance No. 460, the subdivision is being required to provide Schedule E improvements that are more consistent with the industrial nature of the development.

**ADVISORY NOTIFICATION DOCUMENT****BS-Grade**

**BS-Grade. 1                      0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO**

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

**BS-Grade. 2                      0010-BS-Grade-MAP - CRIB/RETAIN'G WALLS**

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

**BS-Grade. 3                      0010-BS-Grade-MAP - DISTURBS NEED G/PMT**

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

**BS-Grade. 4                      0010-BS-Grade-MAP - DUST CONTROL**

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.

**BS-Grade. 5                      0010-BS-Grade-MAP - EROS CNTRL PROTECT**

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.

**BS-Grade. 6                      0010-BS-Grade-MAP - GENERAL INTRODUCTION**

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.

**BS-Grade. 7                      0010-BS-Grade-MAP - MANUFACTURED SLOPES**

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.

**BS-Grade. 8                      0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE**

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

**BS-Grade. 9                      0010-BS-Grade-MAP - OBEY ALL GDG REGS**









### ADVISORY NOTIFICATION DOCUMENT

#### Planning

Planning. 1                      0010-Planning-MAP - GEO02491 ACCEPTED (cont.)  
upon application for grading and/or building permits.

Planning. 2                      0010-Planning-MAP - IF HUMAN REMAINS FOUND  
(PART 1 OF 2)

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 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.

Planning. 3                      0010-Planning-MAP - IF HUMAN REMAINS FOUND  
(PART 2 OF 2)

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









### ADVISORY NOTIFICATION DOCUMENT

#### Planning

- Planning. 9                            0015 - PDP01511 Accepted (cont.)
- Planning. 9                            0015 - PDP01511 Accepted

County Paleontological Report (PDP) No. 1511, submitted for this case (PM36950 & PM36962), was prepared by Brian F. Smith and Associates, Inc. and is entitled: "Paleontological Resource Impact Mitigation Program (PRIMP) for the Knox Business Park Buildings D and E Project, unincorporated Riverside County, California (Parcel Maps 36950 and 36962; APNs 314-040-001, 314-040-002, 314-040-003, 314-040-008, 314-020-010, 314-020-017, and 314-020-019-4", dated 1 November 2017.

PDP01511 concluded:

Because of the established presence of abundantly fossiliferous localities in the Inland Empire and the documented paleontological sensitivity of the older alluvial fan sediments in this area, paleontological monitoring of mass grading and excavation activities, including utility trenching, in areas so mapped is required to mitigate impacts of potentially significant nonrenewable paleontological resources if grading will achieve depths of four feet or greater.

PDP01511 recommended:

A mitigation monitoring and reporting program (PRIMP) consistent with the provisions of the California Environmental Quality Act (CEQA), regulations currently implemented by the County of Riverside, and proposed guidelines of the Society of Vertebrate Paleontology must be implemented for any mass grading and excavation-related activities, including utility trenching, during construction activities in areas so mapped is required to mitigate impacts of potentially significant nonrenewable paleontological resources if grading/excavation will achieve depths of four feet or greater.

PDP01511 satisfies the requirement for a PRIMP for this site grading. PDP01511 is hereby accepted for PM36950 and PM36962. PDP01511 shall be implemented for site grading under the grading permit. Should fossil remains be encountered during site development, the developer shall immediately inform the County Geologist and shall immediately employ the steps enumerated in PDP01511 for fossil protection and recovery, as appropriate.

In addition, per the County's SABER (Safeguard Artifacts Being Excavated in Riverside County) Policy, paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

- Planning. 10                            Expiration Date

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.

#### Transportation

- Transportation. 1                            0010-Transportation-MAP - COUNTY WEB SITE

**ADVISORY NOTIFICATION DOCUMENT****Transportation**

Transportation. 1                    0010-Transportation-MAP - COUNTY WEB SITE (cont.)  
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.

Transportation. 2                    0010-Transportation-MAP - DRAINAGE 1

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.

Transportation. 3                    0010-Transportation-MAP - DRAINAGE 2

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.

Transportation. 4                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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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50. Prior To Map Recordation

Planning

050 - Planning. 1 ECS Note-Mt. Palomar Lighting (cont.) Not Satisfied

This property is subject to lighting restrictions as required by 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 Ordinance No. 655."

050 - Planning. 2 Required Applications Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1151 and Change of Zone No. 7872 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

050 - Planning. 3 Trail Dedication Not Satisfied

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Community Trail easement(s) shown on the map along south side of Oleander Avenue and east side of Ellsworth Street for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County.

Survey

050 - Survey. 1 0050-Survey-MAP - EASEMENT Not Satisfied

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.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

(1) Streetlights.

(2) Graffiti abatement of walls and other permanent structures along Decker Road (Ellsworth Street) and Oleander Avenue.

(3) 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.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1                    0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cont.)                    Not Satisfied

050 - Transportation. 2                    0050-Transportation-MAP - CONSTRUCT RAMP                    Not Satisfied

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 3                    0050-Transportation-MAP - DEDICATION                    Not Satisfied

Decker Road (Ellsworth Street) along project boundary is designated Secondary and shall be improved with 64' to 76' full-width AC pavement, 6" concrete curb and gutter, within the 100' to 112' full-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (64' to 76'/100'to 112')

NOTE: Construct curb and gutter and 5' concrete sidewalk 9' from the curb line (both sides) within the 18' parkway.

050 - Transportation. 4                    0050-Transportation-MAP - IMP PLANS                    Not Satisfied

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>

050 - Transportation. 5                    0050-Transportation-MAP - INTERSECTION/50' TANGENT                    Not Satisfied

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.

050 - Transportation. 6                    0050-Transportation-MAP - MAP CORNER CUT-BACK I                    Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

050 - Transportation. 7                    0050-Transportation-MAP - OFF-SITE ACCESS 2                    Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved County maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the northerly extension of Decker Road (Ellsworth Street) to Harley Knox Boulevard and the easterly extension of Harley Knox Boulevard to a paved County maintained Harley Knox Boulevard.

050 - Transportation. 8                    0050-Transportation-MAP - OFF-SITE INFO                    Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 9                    0050-Transportation-MAP - PART-WIDTH                    Not Satisfied

Oleander Avenue along project boundary is designated Industrial and shall be improved with 46' part-width AC pavement (28' on the project side and 18' on the other side of the centerline), 6" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 69' to 89' full-width dedicated right-of-way (39' on the project side and 30' to 50' on the opposite side of the centerline) in accordance with County Standard No. 103, Section "A", Ordinance 461.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 9                      0050-Transportation-MAP - PART-WIDTH (cont.)                      Not Satisfied

NOTE:

1. A 6' concrete sidewalk shall be constructed adjacent to the curb line (project side) within the 11' parkway.
2. The driveway shall be constructed in accordance with County Standard No. 207 A, Ordinance 461.

050 - Transportation. 10                      0050-Transportation-MAP - SIGNING & STRIPING PLAN                      Not Satisfied

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.

050 - Transportation. 11                      0050-Transportation-MAP - SOILS 2                      Not Satisfied

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

050 - Transportation. 12                      0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT                      Not Satisfied

The street design and improvement concept of this project shall be coordinated with PP25838.

050 - Transportation. 13                      0050-Transportation-MAP - STREET NAME SIGN                      Not Satisfied

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

050 - Transportation. 14                      0050-Transportation-MAP - STREET SWEEPING 2                      Not Satisfied

The project proponent shall file an application for annexation into County Service Area 152 (CSA 152) for street sweeping through the CSA Administrator; or enter into a similar mechanism as approved by the Transportation Department.

050 - Transportation. 15                      0050-Transportation-MAP - STREETLIGHT PLAN                      Not Satisfied

A separate streetlight plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001.

050 - Transportation. 16                      0050-Transportation-MAP - UTILITY PLAN                      Not Satisfied

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.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-MAP - APPROVED WQMP                      Not Satisfied

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.

060 - BS-Grade. 2                      0060-BS-Grade-MAP - DRNAGE DESIGN Q100                      Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2                      0060-BS-Grade-MAP - DRNAGE DESIGN Q100 (cont.)                      Not Satisfied

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

060 - BS-Grade. 3                      0060-BS-Grade-MAP - GEOTECH/SOILS RPTS                      Not Satisfied

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.

060 - BS-Grade. 4                      0060-BS-Grade-MAP - GRADING SECURITY                      Not Satisfied

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.

060 - BS-Grade. 5                      0060-BS-Grade-MAP - IMPORT/EXPORT                      Not Satisfied

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.

060 - BS-Grade. 6                      0060-BS-Grade-MAP - NO PRECISE GRDG                      Not Satisfied

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

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied

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.

060 - BS-Grade. 8                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8                      0060-BS-Grade-MAP - NPDES/SWPPP (cont.)                      Not Satisfied

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.

060 - BS-Grade. 9                      0060-BS-Grade-MAP - OFFSITE GDG ONUS                      Not Satisfied

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

060 - BS-Grade. 10                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied

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.

060 - BS-Grade. 11                      0060-BS-Grade-MAP - SWPPP REVIEW                      Not Satisfied

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

060 - BS-Grade. 12                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                      Not Satisfied

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.

Flood

060 - Flood. 1                      0060-Flood-MAP ADP FEES                      Not Satisfied

Parcel Map 36950 is located within the limits of the Perris 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.

Planning

060 - Planning. 1                      0060-Planning-MAP - CONTROLLED GRADING                      Not Satisfied

Several bedrock milling features at cultural sites CA-RIV-8401 and CA-RIV-8402 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading program will be developed by the Project Archaeologist and included in the Cultural Resources Monitoring Program. The controlled grading program shall require the systematic removal of the ground surface to allow for the identification, documentation and recovery of any subsurface cultural deposits. Results of the controlled grading program shall be included in the Phase IV Monitoring Report.

060 - Planning. 2                      0060-Planning-MAP - CULTURAL SENSITIVITY TR.                      Not Satisfied

The Project Archaeologist and a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project site and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-MAP - CULTURAL SENSITIVITY TR. (cont.)                      Not Satisfied  
measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the Project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning. 3                      0060-Planning-MAP - FEATURE RELOCATION                      Not Satisfied  
Building D Site: In accordance with the letter dated February 2, 2017 to Heather Thomson, County Archaeologist from Project Archaeologist Brian F. Smith and Associates, regarding "Relocation of Bedrock Milling Features Located Within Knox Business Park (Decker Parcels I and II" and as a condition of the grading permit for the Building D Site (Planning Case No. 36950), before construction activities are allowed to start, and using professional archaeological methods, any visible artifacts associated with Sites CA-RIV-8401 and CA-RIV-8402 shall be recovered and recorded, and photo documentation of each 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 a Phase IV Monitoring Report.

060 - Planning. 4                      0060-Planning-MAP - NATIVE MONITOR                      Not Satisfied  
Prior to the issuance of grading permits, the developer/permit applicant shall enter into a monitoring agreement with the Pechanga and Soboba Native American Tribes. A 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, and trenching. In conjunction with an 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.

060 - Planning. 5                      0060-Planning-MAP - PROJECT ARCHAEOLOGIST                      Not Satisfied  
Prior to the issuance of grading permits, the developer/permit applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following: a) Archaeological Monitor: An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed; the monitors shall be on-site during all grading activities for areas to be monitored including any 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.

060 - Planning. 6                      Grading Permit Reference                      Not Satisfied  
All grading permits shall be subject to the conditions of approval of Plot Plan No. 25838.

060 - Planning. 7                      Required Applications                      Not Satisfied  
No grading permits shall be issued until General Plan Amendment No. 1151, and Change of Zone No. 7872 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - 30 DAY BURROWING OWL                      Not Satisfied  
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



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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - 30 DAY BURROWING OWL (cont.)                      Not Satisfied

pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the project site prior to the initiation of construction, the project proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and the owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place.
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - BURROWING OWL RELOCATION                      Not Satisfied

Prior to the issuance of a grading permit, a Burrowing Owl Relocation Plan shall be prepared if burrowing owls are determined to be occupying the project site at the time of the 30-Day pre-construction burrowing owl survey. The relocation plan shall comply with the Burrowing Owl Species Account Objectives within Appendix B of Volume 2 - The MSHCP Reference Document. Passive relocation shall not be allowed at the project site.

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the project site prior to the initiation of construction, the project proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and the owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place.
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - BURROWING OWL RELOCATION (cont.)                      Not Satisfied

(survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.  
-A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.  
-A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).  
-Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

060 - Planning-EPD. 3                      0060-Planning-EPD-EPD - MBTA SURVEY                      Not Satisfied

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

060 - Planning-EPD. 4                      0060-Planning-EPD-EPD - MITIGATION CREDITS                      Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.0 (Project Design Features/Mitigation Measures) of the document entitled "Determination of Biologically Equivalent or Superior Preservation for PM 36950 (APNs 314-040-001, 314-040-002, 314-040-003, 314-040-008" Dated: December 2015, Revised July 2016 and prepared by Hernandez Environmental Services which consists of the off-site purchase of 0.18 acre of rehabilitation credits at the Riverside Corona Resource Conservation District in-lieu fee program.

Transportation

060 - Transportation. 1                      0060-Transportation-MAP - SUBMIT GRADING PLAN                      Not Satisfied

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.

Plan: PM36950

Parcel: 314040001

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Paleo Monitoring Report                      Not Satisfied

**PRIOR TO GRADING FINAL:**

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

070 - Planning. 2                      0070-Planning-MAP - ARTIFACT DISPOSITION                      Not Satisfied

Prior to grading final, 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 curated at the Western Science Center, 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.

070 - Planning. 3                      0070-Planning-MAP - PHASE IV CULTURAL REPORT                      Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT                      Not Satisfied

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

E Health

080 - E Health. 1                      0080-E Health-USE - WATR/SEWR WILL SERVE                      Not Satisfied

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

Fire

080 - Fire. 1                      0080-Fire-MAP-#50B-HYDRANT SYSTEM                      Not Satisfied

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.



Plan: PM36950

Parcel: 314040001

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-MAP - NO PRECISE GRD APRVL (cont.)                      Not Satisfied  
PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT,  
FOR THAT SAME PARCEL(S).

Fire

090 - Fire. 1                              0090-Fire-MAP-#45-FIRE LANES                              Not Satisfied

The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - E STREETLIGHTS INSTALL                      Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

090 - Transportation. 2                      0090-Transportation-MAP - UTILITY INSTALL                      Not Satisfied

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.

090 - Transportation. 3                      0090-Transportation-MAP - WRCOG TUMF                      Not Satisfied

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.

090 - Transportation. 4                      0090-Transportation-MAP STREETLIGHT AUTHORIZATION                      Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
- 2 Letter establishing interim energy account from SCE or other electric provider.





**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez*  
*Agency Director*



03/27/18, 9:31 am

PP25837

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PP25837. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### **Advisory Notification**

#### **Advisory Notification. 1      AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PP25837) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

#### **Advisory Notification. 2      AND - EIR Mitigation Measures**

Mitigation Measures from EIR No. 546 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 546.

#### **Advisory Notification. 3      AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), Sheets 1-3, dated 2/21/17.

Exhibit B (Elevations), Sheets 1-7, dated 2/21/17.

Exhibit C (Floor Plans), dated 2/21/17.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 2/21/17.

#### **Advisory Notification. 4      AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:

- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)

2. Compliance with applicable State Regulations, including, but not limited to:

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 4      AND - Federal, State & Local Regulation Compliance  
(cont.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
    - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5      AND - Hold Harmless

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

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, Tentative Parcel Map, General Plan Amendment, Change of Zone, or its associated environmental documentation; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan, Tentative Parcel Map, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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!

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 6 AND - Project Description & Operational Limits

The Plot Plan proposes the construction and operation of a 410, 982 square foot warehouse / distribution center on 21.52-acres (gross) consisting of 15,000 square feet of office space and 395,982 square feet of warehouse, with 51 truck loading bays, 80 truck trailer parking stalls, and 236 automobile parking stalls, and all other necessary

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 6 AND - Project Description & Operational Limits (cont.)  
and required improvements on the project site and along the adjacent streets.

### BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-USE - CRIB/RETAIN'G WALLS

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

BS-Grade. 3 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 4 0010-BS-Grade-USE - DRAINAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

BS-Grade. 5 0010-BS-Grade-USE - DUST CONTROL

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.

BS-Grade. 6 0010-BS-Grade-USE - EROSION CNTRL PROTECT

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.

BS-Grade. 7 0010-BS-Grade-USE - FINISH GRADE

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-Grade. 8 0010-BS-Grade-USE - GENERAL INTRODUCTION

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

### ADVISORY NOTIFICATION DOCUMENT

#### BS-Grade

BS-Grade. 8                    0010-BS-Grade-USE - GENERAL INTRODUCTION  
(cont.)

Department Grading Division conditions of approval.

BS-Grade. 9                    0010-BS-Grade-USE - MANUFACTURED SLOPES

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.

BS-Grade. 10                  0010-BS-Grade-USE - MINIMUM DRNAGE GRADE

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

BS-Grade. 11                  0010-BS-Grade-USE - OBEY ALL GDG REGS

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.

BS-Grade. 12                  0010-BS-Grade-USE - OFFST. PAVED PKG

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

BS-Grade. 13                  0010-BS-Grade-USE - RETAINING WALLS

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.

BS-Grade. 14                  0010-BS-Grade-USE - SLOPE SETBACKS

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

#### E Health

E Health. 1                    0010-E Health-USE - ECP COMMENTS

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











## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 4 0010-Flood-USE INCREASED RUNOFF CRITERIA (cont.)

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 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.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

- Flood. 5                                    0010-Flood-USE MAJOR FACILITIES - ADP (cont.)
- Flood. 5                                    0010-Flood-USE MAJOR FACILITIES - ADP

Prior to initiation of the final construction drawings for those facilities required to be built as part of the Perris Valley Area Drainage Plan, the developer shall contact the Riverside County Flood Control and Water Conservation District to ascertain the terms and conditions of design, construction, inspection, transfer of rights of way, project credit in lieu of charges and reimbursement schedules which may apply. The developer shall note that if the estimated cost for required Area Drainage Plan facilities exceeds the required mitigation charges and the developer wishes to receive credit for reimbursement in excess of his charges, the facilities will be constructed as a public works contract. Scheduling for construction of these facilities will be at the discretion of the District.

### Planning

- Planning. 1                                0010-Planning-USE - GEO02492 ACCEPTED

County Geologic Report GEO No. 2492, submitted for the project APNs 314-020-010, -017, and -019, was prepared by Matrix Geotechnical Consulting, Inc. The report is titled; "Geotechnical Investigation and Rock Rippability Report for the Proposed Decker II Assemblage Industrial Site, Located at the Southwest Corner of Oleander Avenue and Decker Road, Assessor's Parcel Numbers (APN's): 314-020-010, -017, and -019, Western Perris Area, County of Riverside, California," dated February 19, 2016. In addition, Southern California Geotechnical has submitted the following report: "Change of Engineer of Record, Response Report and Plan Review, Building E, SEC of Oleander Avenue and Decker Road, Riverside County, California," dated August 2, 2016. This document is herein incorporated in GEO02492.

GEO02492 concluded:

1. Active or potentially active faults were not identified, to exist on, or project toward the site. However, linear features (i.e, fault lines, fault line scarps) indicative of faulting were observed transecting the subject site during review of the historical aerial photographs. Upon exploration, a bedrock fault was identified onsite that was deemed inactive, but nonetheless a setback zone of 15 feet on either side of the fault has been established.
2. The potential for liquefaction to occur on the site is negligible.
3. Laboratory test results of the near surface soil (fill and native) indicate a very low expansion potential.
4. Known landslides do not occur on, or have the potential to impact the site.
5. Remedial grading will be required in order to remove all of the artificial fill previously placed by others, and a portion of the near-surface alluvial soils. Significant blasting will also be required at the site in order to achieve the new site grades.

GEO02492 recommended:

1. No structures for human occupancy (2,000 person hours per year, or as defined by local agencies) should be constructed within the "Restricted Use Zone" associated with the north-south trending fault zone encountered along the western portion of the site.





## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 3

0010-Planning-USE - LOW PALEO (cont.)

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
  2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
  3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
  4. The paleontologist shall determine the significance of the encountered fossil remains.
  5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
  6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
  7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum 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.

Planning. 4

0010-Planning-USE - UNANTICIPATED RESOURCES

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

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



## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 4                      0010-Planning-USE - UNANTICIPATED RESOURCES (cont.)

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

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

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

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

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

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

#### Planning. 5                      ALUC Requirements - Part 1

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.

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

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 5 ALUC Requirements - Part 1 (cont.)  
approach towards a landing at an airport.

(c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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

Planning. 6 ALUC Requirements - Part 2

3. The notice attached to ALUC's letter dated May 18, 2017 shall be given to all prospective purchasers of the property and tenants of the buildings, 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.

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

6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

7. The Federal Aviation Administration has conducted an aeronautical study of each proposed building (Aeronautical Study Nos. 2017-AWP-2411-OE and 2017-AWP-2412 -OE) and has determined that neither marking nor lighting of the structures will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

8. Building E shall not exceed a height of 55 feet above ground level and shall not exceed a maximum elevation at top point (including all roof-mounted appurtenances, if any) of 1,673 feet above mean sea level.

9. The maximum height and top point elevations specified above shall not be amended



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### Planning

Planning. 10                      Expiration Date Use Case (cont.)  
required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

Planning. 11                      Industrial Occupant Change

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

Planning. 12                      Mezzanine/Second Floor Limit

Beyond the mezzanine area shown on APPROVED EXHIBIT C, no tenant improvement permit, or any other building permit, shall be granted for any further second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as part of this permit and reviewed for parking standards.

Planning. 13                      MM AQ 4.3-10 - SmartWay Program

Developer and all successors shall include information in building lease agreements that inform tenants about the benefits of becoming SmartWay Shippers and SmartWay Carriers. SmartWay is a federal EPA program that advances supply chain sustainability.

Planning. 14                      MM AQ 4.3-11 - Yard Truck-Diesel Prohibited

Developer and all successors shall stipulate in building lease and sale agreements that yard trucks shall not be fueled with diesel.

Planning. 15                      MM AQ 4.3-2 - Construction Equipment Maintenance

Construction equipment shall be properly maintained according to manufacturer specifications and all contractors shall turn off all construction equipment and delivery vehicles when not in use, or limit onsite idling to no more than three (3) minutes in any one hour. Onsite electrical hook-ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel powered electric generators. Construction contractors shall keep construction equipment maintenance records and data sheets of equipment design specifications (including the emission control tier of the equipment) onsite during construction and subject to inspection by the County of Riverside.

Planning. 16                      MM AQ 4.3-2(A) - Construction Idling Signs

During construction activities, Project contractors shall post signs on the site that instruct operators to turn off equipment when not in use and limit idling to a maximum of

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Planning. 16                      MM AQ 4.3-2(A) - Construction Idling Signs (cont.)  
three (3) minutes.

Planning. 17                      MM AQ 4.3-5 - Truck Fleet Records

Owner users and tenants of the Project shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that its Heavy-Heavy Duty Haul Trucks (HHD) fleet serving the warehouses within the Project are in good condition, and in proper tune pursuant to manufacturer's specifications. Owner users and tenants shall ensure that all HHD accessing the Project site shall comply with 13 California Code of Regulations Section 2025, as may be amended (the "Regulations"), and that all HHD accessing the Project site shall comply with the required registration and reporting provisions of the Regulations. Developer and all successors shall include the provisions of the requirements of these obligations in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

Planning. 18                      MM AQ 4.3-6 - Idling Enforcement

Site enforcement staff in charge of monitoring for excess vehicle idling shall be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources Board approved courses. Developer and all successors shall include this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

Planning. 19                      MM AQ 4.3-7 - Rideshare Program

All owner users and future tenants shall participate in Riverside County's Rideshare Program. The purpose of this program is to discourage single-occupancy vehicle trips and encourage other alternative modes of transportation. Carpooling opportunities and public transportation information shall be advertised to employees of the building tenant. Developer and all successors shall include the provisions of this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

Planning. 20                      MM AQ 4.3-9 - VOC Products

Developer and all successors shall include information in building lease agreements that inform tenants about the air quality benefits associated with water-based or low volatile organic compounds (VOC) cleaning products.

Planning. 21                      MM NOI 4.11-2(A) - Construction Time

No construction activities and no construction-related sensitive receivers after 6:00 p.m. and before 6:00 a.m. during the months of June through September or before 7:00 a.m. during the months of October through May.

Planning. 22                      MM TRA 4.15-5 - Truck Routing Agreements

A provision shall be included in building user lease agreements and sales agreements

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 22**                                      **MM TRA 4.15-5 - Truck Routing Agreements (cont.)**  
that require building users to designate truck routing away from southbound Ellsworth Street (previously known as Decker Road) and away from residential neighborhoods.

**Planning. 23**                                      **No Outdoor Advertising**

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

**Planning. 24**                                      **No Resident Occupancy**

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

**Planning. 25**                                      **Noise Monitoring Reports**

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

**Planning. 26**                                      **Reclaimed Water**

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

**Planning. 27**                                      **RR-10 - CARB Idling Restrictions**

Diesel-fueled vehicles at the Project site are required to comply with the California Air Resources Board (CARB) idling restriction requirements, which currently restrict vehicles from idling for more than 5 minutes. Prior to building permit final inspection, the County of Riverside shall verify that signs are posted in the Project's truck courts specifying the idling restriction requirement.

### Transportation

**Transportation. 1**                                      **0010-Transportation-USE - COUNTY WEBSITE**

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Website: <http://rctlma.org/trans/>. If you



### ADVISORY NOTIFICATION DOCUMENT

#### Transportation

Transportation. 1                    0010-Transportation-USE - COUNTY WEBSITE (cont.)  
have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2                    0010-Transportation-USE - LC LANDSCAPE  
REQUIREMENT

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 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.

Transportation. 3                    0010-Transportation-USE - LC LANDSCAPE  
SCREENING

Landscape screening located from \_\_\_ to \_\_\_ shall be designed to ensure full, opaque, coverage up to a minimum height of \_\_\_ feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than thirty (30) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.

Transportation. 4                    0010-Transportation-USE - R-O-W EXCEEDS/VACATION

If the existing right-of-way along Oleander Avenue exceeds that which is required for this project, the project proponent may submit a request for the vacation of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said

### ADVISORY NOTIFICATION DOCUMENT

#### Transportation

Transportation. 4                    0010-Transportation-USE - R-O-W EXCEEDS/VACATION (cont.)

excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Transportation. 5                    0010-Transportation-USE - STD INTRO (ORD 461)

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

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

Transportation. 6                    0010-Transportation-USE - TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Driveway 1 (NS) at:  
Oleander Avenue (EW)

Driveway 2 (NS) at:  
Oleander Avenue (EW)

Driveway 3 (NS) at:  
Oleander Avenue (EW)

Driveway 4 (NS) at:  
Oleander Avenue (EW)

Driveway 5 (NS) at:

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 6                      0010-Transportation-USE - TS/CONDITIONS (cont.)  
Oleander Avenue (EW)

Driveway 6 (NS) at:  
Oleander Avenue (EW)

Decker Road (NS) at:  
Oleander Avenue (EW)

Harvill Avenue (NS) at:  
Harley Knox Blvd. (EW)  
Oleander Avenue (EW)

I-215 Southbound Ramps (NS) at:  
Harley Knox Blvd. (EW)

I-215 Northbound Ramps (NS) at:  
Harley Knox Blvd. (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 7                      RR-7

#### Mitigation Measure RR-7

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site.

### Waste Resources

Waste Resources. 1                      0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

- Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
- Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

## ADVISORY NOTIFICATION DOCUMENT

### Waste Resources

Waste Resources. 2            0010-Waste Resources-USE - AB 341 (cont.)

Waste Resources. 2            0010-Waste Resources-USE - AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:  
[www.rivcowm.org/opencms/recycling/recycling\\_and\\_compost\\_business.html#mandatory](http://www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory)

Waste Resources. 3            0010-Waste Resources-USE - HAZARDOUS  
 MATERIALS

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.

Waste Resources. 4            0010-Waste Resources-USE - LANDSCAPE PRACTICES

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.

Plan: PP25837

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-USE - APPROVED WQMP                      Not Satisfied

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.

060 - BS-Grade. 2                      0060-BS-Grade-USE - DRAINAGE DESIGN Q100                      Not Satisfied

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

060 - BS-Grade. 3                      0060-BS-Grade-USE - GEOTECH/SOILS RPTS                      Not Satisfied

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.

060 - BS-Grade. 4                      0060-BS-Grade-USE - GRADING SECURITY                      Not Satisfied

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

060 - BS-Grade. 5                      0060-BS-Grade-USE - IMPORT / EXPORT                      Not Satisfied

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.

060 - BS-Grade. 6                      0060-BS-Grade-USE - NOTARIZED OFFSITE LTR                      Not Satisfied

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.

060 - BS-Grade. 7                      0060-BS-Grade-USE - NPDES/SWPPP                      Not Satisfied

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7                      0060-BS-Grade-USE - NPDES/SWPPP (cont.)                      Not Satisfied

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.

060 - BS-Grade. 8                      0060-BS-Grade-USE - OFFSITE GRDG ONUS                      Not Satisfied

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

060 - BS-Grade. 9                      0060-BS-Grade-USE - PRE-CONSTRUCTION MTG                      Not Satisfied

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.

060 - BS-Grade. 10                      0060-BS-Grade-USE - RECORDED ESMT REQ'D                      Not Satisfied

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

060 - BS-Grade. 11                      0060-BS-Grade-USE - SLOPE STABILITY ANLY                      Not Satisfied

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).

060 - BS-Grade. 12                      0060-BS-Grade-USE - SWPPP REVIEW                      Not Satisfied

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

060 - BS-Grade. 13                      0060-BS-Grade-USE- BMP CONST NPDES PERMIT                      Not Satisfied

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.

Fire

060 - Fire. 1                              0060-Fire-USE-#75-WATER PLANS                              Not Satisfied

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

Flood

060 - Flood. 1                              0060-Flood-USE 3 ITEMS TO ACCEPT FACILITY                              Not Satisfied

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







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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3                      0060-Planning-USE - FEATURE RELOCATION (cont.)                      Not Satisfied

from Project Archaeologist Brian F. Smith and Associates, regarding "Relocation of Bedrock Milling Features Located Within Knox Business Park (Decker Parcels I and II" and as a condition of the grading permit for the Building E Site (Planning Case No. 36962), before construction activities are allowed to start, and using professional archaeological methods, any visible artifacts associated with Sites CA-RIV-1330H, CA-RIV-8901 and CA-RIV-11874 shall be recovered and recorded by the Archaeological Monitor and Native American Monitors, and photo documentation of each site shall occur. The current Department of Parks and Recreation forms for the sites shall be updated by the Project Archaeologist, 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 a Phase IV Monitoring Report.

060 - Planning. 4                      0060-Planning-USE - NATIVE MONITOR                      Not Satisfied

MM 4.5-1

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a monitoring agreement with the Pechanga and Soboba Native American Tribes. A 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, and trenching. In conjunction with an 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.

060 - Planning. 5                      MM AQ 4.3-1 - Grading Plan Notes                      Not Satisfied

Prior to grading permit issuance, the County of Riverside shall verify that the following notes are included on the grading plans. Project contractors shall be required to ensure compliance with these notes and permit periodic inspection of the construction site by County of Riverside staff or its designee to confirm compliance. These notes also shall be specified in bid documents issued to prospective construction contractors.

- a) Onsite electrical hook-ups to a power grid shall be provided for electric construction tools including saws, drills, and compressors, where feasible, to reduce the need for diesel powered electric generators.
- b) All Heavy-Heavy Duty Haul Trucks (HHD) accessing the Project site shall use year 2010 or newer engines during all construction activities to the extent such HHD are commercially available.
- c) All excavators, graders, and rubber-tired dozers shall be CARB Tier 3 Certified or better.
- d) All scrapers shall be CARB Tier 4 Certified or better.
- e) The total horsepower-hours per day for all on-site equipment shall not exceed 46,344 horsepower hours per day.
- f) The maximum daily disturbance area (actively graded area) shall not exceed 11.0 acres per day.
- g) The use of diesel-powered generators during construction shall be prohibited.
- h) Construction contractors shall notify their workers about Riverside County's Rideshare Program.
- i) The use of construction equipment with pollution control devices such as high-pressure injectors is highly encouraged to reduce air pollutant emissions.
- j) The use of construction vehicles equipped with pollution control devices such as catalytic converters is highly encouraged to reduce air pollutant emissions.
- k) Construction activities shall be suspended during Stage 2 Smog Alerts issued by the South Coast Air Quality Management District (SCAQMD).

060 - Planning. 6                      MM NOI 4.11-2 - Grading Plan Notes                      Not Satisfied

Prior to any issuance of grading permits, the County of Riverside shall review grading and building plans to ensure the following notes are included on the plans. Project contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request.

- a) The construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards.
- b) The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.

Plan: PP25837

Parcel: 314020019

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6                      MM NOI 4.11-2 - Grading Plan Notes (cont.)                      Not Satisfied

- c) The construction contractor shall locate equipment staging in the north-central portions of the Project site (in the vicinity of the future Ellsworth Street / Oleander Avenue intersection) to maximize the distance between construction-related noise sources and noise-sensitive receivers nearest the Project site.
- d) The construction contractor shall limit haul truck deliveries to the same hours specified by the Riverside County Noise Ordinance for the operation of construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).
- e) The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.
- f) The contractor shall post a durable, legible, weather-proof sign that lists a phone number to report legitimate construction-related noise complaints to Riverside County or its enforcement designee. The contractor shall require that the sign be posted on the construction site visible from an adjacent public right-of way during the duration of construction activities.

060 - Planning. 7                      Required Applications                      Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 1152 and Change of Zone No. 7873 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation and/or zone ultimately applied to the property.

060 - Planning. 8                      RR-38 - Blasting Noise Plan                      Not Satisfied

Prior to the issuance of grading permits, a blasting noise and vibration monitoring and abatement plan shall be submitted to and approved by the County of Riverside. The contractor shall be required to comply with the approved plan.

- a) Pre-blasting inspections shall be offered to property owners within 200 feet of the blast site.
- b) Existing damage of each structure shall be documented.
- c) Post-blasting inspections shall be offered to assess any new or additional damage to each structure once blasting activities have ceased for those property owners who accepted pre-blast inspections.
- d) Property owners within at least 200 feet of the blast site shall be notified via postings on the construction site at least 24 hours before the occurrence of major construction-related noise and vibration impacts (such as grading and rock blasting) which may affect them.
- e) The County may impose conditions and procedures on the blasting operations as necessary. The construction contractor shall comply with these measures for the duration of the blasting permit. The County may inspect the blast site and materials at any reasonable time.

060 - Planning. 9                      Trail Plan                      Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Planning Department and Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) along south side of Oleander Avenue with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - 30 DAY BURROWING OWL                      Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Department/County Biologist. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. Burrowing Owl relocation shall only be allowed to take



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Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - 30 DAY BURROWING OWL (cont.)                      Not Satisfied

place outside of the burrowing owl nesting season (March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the project site prior to the initiation of construction, the project proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and the owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place.
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - BUOW RELOCATION PLAN                      Not Satisfied

If it is determined during the 30-day preconstruction survey that burrowing owls have colonized the project site prior to the initiation of construction, the project proponent will immediately inform the Riverside County Biologist, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and the Regional Conservation Authority, and would need to retain a Biologist that holds a Memorandum of Understanding with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. Passive relocation shall not be allowed at the project site. The relocation plan will include the following:

- The locations of the nests and the owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place.
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

060 - Planning-EPD. 3                      0060-Planning-EPD-EPD - MBTA SURVEY                      Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and

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Planning-EPD

060 - Planning-EPD. 3                      0060-Planning-EPD-EPD - MBTA SURVEY (cont.)                      Not Satisfied

Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. 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.

060 - Planning-EPD. 4                      0060-Planning-EPD-EPD - MITIGATION CREDITS                      Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.0 (Project Design Features/Mitigation Measures) of the document entitled "Determination of Biologically Equivalent or Superior Preservation for PM 36962 (APNs 314-020-010, 314-020-017, 314-020-019" Dated: December 2015, Revised July 2016 and prepared by Hernandez Environmental Services which consists of the off-site purchase of 0.26 acre of mitigation credits at the Riverside Corona Resource Conservation District in-lieu fee program.

Survey

060 - Survey. 1                              0060-Survey-USE - VACATION                              Not Satisfied

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Oleander Avenue. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Oleander Avenue, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

Transportation

060 - Transportation. 1                      0060-Transportation-USE - FILE L&LMD APPLICATION                      Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per condition of approval 80.TRANS. \_\_\_\_ and 90.TRANS. \_\_\_\_.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2                      0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT                      Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 3                      0060-Transportation-USE - SUBMIT GRADING PLAN                      Not Satisfied

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



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Transportation

060 - Transportation. 3                      0060-Transportation-USE - SUBMIT GRADING PLAN (cont.)                      Not Satisfied  
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.

060 - Transportation. 4                      RR-41                      Not Satisfied

Mitigation Measure RR-41

Project construction activities are required to comply with the California Manual on Uniform Traffic Control Devices, which specify that temporary traffic controls shall be provided during construction, such as a flag person, during all phases of construction to facilitate the flow of construction traffic on streets abutting the Project site. To implement this requirement, the requirement to comply with the temporary traffic control plan shall be noted on all grading and building plans and also shall be specified in bid documents issued to prospective construction contractors, including the following notes.

- Delivery trucks shall use the most direct route between the construction site and the I-215 Freeway via Harley Knox Boulevard and Harvill Avenue;
- Construction traffic during the AM peak hour (7:00am-9:00am) and PM peak hour (4:00pm-6:00pm) shall be minimized. The construction contractor shall assure that construction-related trips (passenger cars and trucks) do not exceed 138 trips in the AM peak hour and 151 trips in the PM peak hour (inbound and outbound combined). The construction contractor shall be responsible for periodic monitoring and shall be required to supply the County of Riverside with monitoring records upon the County's request

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Planning-USE - ARTIFACT DISPOSITION                      Not Satisfied

MM 4.5-6

Prior to building final, 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 curated at the Western Science Center, 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.

070 - Planning. 2                      0070-Planning-USE - PHASE IV CULTURAL                      Not Satisfied

MM 4.5-7

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 the 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. A report documenting the field and analysis results and interpretation of the artifact and research data within the research context shall be completed and submitted to the satisfaction of the Lead Agency (County of Riverside) prior to issuance of any

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70. Prior To Grading Final Inspection

Planning

070 - Planning. 2                      0070-Planning-USE - PHASE IV CULTURAL (cont.)                      Not Satisfied  
building permits. The report will include Department of Parks and Recreation (DPR) and Primary Archaeological Site Forms. A final copy shall be submitted to the Eastern Information Center (EIS) and Native American tribes that request a copy.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-USE - NO B/PMT W/O G/PMT                      Not Satisfied  
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.

080 - BS-Grade. 2                      0080-BS-Grade-USE - ROUGH GRADE APPROVAL                      Not Satisfied  
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

080 - E Health. 1                      0080-E Health-USE - WATR/SEWR WILL SERVE                      Not Satisfied  
A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

Fire

080 - Fire. 1                      0080-Fire-USE-#4-WATER PLANS                      Not Satisfied  
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

Flood

080 - Flood. 1                      0080-Flood-USE 3 ITEMS TO ACCEPT FACILITY                      Not Satisfied





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80. Prior To Building Permit Issuance

Planning

- 080 - Planning. 6                      MM NOI 4.11-2 - Building Plan Notes (cont.)                      Not Satisfied  
vicinity of the future Ellsworth Street / Oleander Avenue intersection) to maximize the distance between construction-related noise sources and noise-sensitive receivers nearest the Project site.  
d) The construction contractor shall limit haul truck deliveries to the same hours specified by the Riverside County Noise Ordinance for the operation of construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May).  
e) The contractor shall prepare a haul route exhibit and shall design delivery routes to minimize the exposure of sensitive land uses or residential dwellings to delivery truck-related noise.  
f) The contractor shall post a durable, legible, weather-proof sign that lists a phone number to report legitimate construction-related noise complaints to Riverside County or its enforcement designee. The contractor shall require that the sign be posted on the construction site visible from an adjacent public right-of way during the duration of construction activities.
- 080 - Planning. 7                      MM NOI 4.11-5 - Additional Acoustic Study                      Not Satisfied  
Should any of the buildings accommodate a user that requires special noise generators, including but not limited to outdoor compressors, air scrubbers, emergency generators, large HVAC units, or outdoor amplification (speakers), prior to the issuance of a building permit or occupancy permit that would allow installation of the noise generator, an acoustical study shall be prepared to show that noise levels at noise sensitive receivers would not exceed the Riverside County Noise Ordinance operational noise standards for noise-sensitive receivers of 65 dBA nighttime and 45 dBA nighttime.
- 080 - Planning. 8                      Plans Showing Bike Racks                      Not Satisfied  
Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.
- 080 - Planning. 9                      Required Applications                      Not Satisfied  
No building permits shall be issued until General Plan Amendment No. 1152 and Change of Zone No. 7873 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.
- 080 - Planning. 10                      Roof Equipment Shielding                      Not Satisfied  
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.
- 080 - Planning. 11                      School Mitigation                      Not Satisfied  
Impacts to the Val Verde Unified School District shall be mitigated in accordance with California State law.
- 080 - Planning. 12                      Trail Dedication                      Not Satisfied  
Prior to building permit issuance, the applicant shall offer the Community Trail easement(s) shown on the map along south side of Oleander Avenue for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County.
- 080 - Planning. 13                      Wall/Fencing Plan Required                      Not Satisfied  
A wall and fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable. This plan shall be in substantial conformance with the wall/fence locations and designs shown on APPROVED EXHIBIT A and APPROVED EXHIBIT B.
- 080 - Planning. 14                      Waste Management Clearance                      Not Satisfied  
A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County



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Planning

080 - Planning. 14 Waste Management Clearance (cont.) Not Satisfied  
Planning Department verifying compliance with the following:

The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-EPD - MBTA REPORT Not Satisfied

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

080 - Planning-EPD. 2 0080-Planning-EPD-EPD - MITIGATION CREDITS Not Satisfied

Prior to the issuance of a building permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.0 (Project Design Features/Mitigation Measures) of the document entitled "Determination of Biologically Equivalent or Superior Preservation for PM 36962 (APNs 314-020-010, 314-020-017, 314-020-019)" Dated: December 2015, Revised July 2016 and prepared by Hernandez Environmental Services which consists of the off-site purchase of 0.26 acre of mitigation credits at the Riverside Corona Resource Conservation District in-lieu fee program.

Survey

080 - Survey. 1 0080-Survey-USE - ACCESS RESTRICTION Not Satisfied

By the project's design, access on Ellsworth Street shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Ellsworth Street.

080 - Survey. 2 0080-Survey-USE - VACATION Not Satisfied

The project proponent, by his/her design, is requesting a vacation of the existing dedicated rights-of-way along Oleander Avenue. The project proponent shall apply under a separate application with the County Surveyor for a conditional vacation of Oleander Avenue, and receive a Board of Supervisors decision. Should the Board of Supervisors fail to approve said vacation request, the project proponent shall re-design the project, utilizing the existing rights-of-way.

Transportation

080 - Transportation. 1 0080-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Ellsworth Street and Oleander Avenue.
- (2) Streetlights.
- (3) Traffic signals located on ( \_\_\_\_\_ ) at intersection of ( \_\_\_\_\_ ).
- (4) Street sweeping.



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Transportation

080 - Transportation. 1                      0080-Transportation-USE - ANNEX L&LMD/OTHER DIST (cont.)                      Not Satisfied

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

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

080 - Transportation. 2                      0080-Transportation-USE - CORNER CUT-BACK I                      Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 3                      0080-Transportation-USE - LANDSCAPING                      Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within Ellsworth Street and Oleander Avenue and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

080 - Transportation. 4                      0080-Transportation-USE - LC LANDSCAPE PLOT PLAN                      Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other

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Transportation

080 - Transportation. 4                      0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied  
maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

080 - Transportation. 5                      0080-Transportation-USE - LC LANDSCAPE SECURITIES                      Not Satisfied

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

NOTE:

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

080 - Transportation. 6                      0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFIC                      Not Satisfied

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. \_\_\_\_\_
- f. \_\_\_\_\_

080 - Transportation. 7                      0080-Transportation-USE - LIGHTING PLAN                      Not Satisfied

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.

080 - Transportation. 8                      0080-Transportation-USE - R-O-W DEDICATION 1                      Not Satisfied

Sufficient public street right-of-way along Ellsworth Street shall be conveyed for public use to provide for a 100' to 112' foot full-width right-of-way per Standard No. 94, pages (1 of 2) and (2 of 2), Ordinance 461.

Sufficient public street right-of-way along Oleander Avenue shall be conveyed for public use to provide for a 39 foot half-width right-of-way per Standard No. 111, Ordinance 461.

080 - Transportation. 9                      0080-Transportation-USE - TS/GEOMETRICS                      Not Satisfied

The intersection of I-215 Southbound Ramps (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

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Transportation

080 - Transportation. 9                      0080-Transportation-USE - TS/GEOMETRICS (cont.)                      Not Satisfied

Northbound: N/A

Southbound: one shared left-turn/through, one right-turn lane

Eastbound: one through lane, one shared through/right-turn lane

Westbound: one left-turn lane, one through lane

NOTE: The project shall restripe the westbound approach to provide a 200-foot left-turn lane and one through lane.

The intersection of I-215 Northbound Ramps (NS) at Harley Knox Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through lane, one right-turn lane

Southbound: N/A

Eastbound: one left-turn lane, two through lanes

Westbound: one through lane, one shared through/right-turn lane

NOTE: The project shall restripe the eastbound approach to provide a 200-foot left-turn lane and two through lanes.

Or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

080 - Transportation. 10                      0080-Transportation-USE - UTILITY PLAN                      Not Satisfied

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.

080 - Transportation. 11                      0080-Transportation-USE - WAREHOUSE IMPACT FEE                      Not Satisfied

Applicant is advised that the County Transportation Department intends to conduct a study of cumulative traffic impacts related to logistic warehouses being built within the County. This study may be conducted in partnership with other regional transportation agencies.

The study may lead to the establishment of a new impact fee related to traffic generated by logistic warehouses. Should such a fee be adopted by the County, through official action of the Board of Supervisors, prior to the issuance of the project's first building permit, the project Developer, or successor in interest, shall pay the fee in accordance with the provisions of the ordinance establishing the fee.

080 - Transportation. 12                      MM 4.15-1                      Not Satisfied

Prior to issuance of building permits, the Project Applicant shall make a fair share monetary contribution to the County of Riverside for improvements to the Ellsworth Street (Decker Road) / Oleander Avenue intersection which are not included in the Riverside County Development Impact Fee (DIF) program or the Transportation Uniform Mitigation Fee (TUMF) program, as listed below:

- Install a traffic signal;
- Install southbound left turn lane;
- Install southbound through lane; and



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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2                    0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) (cont.                    Not Satisfied  
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 Building Final Inspection

BS-Grade

090 - BS-Grade. 1                    0090-BS-Grade-USE - BMP GPS COORDINATES                    Not Satisfied

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.

090 - BS-Grade. 2                    0090-BS-Grade-USE - BMP REGISTRATION                    Not Satisfied

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.

090 - BS-Grade. 3                    0090-BS-Grade-USE - PRECISE GRDG APPROVAL                    Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 4                    0090-BS-Grade-USE - REQ'D GRADING INSP'S                    Not Satisfied

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

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
  - a. Inspection of Final Paving
  - b. Precise Grade Inspection
  - c. Inspection of completed onsite storm drain facilities
  - d. Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 5                    0090-BS-Grade-USE - WQMP ANNUAL INSP FEE                    Not Satisfied



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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 5                      0090-BS-Grade-USE - WQMP ANNUAL INSP FEE (cont.)                      Not Satisfied

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.

090 - BS-Grade. 6                      0090-BS-Grade-USE - WQMP BMP CERT REQ'D                      Not Satisfied

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.

090 - BS-Grade. 7                      0090-BS-Grade-USE - WQMP BMP INSPECTION                      Not Satisfied

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.

E Health

090 - E Health. 1                      0090-E Health-USE - HAZMAT BUS PLAN                      Not Satisfied

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

090 - E Health. 2                      0090-E Health-USE - HAZMAT CONTACT                      Not Satisfied

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

090 - E Health. 3                      0090-E Health-USE - HAZMAT REVIEW                      Not Satisfied

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

Fire

090 - Fire. 1                      0090-Fire-USE-#12A-SPRINKLER SYSTEM                      Not Satisfied

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

090 - Fire. 2                      0090-Fire-USE-#45-FIRE LANES                      Not Satisfied

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.

090 - Fire. 3                      0090-Fire-USE\* - FIRE COMMAND CENTER                      Not Satisfied

A Fire Command Center is required for buildings over 300,000 square feet in accordance with Riverside County Ordinance 787.7.



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90. Prior to Building Final Inspection

Fire

090 - Fire. 3                                      0090-Fire-USE\* - FIRE COMMAND CENTER (cont.)                                      Not Satisfied

090 - Fire. 4                                      0090-Fire-USE\* -#77-SUPER FH/FLOW                                      Not Satisfied

Approved super fire hydrants (6"x4"x2-2 1/2") with a fire flow of 4,000 GPM shall be installed within 400 feet of all buildings and spaced in accordance with Appendix C of the California Fire Code.

Flood

090 - Flood. 1                                      0090-Flood-USE BMP - EDUCATION                                      Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's 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 distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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

090 - Flood. 2                                      0090-Flood-USE FACILITY COMPLETION                                      Not Satisfied

The District will not release occupancy permits for the project until the new storm drain facility and the drainage system are deemed substantially complete.

090 - Flood. 3                                      0090-Flood-USE IMPLEMENT WQMP                                      Not Satisfied

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

Planning

090 - Planning. 1                                      Accessible Parking                                      Not Satisfied

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

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

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

090 - Planning. 2                                      AQ-NOx Additional Funding                                      Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      AQ-NOx Additional Funding (cont.)                      Not Satisfied

Prior to Building Final Inspection, in recognition that the project will have significant and unavoidable regional air quality impacts, the project applicant shall submit to the County a contribution of \$228,772 to be used by the County towards projects to off-set air quality impacts in the Mead Valley Area.

090 - Planning. 3                      Curbs Along Planters                      Not Satisfied

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.

090 - Planning. 4                      MM AQ 4.3-3 - Truck Parking Sign                      Not Satisfied

Prior to building final inspection, signs shall be posted at the building informing truck drivers about the health effects of diesel particulates, the California Air Resources Board diesel-fueled vehicle idling regulations, and the importance of being a good neighbor by not parking in residential areas. Developer and all successors shall include this obligation in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

090 - Planning. 5                      MM AQ 4.3-4 - Truck Idling Signs                      Not Satisfied

Prior to building final inspection, signs shall be posted in all dock and delivery areas containing the following: truck drivers shall turn off engines when not in use; trucks shall not idle for more than three (3) minutes; telephone numbers of the building facilities manager and the California Air Resources Board to report violations. Developer and all successors shall include the provisions of the requirements of these obligations in all leases of the Project so that all tenants shall fulfill the terms and conditions of this County condition of approval.

090 - Planning. 6                      MM NOI 4.11-4 - Building Plan Notes                      Not Satisfied

Prior to building permit final inspection, the County of Riverside shall review building plans to ensure that the following notes are included. Contractors shall be required to comply with these notes and maintain written records of such compliance that can be inspected by the County of Riverside upon request. Additionally, prior to building permit final inspection, the Project's property owner(s) shall provide documentation to the County of Riverside verifying that provisions are made in the builder's lease agreement that inform tenants of the following:

a) All on-site operating equipment under the control of the building user that is used in outdoor areas (including but not limited to trucks, tractors, forklifts, and hostlers), shall be operated with properly functioning and well-maintained mufflers.

b) Speed bumps are not allowed. Quality pavement conditions shall be maintained on the property that is free of vertical deflection (i.e. speed bumps) to minimize truck noise.

090 - Planning. 7                      MM TRA 4.15-4 - Truck Travel Signs                      Not Satisfied

Prior to building permit final inspection, the developer or successor in interest shall be required to install and perpetually maintain durable, legible, weather-proof signs at exit driveways that prohibit trucks from traveling south on Ellsworth Street (previously known as Decker Road).

090 - Planning. 8                      Parking Paving Material                      Not Satisfied

A minimum of 258 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.

090 - Planning. 9                      Roof Equipment Shielding                      Not Satisfied

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

090 - Planning. 10                      Trail Maintenance                      Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 10 Trail Maintenance (cont.) Not Satisfied

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District or form or annex into a County managed Landscape lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all community trail(s) identified on this project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas along south side of Oleander Avenue such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning Department and the Park District that the trail maintenance will be provided.

090 - Planning. 11 Truck Idling Signs Not Satisfied

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area as shown on APPROVED EXHIBIT A. The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

090 - Planning. 12 Truck Monitoring Not Satisfied

The project shall implement the following measures to reduce emissions from on-site heavy duty trucks prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable:

a)tenants shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that equipment and vehicles serving the warehouses within the project are in good condition, and in proper tune pursuant to manufacturer's specifications. Tenants shall maintain records on its fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks (MHDT) and Heavy-Heavy Duty Trucks (HHD) accessing the project site use year 2010 or newer engines. The records shall be maintained on-site and be made available for inspection by the County.

b)The facility operator will ensure that site enforcement staff in charge of keeping the daily log and monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources Board-approved courses (such as the free, one-day Course #512).

c)Require facility operator to become a SmartWay Partner.

d)Require facility operator to incorporate incentives and requirements such that the maximum feasible number of truck trips will be carried by SmartWay 1.0 or greater carriers.

090 - Planning. 13 Utilities Undergrounded Not Satisfied

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.

Transportation

090 - Transportation. 1 0090-Transportation-USE - ANNEX L&LMD/OTHER DIST Not Satisfied

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

- (1) Landscaping along Ellsworth Street and Oleander Avenue.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1                    0090-Transportation-USE - ANNEX L&LMD/OTHER DIST (cont.)                    Not Satisfied

(2) Streetlights.

(3) Traffic signals located on ( \_\_\_\_\_ ) at intersection of ( \_\_\_\_\_ ).

(4) Street sweeping.

090 - Transportation. 2                    0090-Transportation-USE - CONSTRUCT RAMP                    Not Satisfied

Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

090 - Transportation. 3                    0090-Transportation-USE - DEDICATIONS                    Not Satisfied

Ellsworth Street along project boundary is designated Secondary and shall be improved with 64' to 76' full-width AC pavement, 6" concrete curb and gutter, within the 100' to 112' full-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (64' to 76'/100'to 112')

NOTE: Construct curb and gutter and 5' concrete sidewalks 9' from the curb line (both sides) within the 18' parkways.

090 - Transportation. 4                    0090-Transportation-USE - IMP PLANS                    Not Satisfied

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>

090 - Transportation. 5                    0090-Transportation-USE - LANDSCAPING                    Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Ellsworth Street and Oleander Avenue.

Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

090 - Transportation. 6                    0090-Transportation-USE - LANDSCAPING                    Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within Ellsworth Street and Oleander Avenue.

090 - Transportation. 7                    0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR                    Not Satisfied

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

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Transportation

090 - Transportation. 7                      0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR (cont.)                      Not Satisfied  
landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 8                      0090-Transportation-USE - LC LNDSCP INSPECT DEPOST                      Not Satisfied  
Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 9                      0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS                      Not Satisfied  
The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT."  
Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 10                      0090-Transportation-USE - OFF-SITE ACCESS SL1                      Not Satisfied  
The project proponent shall provide/acquire sufficient public off-site rights-of-way to provide for paved access road\*[s] \*\* to a paved and maintained road. Said access road\*\*[s]\*\* shall be constructed with 32' of AC pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60'), at a grade and alignment approved by the Transportation Department. The project proponent shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the westerly extension of Oleander Avenue to a paved County maintained Oleander Avenue.

090 - Transportation. 11                      0090-Transportation-USE - OFF-SITE INFO                      Not Satisfied  
The off-site rights-of-way required for said access road shall be accepted to vest title in the name of the public if not already accepted.

090 - Transportation. 12                      0090-Transportation-USE - PART-WIDTH                      Not Satisfied  
Oleander Avenue along project boundary is designated Industrial and shall be improved with 46' part-width AC pavement (28' on the project side and 18' on the other side of the centerline), 6" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 89' full-width dedicated right-of-way (39' on the project side and 50' on the opposite side of the centerline) in accordance with County Standard No. 103, Section "A", Ordinance 461.

NOTE:

1. A 6' concrete sidewalk shall be constructed adjacent to the curb line (project side) within the 11' parkway.
2. The driveways shall be constructed in accordance with County Standard No. 207A, Ordinance 461.



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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 13                    0090-Transportation-USE - SIGNING & STRIPING                    Not Satisfied

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.

090 - Transportation. 14                    0090-Transportation-USE - ST DESIGN/IMP CONCEPT                    Not Satisfied

The street design and improvement concept of this project shall be coordinated with PM36950, PP25838, and PP25837.

090 - Transportation. 15                    0090-Transportation-USE - UTILITY INSTALL                    Not Satisfied

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.

090 - Transportation. 16                    0090-Transportation-USE - WRCOG TUMF                    Not Satisfied

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.

090 - Transportation. 17                    0090-Transportation-USE STREETLIGHT AUTHORIZATION                    Not Satisfied

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.

090 - Transportation. 18                    0090-Transportation-USE- STREETLIGHTS INSTALL                    Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

Waste Resources

090 - Waste Resources. 1                    0090-Waste Resources-USE - RECYCLNG COLLECTION AREA                    Not Satisfied

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.

090 - Waste Resources. 2                    0090-Waste Resources-USE - WASTE REPORTING FORM                    Not Satisfied

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.





**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez*  
*Agency Director*



03/27/18, 9:45 am

PM36962

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PM36962. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1 AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PM36962) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2 AND - EIR Mitigation Measures**

Mitigation Measures from EIR No. 546 have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of EIR No. 546.

**Advisory Notification. 3 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Tentative Map, dated 2/21/17.

**Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - State Subdivision Map Act

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4      AND - Federal, State & Local Regulation Compliance (cont.)

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18  
(Tribal Intergovernmental Consultation)
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

#### 3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
- Ord. No. 460 (Division of Land)
- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

#### Advisory Notification. 5      AND - Hold Harmless

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan, Tentative Parcel Map, General Plan Amendment, Change of Zone, or its associated environmental documentation; and,

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 5 AND - Hold Harmless (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan, Tentative Parcel Map, General Plan Amendment, Change of Zone, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### Advisory Notification. 6 AND - Project Description & Operational Limits

Tentative Parcel Map No. 36962 proposes a Schedule E subdivision of 21.52 gross acres into two parcels, one for the proposed development and one to be left vacant at this time, and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street.

BS-Grade

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 1                      0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO (cont.)

BS-Grade. 1                      0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2                      0010-BS-Grade-MAP - CRIB/RETAIN'G WALLS

Cribwall (retaining) walls shall be designed by a qualified professional who shall provide the following information for review and approval - this shall be in addition to standard retaining wall data normally required. The plans shall clearly show: soil preparation and compaction requirements to be accomplished prior to footing-first course installation, method/requirement of footing-first course installation, properties of materials to be used (i.e. Fc=2500 p.s.i.). Additionally special inspection by the manufacturer/dealer and a registered special inspector will be required.

BS-Grade. 3                      0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 4                      0010-BS-Grade-MAP - DRNAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

BS-Grade. 5                      0010-BS-Grade-MAP - DUST CONTROL

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.

BS-Grade. 6                      0010-BS-Grade-MAP - EROS CNTRL PROTECT

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.

BS-Grade. 7                      0010-BS-Grade-MAP - GENERAL INTRODUCTION

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.

BS-Grade. 8                      0010-BS-Grade-MAP - MANUFACTURED SLOPES

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.

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 9                      0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE  
(cont.)

BS-Grade. 9                      0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

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

BS-Grade. 10                      0010-BS-Grade-MAP - OBEY ALL GDG REGS

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.

BS-Grade. 11                      0010-BS-Grade-MAP - RETAINING WALLS

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.

BS-Grade. 12                      0010-BS-Grade-MAP - SLOPE SETBACKS

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

### E Health

E Health. 1                      0010-E Health-USE - ECP COMMENTS

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

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

Non-hazardous debris observed at the Site shall be removed and properly disposed of in accordance with appropriate regulations.

E Health. 2                      0010-E Health-USE - WATER AND SEWER SERVICE

PM36962 is proposing potable water service and sanitary sewer service from Eastern























## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 4                    0010-Transportation-MAP - R-O-W  
EXCEEDS/VACATION (cont.)

excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Transportation. 5                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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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50. Prior To Map Recordation

Planning

050 - Planning. 2                      Required Applications                      Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1152 and Change of Zone No. 7873 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

050 - Planning. 3                      Trail Dedication                      Not Satisfied

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Community Trail easement(s) shown on the map along south side of Oleander Avenue for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County.

Survey

050 - Survey. 1                      0050-Survey-MAP - ACCESS RESTRICTION                      Not Satisfied

Lot access shall be restricted on Ellsworth Street and so noted on the final map.

050 - Survey. 2                      0050-Survey-MAP - EASEMENT                      Not Satisfied

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.

050 - Survey. 3                      0050-Survey-MAP - VACATION                      Not Satisfied

The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Oleander Avenue. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

Transportation

050 - Transportation. 1                      0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST                      Not Satisfied

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 Oleander Avenue and Ellsworth Street.
- (2) Streetlights.
- (3) Traffic signals located on ( \_\_\_\_\_ ) at intersection of ( \_\_\_\_\_ ).
- (4) Street sweeping.

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

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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1                      0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cont.)                      Not Satisfied  
(1) Completed Transportation Department application.

(2) Appropriate fees for annexation.

(3) Two (2) sets of street lighting plans approved by Transportation Department.

(4) "Streetlight Authorization" form from SCE, or other electric provider.

050 - Transportation. 2                      0050-Transportation-MAP - CONSTRUCT RAMP                      Not Satisfied  
Ramps shall be constructed at 4-way intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 3                      0050-Transportation-MAP - IMP PLANS                      Not Satisfied  
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>

050 - Transportation. 4                      0050-Transportation-MAP - INTERSECTION/50' TANGENT                      Not Satisfied  
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.

050 - Transportation. 5                      0050-Transportation-MAP - LANDSCAPING                      Not Satisfied  
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 Oleander Avenue and Ellsworth Street.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 6                      0050-Transportation-MAP - OFF-SITE ACCESS 2                      Not Satisfied  
The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for a paved access road to a paved and maintained road. Said access road shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way or as approved by the Director Transportation in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the westerly extension of Oleander Avenue to a paved County maintained Day Street.

050 - Transportation. 7                      0050-Transportation-MAP - OFF-SITE INFO                      Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 7                      0050-Transportation-MAP - OFF-SITE INFO (cont.)                      Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 8                      0050-Transportation-MAP - SIGNING & STRIPING PLAN                      Not Satisfied

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.

050 - Transportation. 9                      0050-Transportation-MAP - SOILS 2                      Not Satisfied

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

050 - Transportation. 10                      0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT                      Not Satisfied

The street design and improvement concept of this project shall be coordinated with PP25837, PM36950, and PP25838.

050 - Transportation. 11                      0050-Transportation-MAP - STREET NAME SIGN                      Not Satisfied

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

050 - Transportation. 12                      0050-Transportation-MAP - STREETLIGHT PLAN                      Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001.

050 - Transportation. 13                      0050-Transportation-MAP - UTILITY PLAN                      Not Satisfied

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.

050 - Transportation. 14                      0050-Transportation-MAP- MAP CORNER CUT-BACK I                      Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-MAP - APPROVED WQMP                      Not Satisfied

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.

060 - BS-Grade. 2                      0060-BS-Grade-MAP - DRNAGE DESIGN Q100                      Not Satisfied

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



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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3                      0060-BS-Grade-MAP - GEOTECH/SOILS RPTS                      Not Satisfied

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.

060 - BS-Grade. 4                      0060-BS-Grade-MAP - GRADING SECURITY                      Not Satisfied

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.

060 - BS-Grade. 5                      0060-BS-Grade-MAP - IMPORT/EXPORT                      Not Satisfied

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.

060 - BS-Grade. 6                      0060-BS-Grade-MAP - NO PRECISE GRDG                      Not Satisfied

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

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied

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.

060 - BS-Grade. 8                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied

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.

060 - BS-Grade. 9                      0060-BS-Grade-MAP - OFFSITE GDG ONUS                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9                      0060-BS-Grade-MAP - OFFSITE GDG ONUS (cont.)                      Not Satisfied  
all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 10                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied  
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.

060 - BS-Grade. 11                      0060-BS-Grade-MAP - RECORDED ESMT REQ'D                      Not Satisfied  
In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 12                      0060-BS-Grade-MAP - SLOPE STABIL'Y ONLY                      Not Satisfied  
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).

060 - BS-Grade. 13                      0060-BS-Grade-MAP - SWPPP REVIEW                      Not Satisfied  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

060 - BS-Grade. 14                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                      Not Satisfied  
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.

Flood

060 - Flood. 1                      0060-Flood-MAP ADP FEES                      Not Satisfied  
Parcel Map 36962 is located within the limits of the Perris 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.

Planning

060 - Planning. 1                      0060-Planning-MAP - CONTROLLED GRADING                      Not Satisfied  
Some of The bedrock milling features at CA-RIV-8901 and CA-RIV-1330 and CA-RIV-11874 will be impacted during construction activities and the soils surrounding them will be disturbed. Prior to a grading permit being issued, a controlled grading program will be developed by the Project Archaeologist and will be required in order to identify and evaluate any previously unidentified subsurface artifacts or features. The document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

060 - Planning. 2                      0060-Planning-MAP - CULTURAL SENSITIVITY TR.                      Not Satisfied  
The Project Archaeologist and a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-MAP - CULTURAL SENSITIVITY TR. (cont.)                      Not Satisfied

the cultural sensitivity of the Project site and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event inadvertent discoveries of cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the Project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning. 3                      0060-Planning-MAP - FEATURE RELOCATION                      Not Satisfied

In accordance with the letter dated February 2, 2017 to Heather Thomson, County Archaeologist from Project Archaeologist Brian F. Smith and Associates, regarding "Relocation of Bedrock Milling Features Located Within Knox Business Park (Decker Parcels I and II" and as a condition of the grading permit for the Building E Site (Planning Case No. 36962), before construction activities are allowed to start, and using professional archaeological methods, any visible artifacts associated with Sites CA-RIV-1330H and CA-RIV-11874 shall be recovered and recorded, and photo documentation of each 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 a Phase IV Monitoring Report.

060 - Planning. 4                      0060-Planning-MAP - GRADING PLAN NOTES                      Not Satisfied

Prior to issuance of a grading permit for Planning Case No. 36962, the developer/permit applicant shall provide evidence to the County Archaeologist that the following notes have been provided on the Grading Plan: "Temporary fencing shall be provided for the protection of the off-site parcel located to the immediate west during any grading activities within 100 feet of the western property boundary. The fence shall be installed under the supervision of the County approved archaeologist prior to commencement of grading or brushing and be removed only after grading operations have been completed."

060 - Planning. 5                      0060-Planning-MAP - NATIVE MONITOR                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a monitoring agreement with the Pechanga and Soboba Native American Tribes. A 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, and trenching. In conjunction with an 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.

060 - Planning. 6                      0060-Planning-MAP - PROJECT ARCHAEOLOGIST                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit. These measures shall include, but shall not be limited to, the following: a) Archaeological Monitor: An adequate number of qualified monitors shall be present to ensure that all earth moving activities are observed; the monitors shall be on-site during all grading activities for areas to be monitored including any 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.

060 - Planning. 7                      Grading Permit Reference                      Not Satisfied

All grading permits shall be subject to the conditions of approval of Plot Plan No. 25837.





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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - BURROWING OWL RELOCATION (cont.)                      Not Satisfied

need to retain a Biologist that holds a Memorandum of Understanding with the County of Riverside to prepare a Burrowing Owl Protection and Relocation Plan for approval by the County of Riverside and Wildlife Agencies prior to initiating ground disturbance. The relocation plan will include the following:

- The locations of the nests and the owls proposed for relocation.
- The locations of the proposed relocation sites.
- The numbers of adult owls and juveniles proposed for relocation.
- The time of year when relocation is proposed to take place.
- The name of the biologist proposed to supervise the relocation, and the details of his/her previous experiences capturing, handling, and relocating burrowing owls, including the outcomes of their previous relocation efforts (survival/mortality rates and site-fidelity rates of the relocated owls), and relevant permits held.
- A detailed description of the proposed method of capture, transport, and acclimation of the current project's owls on the proposed relocation site.
- A detailed description of relocation site preparations (e.g., the design and dimensions of the artificial release burrows and hacking cage, duration of hacking activities (including food and water provision).
- Description of the monitoring methods and monitoring duration to be employed to verify survival of the relocated owls and their long-term retention on the relocation site.

060 - Planning-EPD. 3                      0060-Planning-EPD-EPD - MBTA SURVEY                      Not Satisfied

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

060 - Planning-EPD. 4                      0060-Planning-EPD-EPD - MITIGATION CREDITS                      Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.0 (Project Design Features/Mitigation Measures) of the document entitled "Determination of Biologically Equivalent or Superior Preservation for PM 36962 (APNs 314-020-010, 314-020-017, 314-020-019)" Dated: December 2015, Revised July 2016 and prepared by Hernandez Environmental Services which consists of the off-site purchase of 0.26 acre of mitigation credits at the Riverside Corona Resource Conservation District in-lieu fee program.

Transportation

060 - Transportation. 1                      0060-Transportation-MAP - SUBMIT GRADING PLAN                      Not Satisfied

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.

Plan: PM36962

Parcel: 314020019

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1                      0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.)                      Not Satisfied

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

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

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1                      0070-Paleo Monitoring Report                      Not Satisfied

**PRIOR TO GRADING FINAL:**

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

070 - Planning. 2                      0070-Planning-MAP - ARTIFACT DISPOSITION                      Not Satisfied

Prior to Grading Permit final, the developer shall prompt the archaeologist to 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 curated at the Western Science Center, a curation facility that meets federal standards per 36 CFR Part 79 and therefore would 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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT                      Not Satisfied

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

E Health

080 - E Health. 1                      0080-E Health-USE - WATER/SEWER WILL SERVE                      Not Satisfied

A "will-serve" letter from the appropriate water and sewer company/district shall be submitted to the Department of Environmental Health along with the filing fee in effect at the time of submittal.

Fire

080 - Fire. 1                      0080-Fire-MAP-#50B-HYDRANT SYSTEM                      Not Satisfied

Contact the fire department to inspect the fire hydrants installed on oleander and decker roads.





Plan: PM36962

Parcel: 314020019

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-MAP - NO PRECISE GRD APRVL (cont.)                      Not Satisfied  
A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Fire

090 - Fire. 1                              0090-Fire-MAP-#45-FIRE LANES                              Not Satisfied  
The applicant or developer shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - DEDICATION                      Not Satisfied  
Ellsworth Street along project boundary is designated Secondary and shall be improved with 64' to 76' full-width AC pavement, 6" concrete curb and gutter, within the 100' to 112' full-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (64' to 76'/100' to 112')

NOTE: Construct curb and gutter and 5' concrete sidewalks 9' from the curb line (both sides) within the 18' parkways.

090 - Transportation. 2                      0090-Transportation-MAP - E STREET LIGHTS INSTALL                      Not Satisfied  
Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

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

090 - Transportation. 3                      0090-Transportation-MAP - LANDSCAPING                      Not Satisfied  
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 Oleander Avenue and Ellsworth Street.

090 - Transportation. 4                      0090-Transportation-MAP - PART-WIDTH                      Not Satisfied  
Oleander Avenue along project boundary is designated Industrial and shall be improved with 46' part-width AC pavement (28' on the project side and 18' on the other side of the centerline), 6" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 89' full-width dedicated right-of-way (39' on the project side and 50' on the opposite side of the centerline) in accordance with County Standard No. 103, Section "A", Ordinance 461.

NOTE:

- 1. A 6' concrete sidewalk shall be constructed adjacent to the curb line (project side) within the 11' parkway.
- 2. The driveways shall be constructed in accordance with County Standard No. 207A, Ordinance 461.

090 - Transportation. 5                      0090-Transportation-MAP - UTILITY INSTALL                      Not Satisfied  
Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in

Plan: PM36962

Parcel: 314020019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5                      0090-Transportation-MAP - UTILITY INSTALL (cont.)                      Not Satisfied  
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.

090 - Transportation. 6                      0090-Transportation-MAP - WRCOG TUMF                      Not Satisfied  
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.

090 - Transportation. 7                      0090-Transportation-MAP STREETLIGHT AUTHORIZATION                      Not Satisfied  
Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1 Administrator
- 2 Letter establishing interim energy account from SCE or other electric provider.

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: June 30, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Trans. Dept. – Landscape Section  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division  
P.D. Geology Section

P.D. Archaeology Section  
Riv. Co. Surveyor  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Riv. Co. ALUC  
1st District Supervisor  
1st District Planning Commissioner  
Riverside Transit Agency  
Eastern Municipal Water District

Southern California Edison  
Southern California Gas Co.  
Val Verde Unified School District  
Verizon  
CALTRANS #8  
South Coast Air Quality Management  
City of Perris  
March Air Reserve Base

**GENERAL PLAN AMENDMENT NO. 1151 – CHANGE OF ZONE NO. 7872 – PARCEL MAP NO. 36950 – PLOT PLAN NO. 25838** – EA42802 – Applicant: Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District, and North Perris Zoning Area – Mead Valley Area Plan – General Plan: Community Development: Light Industrial (CD: LI) (0.25 – 0.60 FAR), and Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, easterly of Day Street – 34.5 Gross Acres – Zoning: Industrial Park (I-P), Manufacturing - Medium (M-M), and Rural Residential (R-R) – **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation of the southwest quarter of the project site from Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Manufacturing – Medium (M-M) and Rural Residential (R-R) to Industrial Park (I-P). The Parcel Map proposes to merge four contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 702,645 square foot warehouse / distribution center with 109 truck-loading bays, 320 parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. – APNs: 314-040-001, -002, -003, and -008.

**LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:**

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on July 16, 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 to 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 **Mark Corcoran, (951) 955-3025**, Contract Planner, or e-mail at [mcorcora@rctlma.org](mailto:mcorcora@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.*

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

DATE: July 30, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Trans. Dept. – Landscape Section  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division

P.D. Geology Section  
P.D. Archaeology Section  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Riv. Co. ALUC  
1st District Supervisor  
1st District Planning Commissioner  
Riverside Transit Agency  
March Air Reserve Base

Val Verde Unified School District  
Eastern Municipal Water District  
Southern California Edison  
Southern California Gas Co.  
South Coast Air Quality Management  
Verizon  
CALTRANS #8  
City of Perris

**GENERAL PLAN AMENDMENT NO. 1152, CHANGE OF ZONE NO. 7873, PARCEL MAP NO. 36962 AND PLOT PLAN NO. 25837 – EA42803 – Applicant:** Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District and North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR) and Rural Community: Very Low Density Residential (RC: VLDR) (1 Ac. Min.) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, easterly of Day Street – 33.62 Gross Acres – Zoning: Rural Residential - ½ Acre Minimum (R-R-½), Light Agriculture – 1 Acre Minimum (A-1-1), and Industrial Park (I-P) – **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation of the portion of the project site designated Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Light Agriculture – 1 Acre Minimum (A-1-1) or Rural Residential – ½ Acre Minimum (R-R-½) to Industrial Park (I-P). The Parcel Map proposes to merge three contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 555,615 square foot warehouse / distribution center with 73 truck loading bays, 135 truck trailer parking stalls, 188 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. – APNs: 314-020-010, -017, and -019.

**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 August 13, 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.

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.*

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran**, (951) 955-3025, **Contract Planner**, or e-mail at [mcorcora@rctlma.org](mailto:mcorcora@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.*





SINCE 1950

*Board of Directors*

July 10, 2015

*President*

Randy A. Record

*Vice President*

David J. Slawson

*Directors*

Joseph J. Kuebier, CPA

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*Chairman of the Board,*

*The Metropolitan Water*

*District of So. Calif.*

Randy A. Record

*Legal Counsel*

Lemieux & O'Neill

Attn: Mark Corcoran  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**Subject: Knox Business Park**  
**GPA No. 1151 – CZ 7872 – PM No. 36950 – Plot Plan No. 25838**  
**APNS: 314-040-001, -002, -003, -008**  
**Applicant: Trammel Crow Southern California Development**

The subject project requires water, sewer and recycled water services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent.

On January 27, 2015, the subject project was reviewed for Due Diligence with EMWD's New Business Department, with a Project Number WS2015-027.

The project requires on-site and offsite facilities, as well as potential associated easements to adequately serve the project demands.

To date, EMWD has not received a Work Order deposit to develop Plan Of Service for this project.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E.  
Senior Civil Engineer  
New Business Development  
(951) 928-3777 x4468  
[El-hagem@emwd.org](mailto:El-hagem@emwd.org)

ME:emn

Attachment: County of Riverside Initial Case Transmittal dated June 30, 2015



**South Coast  
Air Quality Management District**  
21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

July 14, 2015

Mark Corconran, Contract Planner  
Riverside County, Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

**Notice of Preparation of a CEQA Document for the  
GPA No. 1151, CZ No. 7872, PM No. 36950 and PP No. 25838 Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

**Air Quality Analysis**

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: [www.caleemod.com](http://www.caleemod.com).

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LSTs can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source->

toxics-analysis. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

#### **Mitigation Measures**

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>

#### **SCAQMD Recommendation for Truck Trip Rates for High Cube Warehouse Projects**

SCAQMD recommends the use of truck trip rates from the Institute of Transportation Engineers (ITE) for high cube warehouse projects located in SCAQMD (i.e. 1.68 average daily vehicle trips per 1,000 s.f. and 0.64 average daily truck trips per 1,000 s.f.). Consistent with CEQA Guidelines, the EIR may use a non-default trip rate if there is substantial evidence indicating another rate is more appropriate for the air quality analysis.

For high cube warehouse projects, the SCAQMD staff has been working on a Warehouse Truck Trip Study to better quantify trip rates associated with local warehouse and distribution projects, as truck emission represent more than 90 percent of air quality impacts from these projects. Details regarding this study can be found online here: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/high-cube-warehouse>

#### **Data Sources**

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at [Jwong1@aqmd.gov](mailto:Jwong1@aqmd.gov) or call me at (909) 396-3176.

Sincerely,

*Jillian Wong*

Jillian Wong, Ph.D.

Program Supervisor

Planning, Rule Development & Area Sources

RVC150707-04  
Control Number

**DEPARTMENT OF TRANSPORTATION****DISTRICT 8****PLANNING (MS 722)**464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought  
Help save water!*

July 20, 2015

County of Riverside  
Planning Department  
Mark Corcoran  
P.O. Box 1409  
Riverside, CA 92502-1409

Knox Business Park – Building D, General Plan Amendment No. 1151 (RIV 215 PM R31.9)

Mr. Corcoran,

We have completed our initial review for the above mentioned proposal to merge four contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 702,645 square foot warehouse/distribution center with 109 truck-loading bays. APNs: 314-040-001, -002, -003, and 008.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

**Traffic Study**

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:  
[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)  
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- Traffic Impact further away from the project is typically not required because a project's potential impacts to the SHS dissipate to less than significant levels as traffic disperses throughout the transportation system.
- The data used in the TIS should not be more than 2 years old.

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

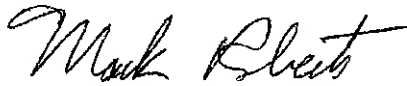
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Please submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Mr. Corcoran  
July 20, 2015  
Page 3

Prior to your submission for an Encroachment Permit, a follow-up Traffic Study Report letter will be required from the Department of Planning.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,

A handwritten signature in black ink that reads "Mark Roberts". The signature is written in a cursive, flowing style.

MARK ROBERTS  
Office Chief  
Intergovernmental Review, Community and Regional Planning



**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor

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*Serious drought  
Help save water!*

August 10, 2015

County of Riverside  
Planning Department  
Mark Corcoran  
P.O. Box 1409  
Riverside, CA 92502-1409

Knox Business Park – Building E, General Plan Amendment No. 1152 (RIV 215 PM R31.9)

Mr. Corcoran,

We have completed our initial review for the above mentioned proposal to merge three contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 555,615 square foot warehouse/distribution center with 73 truck-loading bays 135 truck trailer parking stalls, 188 automobile parking stalls with required improvements on the project site and along adjacent streets. APNs: 314-020-010, -017, and -019.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

**Traffic Study**

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:  
[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)  
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- Traffic Impact further away from the project is typically not required because a project's potential impacts to the SHS dissipate to less than significant levels as traffic disperses throughout the transportation system.

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.
- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.

Mr. Corcoran  
August 10, 2015  
Page 3

- Please submit a hard copy of all Traffic Impact Analysis documents and an electronic Synchro Analysis file.

Prior to your submission for an Encroachment Permit, a follow-up Traffic Study Report letter will be required from the Department of Planning.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Sincerely,



MARK ROBERTS  
Office Chief  
Intergovernmental Review, Community and Regional Planning



**Board of Directors**

August 12, 2015

**President**

Randy A. Record

**Vice President**

David J. Slawson

**Directors**

Joseph J. Kuebler, CPA

Philip E. Paule

Ronald W. Sullivan

County of Riverside  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409

Attention: Marc Corcoran

**General Manager**

Paul D. Jones II, P.E.

**Subject: Knox Business Park (Formerly Decker II)  
GPA No. 1152, CZ No. 7873, PM No. 36962 and Plot Plan No. 25837  
APNs: 314-020-010, -017, and -019**

**Treasurer**

Joseph J. Kuebler, CPA

**Chairman of the Board,  
The Metropolitan Water  
District of So. Calif.**

Randy A. Record

The subject project requires water and sewer services from EMWD. The details of said service connection points will be further detailed in a separate document, known as EMWD's Plan of Service (POS), to be developed by the project proponent and approved by EMWD.

**Legal Counsel**

Lemieux & O'Neill

The POS evaluation will identify the potential requirement to construct new facilities, such as on-site and offsite water and sewer pipelines, facilities relocation related to conflicts with proposed improvements, (such as street realignment or proposed medians), as well as associated easements and/or Right-of-Way Permits to adequately serve the project demands.

On January 27, 2015, the subject project was reviewed for Due Diligence with EMWD's New Business Department, with a Project Number WS2015-027.

To date, EMWD has not received a Work Order deposit to develop the POS for this project.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

Maroun El-Hage, M.S., P.E.  
Senior Civil Engineer  
New Business Development  
(951) 928-3777 x4468  
[El-hagem@emwd.org](mailto:El-hagem@emwd.org)

ME:emn

Attachment

**LAND DEVELOPMENT COMMITTEE (LDC)  
INITIAL CASE TRANSMITTAL  
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE  
P.O. Box 1409  
Riverside, CA 92502-1409**

*Rcvd 8.6.15*

DATE: July 30, 2015

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Trans. Dept. – Landscape Section  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
P.D. Environmental Programs Division

P.D. Geology Section  
P.D. Archaeology Section  
Riv. Co. Sheriff's Dept.  
Riv. Co. Waste Management Dept.  
Riv. Co. ALUC  
1st District Supervisor  
1st District Planning Commissioner  
Riverside Transit Agency  
March Air Reserve Base

Val Verde Unified School District  
Eastern Municipal Water District  
Southern California Edison  
Southern California Gas Co.  
South Coast Air Quality Management  
Verizon  
CALTRANS #8  
City of Perris

**GENERAL PLAN AMENDMENT NO. 1152, CHANGE OF ZONE NO. 7873, PARCEL MAP NO. 36962 AND PLOT PLAN NO. 25837 – EA42803 – Applicant:** Trammel Crow Southern California Development – Engineer/Representative: Henry-Ann Company, Mike Bastian – First Supervisorial District – Mead Valley Zoning District and North Perris Zoning Area – Mead Valley Area Plan: Community Development: Business Park (CD: BP) (0.25 – 0.60 FAR) and Rural Community: Very Low Density Residential (RC: VLDR) (1 Ac. Min.) – Location: Southerly of Oleander Avenue, westerly of Harvill Avenue, northerly of Redwood Drive, easterly of Day Street – 33.62 Gross Acres – Zoning: Rural Residential - ½ Acre Minimum (R-R-½), Light Agriculture – 1 Acre Minimum (A-1-1), and Industrial Park (I-P) – **REQUEST:** The General Plan Amendment proposes to change the Land Use Designation of the portion of the project site designated Community Development: Business Park (CD: BP) to Community Development: Light Industrial (CD: LI). The Change of Zone proposes to change the existing zoning of the areas of the project site zoned Light Agriculture – 1 Acre Minimum (A-1-1) or Rural Residential – ½ Acre Minimum (R-R-½) to Industrial Park (I-P). The Parcel Map proposes to merge three contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 555,615 square foot warehouse / distribution center with 73 truck loading bays, 135 truck trailer parking stalls, 188 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. – APNs: 314-020-010, -017, and -019.

**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 August 13, 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 to 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.

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.*

Should you have any questions regarding this project, please do not hesitate to contact **Mark Corcoran**, (951) 955-3025, **Contract Planner**, or e-mail at [mcorcora@rctlma.org](mailto:mcorcora@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.*





**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 308-9295 • Fax (951) 506-9491

August 18, 2015

Chairperson:  
Mary Bear Magee

Vice Chairperson:  
Darlene Miranda

Committee Members:  
Evie Gerber  
Bridgett Barcello Maxwell  
Richard B. Searce, III  
Neal Ibanez  
Michael Vasquez

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Planning Specialist:  
Tuba Ebru Ozdil

Cultural Analyst:  
Anna Hoover

**VIA E-MAIL and USPS**

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

**Re: Pechanga Tribe Request for Consultation Pursuant to AB 52 for PM36950, CZ07872, GPA01151**

Dear Ms. Thomson:

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe" and/or "Payómkawichum"), a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated July 14, 2015 and received in our office July 21, 2015.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible. The Tribe is currently in consultation with the County on this project and we request to continue that consultation as well as being the Lead Tribe, per the request of the Applicant.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

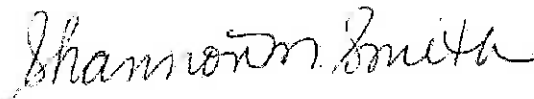
The Pechanga Tribe asserts that the Project area is part of Payómkawichum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of Payómkawichum cultural resources, named places, *tóota yixéival* (rock art, pictographs, petroglyphs), and an extensive Payómkawichum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Anna Hoover. Please contact her at 951-770-8104 or at [ahoover@pechanga-nsn.gov](mailto:ahoover@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,

P.P. 

Anna Hoover  
Cultural Analyst

Cc Pechanga Office of the General Counsel



T 510.836.4200  
F 510.836.4205

410 12th Street, Suite 250  
Oakland, Ca 94607

[www.lozeaudrury.com](http://www.lozeaudrury.com)  
[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)

*Via Email and U.S. Mail*

October 2, 2015

Desiree Bowie, Clerk  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409  
[dbowie@rctlma.org](mailto:dbowie@rctlma.org)

Mary Stark, Planning Commission Secretary  
Riverside County Planning Department  
P.O. Box 1409  
Riverside, CA 92502-1409  
[MCSTARK@rctlma.org](mailto:MCSTARK@rctlma.org)

Mark Corcoran, Planner  
Riverside County  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92501  
[mcorcora@rctlma.org](mailto:mcorcora@rctlma.org)

Steve Weiss, AICP  
Planning Director  
Riverside County Planning Department  
4080 Lemon Street, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

Kecia Harper-Ihem  
Clerk of the Board of Supervisors  
Riverside County  
4080 Lemon Street, 1<sup>st</sup> floor  
Riverside, California 92501  
[mailto:cob@rcbos.org](mailto:mailto:cob@rcbos.org)

**Re: CEQA and Land Use Notice Request for the Project known as GPA 1151 and 1152, CZ 7872 and 7873, PM 36950 and 36962, PP 25837 and 25838 for Developer Trammel Crow Southern California Development (SCH2015081081)**

Dear All:

I am writing on behalf of the Laborers International Union of North America, Local Union 1184 and its members living in Riverside County and the City of Perris ("LiUNA"), regarding the Project known as GPA 1151 and 1152, CZ 7872 and 7873, PM 36950 and 36962, PP 25837 and 25838 for Developer Trammel Crow Southern California Development

October 2, 2015

CEQA and Land Use Notice Request for the GPA 1151 and 1152, CZ 7872 and 7873, PM 36950 and 36962, PP 25837 and 25838 (SCH2015081081)

Page 2 of 3

(SCH2015081081), including all actions related or referring to the construction of a 702,645 sf and 555,615 sf warehouse/distribution centers and all other necessary and required improvements to the project site and adjacent roadways on approximately 70.70 acres in three phases in the City of Perris near cross streets Oleander Avenue and Decker Road. ("Project").

We hereby request that the County of Riverside ("County") send by electronic mail or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the County and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the County including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act ("CEQA"), including, but not limited to:
  - Notices of any public hearing held pursuant to CEQA.
  - Notices of determination that an Environmental Impact Report ("EIR") is required for a project, prepared pursuant to Public Resources Code Section 21080.4.
  - Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
  - Notices of preparation of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21092.
  - Notices of availability of an EIR or a negative declaration for a project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
  - Notices of approval and/or determination to carry out a project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
  - Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
  - Notices of determination that a project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
  - Notice of any Final EIR prepared pursuant to CEQA.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code

October 2, 2015

CEQA and Land Use Notice Request for the GPA 1151 and 1152, CZ 7872 and 7873, PM 36950 and 36962, PP 25837 and 25838 (SCH2015081081)

Page 3 of 3

governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092,** which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency's governing body.

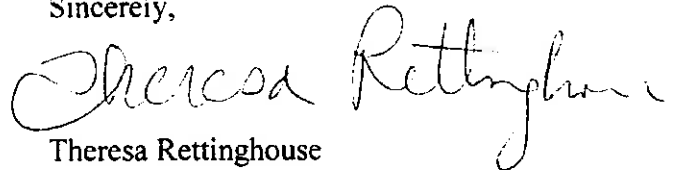
In addition, we request that the County send to us email or U.S. Mail a copy of all Planning Commission and Board of Supervisors meeting and/or hearing agendas with Project information.

Please send notice by electronic mail or U.S. Mail to:

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury LLP  
410 12<sup>th</sup> Street, Suite 250  
Oakland, CA 94607  
510 836-4200  
[richard@lozeaudrury.com](mailto:richard@lozeaudrury.com)  
[theresa@lozeaudrury.com](mailto:theresa@lozeaudrury.com)

Please call should you have any questions. Thank you for your attention to this matter.

Sincerely,



Theresa Rettinghouse  
Paralegal  
Lozeau | Drury LLP

**PALA TRIBAL HISTORIC  
PRESERVATION OFFICE**



PMB 50, 35008 Pala Temecula Road  
Pala, CA 92059  
760-891-3510 Office | 760-742-3189 Fax

January 11, 2016

Damaris Abraham  
Riverside County- Planning Department  
4080 Lemon St.  
Riverside, Ca 92502

Re: General Plan Amendment No. 01151

Dear Mrs. Abraham:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at [sgaughen@palatribe.com](mailto:sgaughen@palatribe.com).

Sincerely,

Shasta C. Gaughen, PhD  
Tribal Historic Preservation Officer  
Pala Band of Mission Indians

**ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO SHASTA C. GAUGHEN AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.**



**PALA TRIBAL HISTORIC  
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road  
Pala, CA 92059  
760-891-3510 Office | 760-742-3189 Fax



January 11, 2016

Damaris Abraham  
Riverside County- Planning Department  
4080 Lemon St.  
Riverside, Ca 92502

Re: General Plan Amendment No. 01152

Dear Mrs. Abraham:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we have no objection to the continuation of project activities as currently planned and we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at [sgaughen@palatribe.com](mailto:sgaughen@palatribe.com).

Sincerely,

Shasta C. Gaughen, PhD  
Tribal Historic Preservation Officer  
Pala Band of Mission Indians

**ATTENTION: THE PALA TRIBAL HISTORIC PRESERVATION OFFICE IS RESPONSIBLE FOR ALL REQUESTS FOR CONSULTATION. PLEASE ADDRESS CORRESPONDENCE TO SHASTA C. GAUGHEN AT THE ABOVE ADDRESS. IT IS NOT NECESSARY TO ALSO SEND NOTICES TO PALA TRIBAL CHAIRMAN ROBERT SMITH.**

January 19, 2016

Attn: Damaris Abraham, Urban Regional Planner IV  
Riverside County  
Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502-1409



**RE: General Plan Amendment No. 01152**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. This project location is in proximity to known sites, is a shared use area that was used in ongoing trade between the tribes, and is considered to be culturally sensitive by the people of Soboba.

Soboba Band of Luiseño Indians is requesting the following:

1. **Government to Government** consultation in accordance to SB18. Including the transfer of information to the Soboba Band of Luiseño Indians regarding the progress of this project should be done as soon as new developments occur.
2. Soboba Band of Luiseño Indians continue to be a consulting tribal entity for this project.
3. Working in and around traditional use areas intensifies the possibility of encountering cultural resources during the construction/excavation phase. For this reason the Soboba Band of Luiseño Indians requests that Native American Monitor(s) from the Soboba Band of Luiseño Indians Cultural Resource Department to be present during any ground disturbing proceedings. Including surveys and archaeological testing.
4. Request that proper procedures be taken and requests of the tribe be honored (Please see the attachment)

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros  
Soboba Cultural Resource Department  
P.O. Box 487  
San Jacinto, CA 92581  
Phone (951) 654-5544 ext. 4137  
Cell (951) 663-5279  
[jontiveros@soboba-nsn.gov](mailto:jontiveros@soboba-nsn.gov)

**Cultural Items (Artifacts).** Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer should agree to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

The Developer should waive any and all claims to ownership of Native American ceremonial and cultural artifacts that may be found on the Project site. Upon completion of authorized and mandatory archeological analysis, the Developer should return said artifacts to the Soboba Band within a reasonable time period agreed to by the Parties and not to exceed (30) days from the initial recovery of the items.

### **Treatment and Disposition of Remains**

A. The Soboba Band shall be allowed, under California Public Resources Code § 5097.98 (a), to (1) inspect the site of the discovery and (2) make determinations as to how the human remains and grave goods shall be treated and disposed of with appropriate dignity.

B. The Soboba Band, as MLD, shall complete its inspection within twenty-four (24) hours of receiving notification from either the Developer or the NAHC, as required by California Public Resources Code § 5097.98 (a). The Parties agree to discuss in good faith what constitutes "appropriate dignity" as that term is used in the applicable statutes.

C. Reburial of human remains shall be accomplished in compliance with the California Public Resources Code § 5097.98 (a) and (b). The Soboba Band, as the MLD in consultation with the Developer, shall make the final discretionary determination regarding the appropriate disposition and treatment of human remains.

D. All parties are aware that the Soboba Band may wish to rebury the human remains and associated ceremonial and cultural items (artifacts) on or near, the site of their discovery, in an area that shall not be subject to future subsurface disturbances. The Developer should accommodate on-site reburial in a location mutually agreed upon by the Parties.

E. The term "human remains" encompasses more than human bones because the Soboba Band's traditions periodically necessitated the ceremonial burning of human remains. Grave goods are those artifacts associated with any human remains. These items, and other funerary remnants and their ashes are to be treated in the same manner as human bone fragments or bones that remain intact

**Coordination with County Coroner's Office.** The Lead Agencies and the Developer should immediately contact both the Coroner and the Soboba Band in the event that any human remains are discovered during implementation of the Project. If the Coroner recognizes the human remains to be those of a Native American, or has reason to believe that they are those of a Native American, the Coroner shall ensure that notification is provided to the NAHC within twenty-four (24) hours of the determination, as required by California Health and Safety Code § 7050.5 (c).

**Non-Disclosure of Location Reburials.** It is understood by all parties that unless otherwise required by law, the site of any reburial of Native American human remains or cultural artifacts shall not be disclosed and shall not be governed by public disclosure requirements of the California Public Records Act. The Coroner, parties, and Lead Agencies, will be asked to withhold public disclosure information related to such reburial, pursuant to the specific exemption set forth in California Government Code § 6254 (r). Ceremonial items and items of cultural patrimony reflect traditional religious beliefs and practices of the Soboba Band. The Developer agrees to return all Native American ceremonial items and items of cultural patrimony that may be found on the project site to the Soboba Band for appropriate treatment. In addition, the Soboba Band requests the return of all other cultural items (artifacts) that are recovered during the course of archaeological investigations. Where appropriate and agreed upon in advance, Developer's archeologist may conduct analyses of certain artifact classes if required by CEQA, Section 106 of NHPA, the mitigation measures or conditions of approval for the Project. This may include but is not limited or restricted to include shell, bone, ceramic, stone or other artifacts.

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

May 18, 2017

**CHAIR**  
Rod Ballance  
Riverside

**VICE CHAIRMAN**  
Steve Manos  
Lake Elsinore

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Glen Holmes  
Hemet

Russell Betts  
Desert Hot Springs

**VACANCY**

**STAFF**

Director  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

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

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

Mr. Russell Brady, Project Planner  
County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW**  
File No.: ZAP1250MA17  
Related File Nos.: PP25837 and PP25838 (Plot Plans)  
APNs: 314-020-010, -017, -019, 314-040-001 thru -003, -008

Dear Mr. Brady:

On May 11, 2017, the Riverside County Airport Land Use Commission (ALUC) found ZAP1250MA17, a proposal to increase the height above ground level of two warehouse buildings to be located southerly of Oleander Road and westerly of Harvill Avenue previously determined conditionally consistent through ALUC Case ZAP1150MA15 from 44 feet to 55 feet (including an allowance for roof-mounted equipment), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

**CONDITIONS:**

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note A on Table 4 of the Mead Valley Area Plan.
  - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.


3. The attached notice shall be given to all prospective purchasers of the property and tenants of the buildings, 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. Trees shall be spaced so as to prevent large expanses of contiguous canopy, when mature.
5. The following uses/activities are specifically prohibited at this location: wastewater management facilities, trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; and incinerators.
6. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.
7. The Federal Aviation Administration has conducted an aeronautical study of each proposed building (Aeronautical Study Nos. 2017-AWP-2411-OE and 2017-AWP-2412-OE) and has determined that neither marking nor lighting of the structures will be necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.
8. Building D shall not exceed a height of 55 feet above ground level and shall not exceed a maximum elevation at top point (including all roof-mounted appurtenances, if any) of 1,640 feet above mean sea level. Building E shall not exceed a height of 55 feet above ground level and shall not exceed a maximum elevation at top point (including all roof-mounted appurtenances, if any) of 1,673 feet above mean sea level.
9. The maximum height and top point elevations specified above shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
10. Temporary construction equipment such as cranes used during actual construction of Building D shall not exceed a height of 55 feet and a maximum elevation of 1,640 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process. Temporary construction equipment such as cranes used during actual construction of Building E shall not exceed a height of 55 feet and a maximum elevation of 1,673 feet above mean sea level, unless separate notice is provided to the Federal Aviation Administration through the Form 7460-1 process.
11. Within five (5) days after construction of each building reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions). This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the applicable structure.



**Editor's Note/Clarification: Building D referenced in these conditions is the 702,645 square foot warehouse proposed through Plot Plan Case No. 25838 on the site easterly of Decker Road. Building E referenced in these conditions is the 555,615 square foot warehouse proposed through Plot Plan Case No. 25837 on the site westerly of Decker Road. The associated General Plan Amendment Nos. 1151 and 1152 and Change of Zone Case Nos. 7872 and 7873 were previously reviewed by ALUC (ZAP1150MA15) and received determinations of consistency on November 12, 2015.**

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  
Aeronautical Study Nos. 2017-AWP-2411-OE and 2017-AWP-2412-OE

cc: Trammell Crow So Cal Development, Inc. (applicant/fee-payer)  
Mike and Lydia Bastian, Henry-Ann Company, Inc (representative)  
Harry and Roy Muranaka/C.R. Cousins, Inc. MPP (landowners)  
Ralph and Marcia Thomas, and Donald Parker (landowners)  
Jack Robert Rech (landowner)  
Arthur and Lucy Lopez (landowners)  
Lance and Diane Verdugo (landowners)  
Donald and Dianne Ecker, and Carole Munaretto (landowners)  
Debbie Walsh, Rural Mead Valley Association  
Peggy Miller (concerned citizen)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Denise Hauser or Daniel Rockholt, March Air Reserve Base  
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1250MA17\ZAP1250MA17.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)



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2017-AWP-2411-OE

Issued Date: 04/11/2017

Lydia Bastian  
 Henry-Ann Co., Inc.  
 32823 Temecula Parkway  
 temecula, CA 92592

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Knox Business Park, Building D  
 Location: Perris, CA  
 Latitude: 33-51-30.20N NAD 83  
 Longitude: 117-16-08.00W  
 Heights: 1585 feet site elevation (SE)  
 55 feet above ground level (AGL)  
 1640 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 10/11/2018 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within

6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

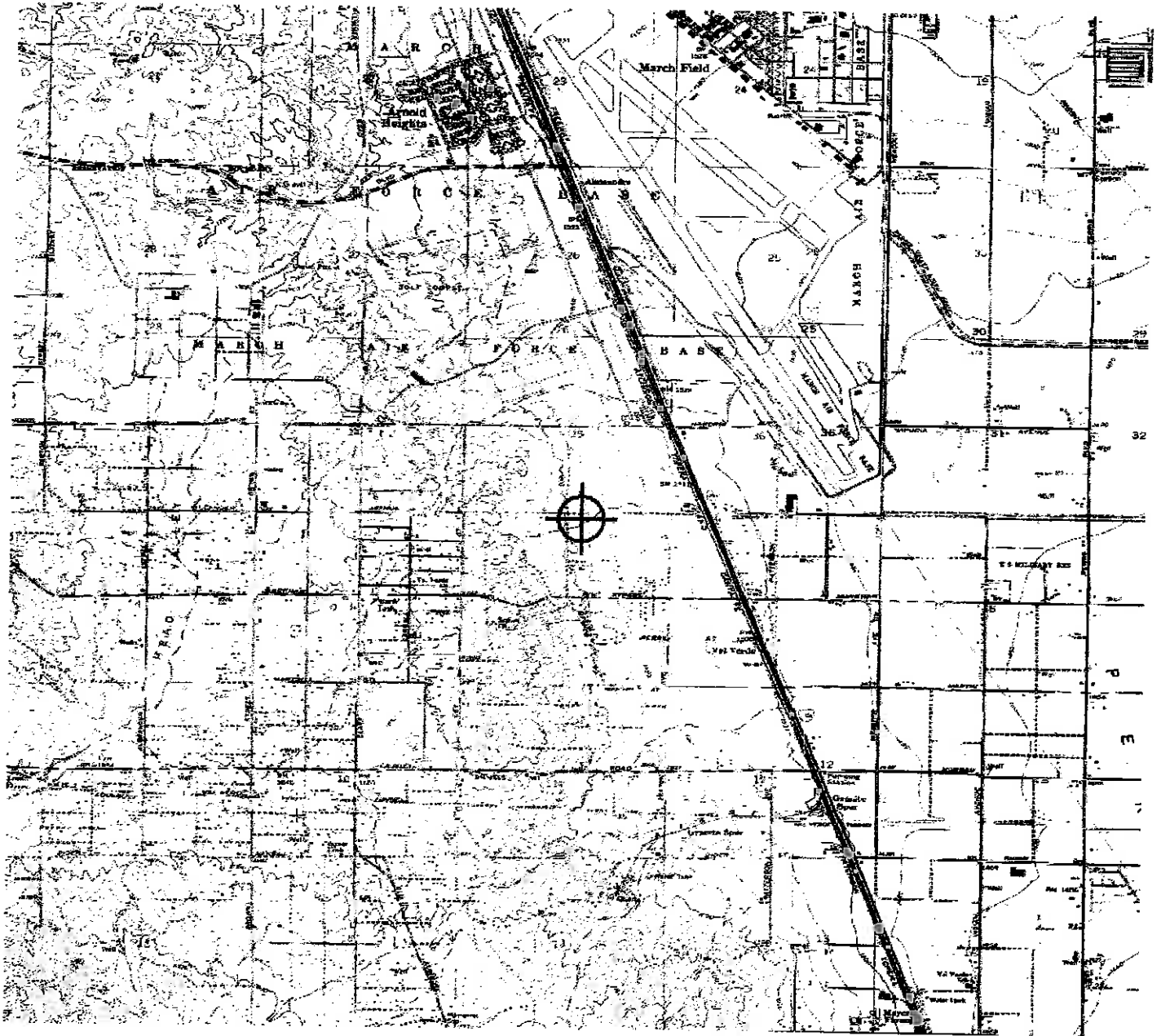
This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-2411-OE.

**Signature Control No: 326383640-328035041**  
Karen McDonald  
Specialist

( DNE )

Attachment(s)  
Map(s)





Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2017-AWP-2412-OE

Issued Date: 04/11/2017

Lydia Bastian  
 Henry-Ann Co., Inc.  
 32823 Temecula Parkway  
 temecula, CA 92592

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building Knox Business Park, Building E  
 Location: Perris, CA  
 Latitude: 33-51-30.00N NAD 83  
 Longitude: 117-16-22.32W  
 Heights: 1618 feet site elevation (SE)  
 55 feet above ground level (AGL)  
 1673 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

The structure considered under this study lies in proximity to an airport and occupants may be subjected to noise from aircraft operating to and from the airport.

This determination expires on 10/11/2018 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within



6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

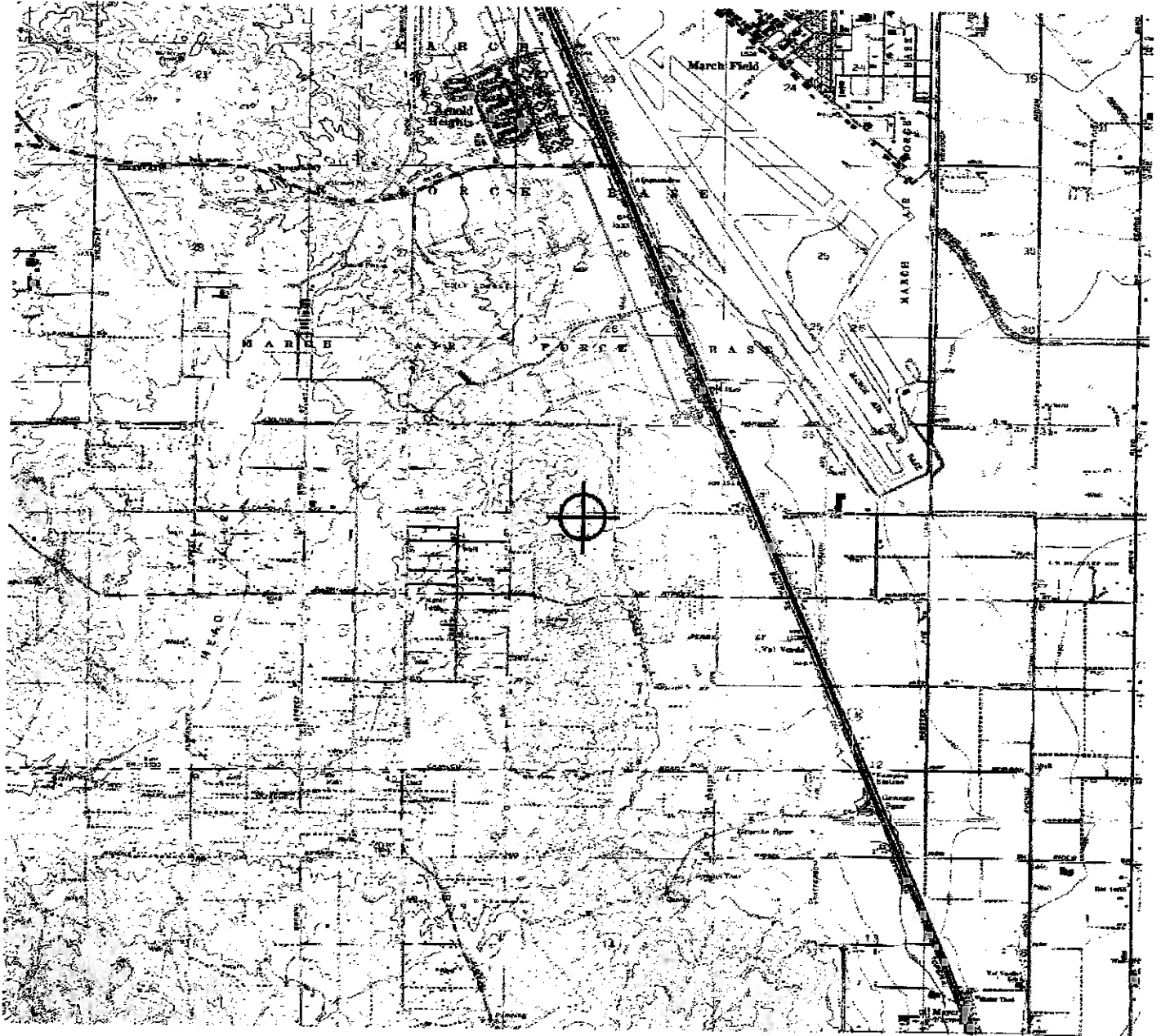
If we can be of further assistance, please contact our office at (310) 725-6557. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-AWP-2412-OE.

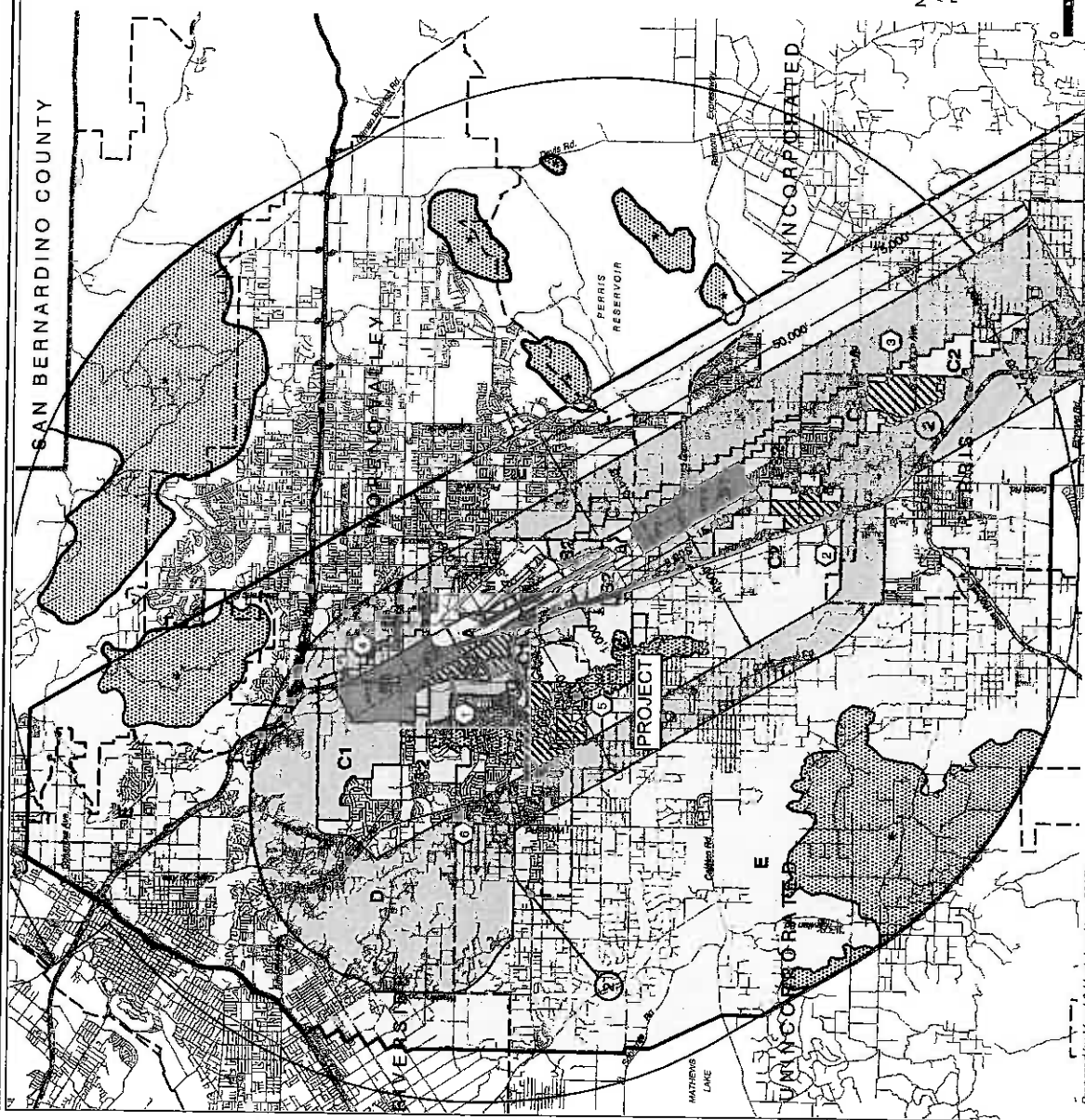
**Signature Control No: 326384461-328035042**

Karen McDonald  
Specialist

( DNE )

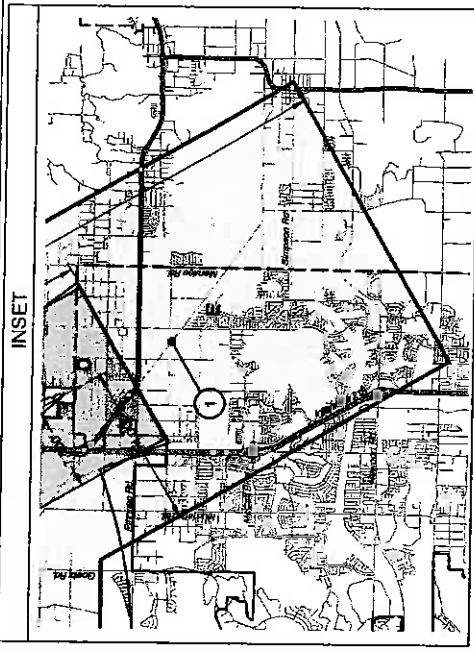
Attachment(s)  
Map(s)





**LEGEND**

- Compatibility Zones**
- Airport Influence Area Boundary
  - Zone A
  - Zone B1
  - Zone B2
  - Zone C1
  - Zone C2
  - Zone D
  - Zone E
  - Zone M
- High Terrain Zone  
FAR Part 77 Military Outer Horizontal Surface Limits  
FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
  - March Joint Powers Authority Property Line
  - County Boundary
  - City Limits
- Site-Specific Exceptions (existing local agency commitments to develop projects)
- 1 March JPA: March Business Center/Meridian
  - 2 Perris: Harvest Landing
  - 3 Perris: Park West
  - 4 Moreno Valley: Affordable Housing
  - 5 March JPA: Ben Clark Training Center
  - 6 Riverside: Ridge Crest Subdivision
- 1 Point at which aircraft on Runway 36 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- 2 Point at which departing aircraft typically reach 3,000 feet above runway end.



Riverside County  
Airport Land Use Commission  
March Air Reserve Base / Inland Port Airport  
Land Use Compatibility Plan  
(Adopted November 13, 2014)

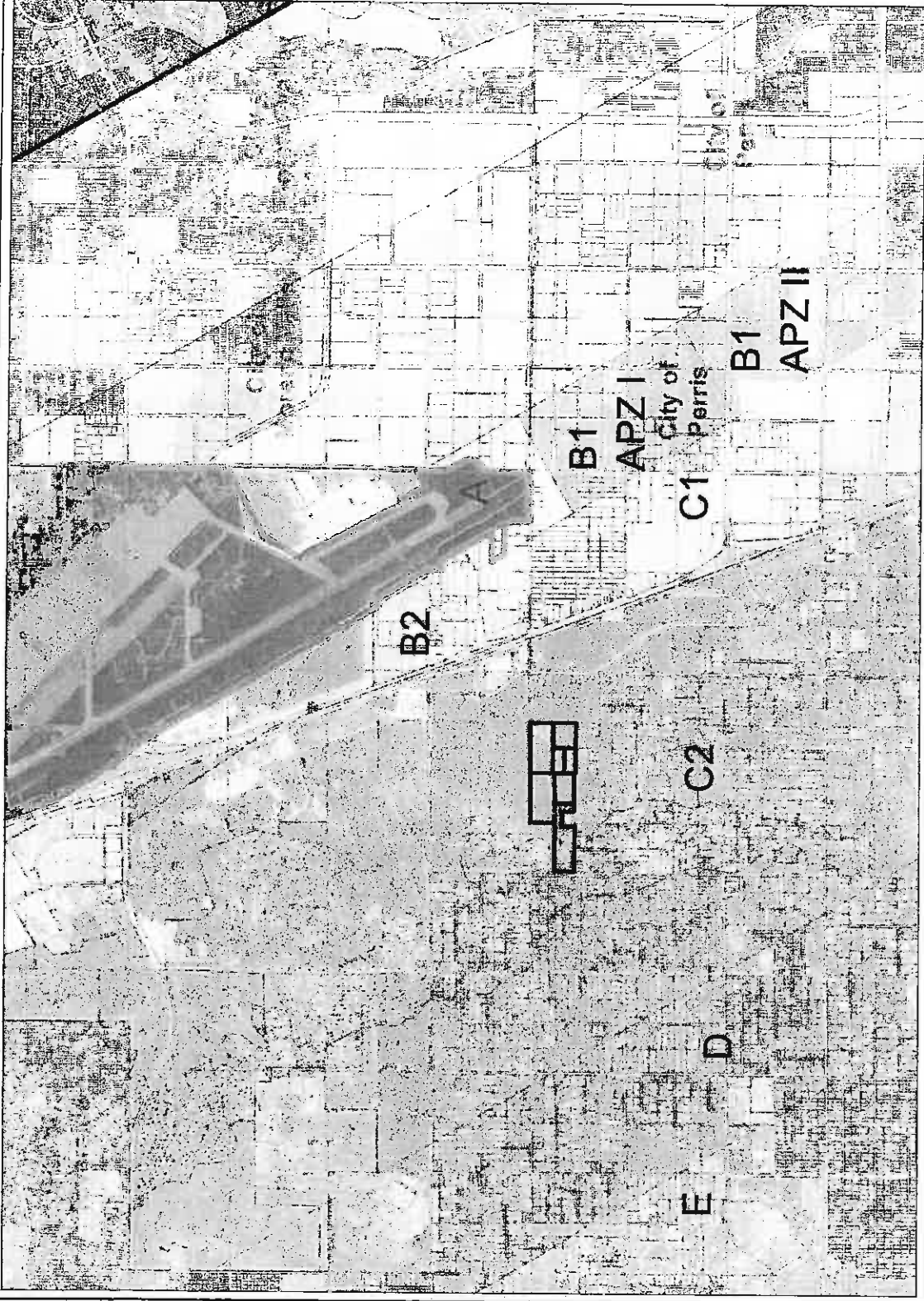
Map MA-1



Note:  
All dimensions are measured from runway ends and centerlines.

SEE INSET AT RIGHT  
Prepared by Mead & Hunt, Inc. (June 2013)  
Base map source: County of Riverside 2013

# 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

\*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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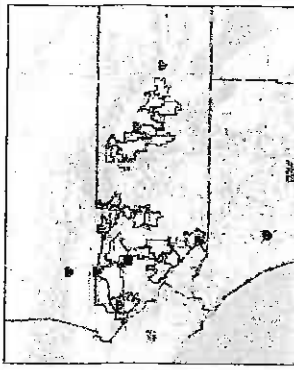
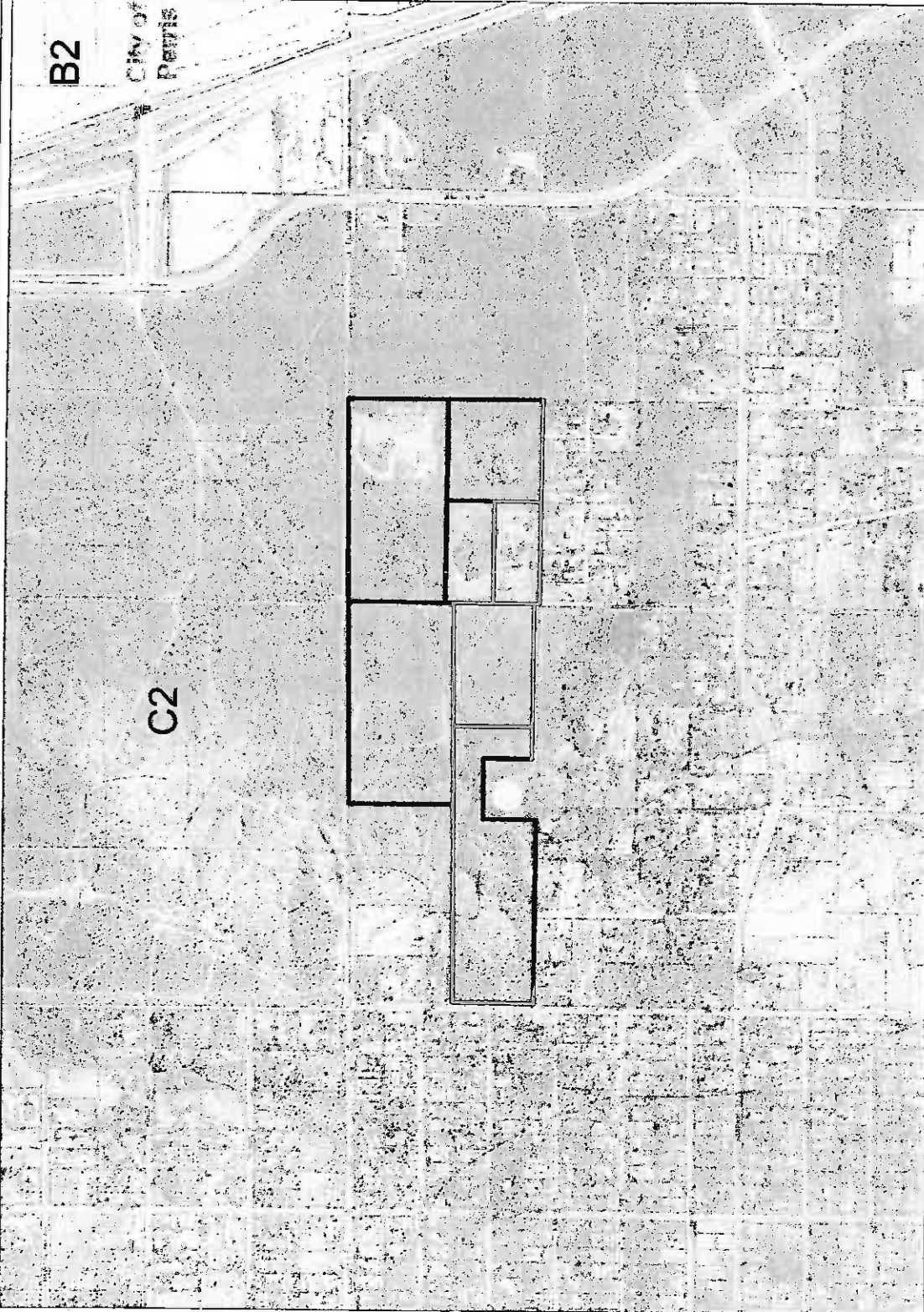
9,813 Feet



REPORT PRINTED ON... 3/30/2017 10:52:09 AM

© Riverside County RCIT GIS

# 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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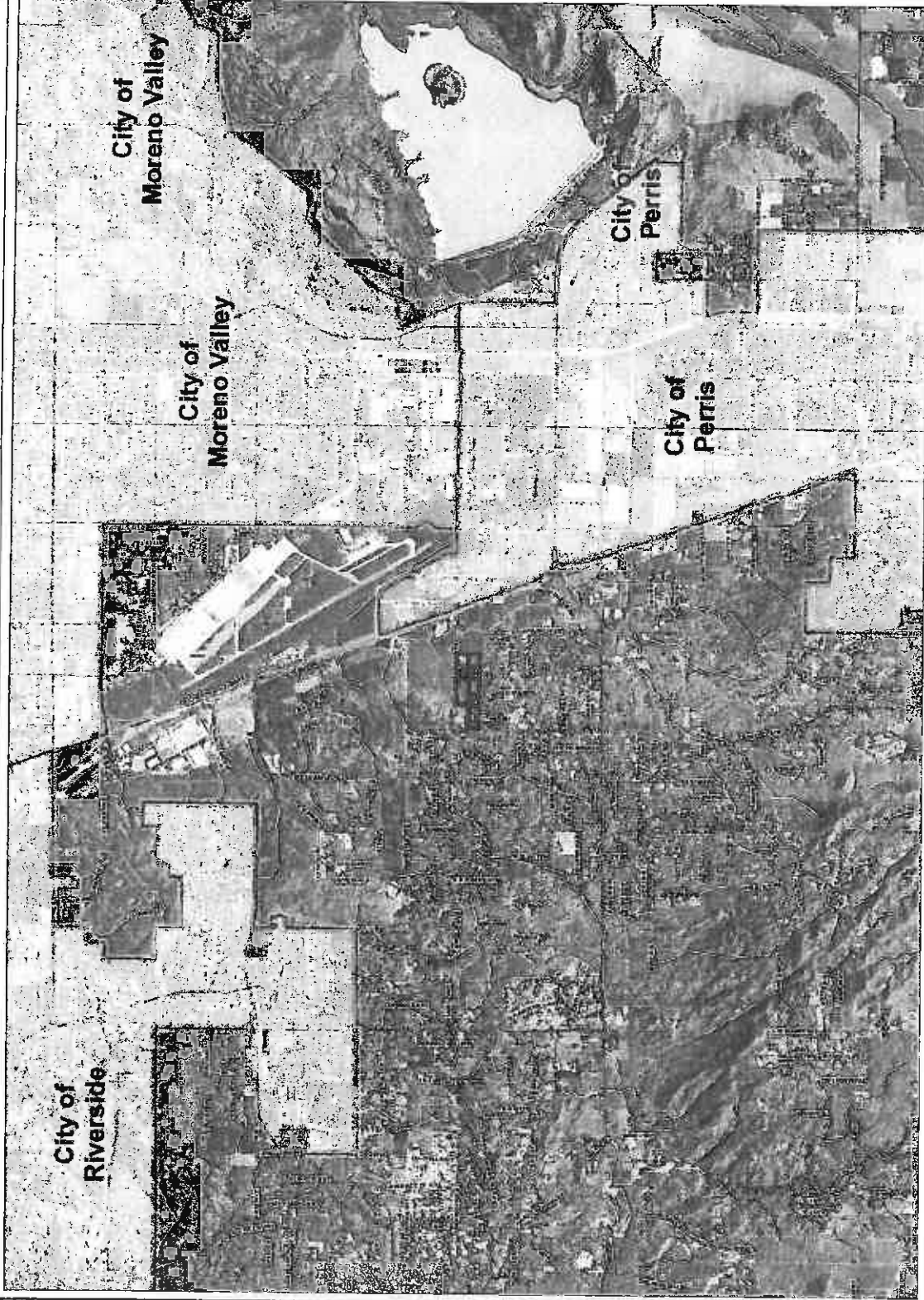


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# My Map



## Legend

- City Boundaries
- Cities
- adjacent\_highways
- Interstate
- Interstate 3
- State Highways: 60
- State Highways 3
- US HWY
- OUT
- highways\_large
- HWY
- INTERCHANGE
- INTERSTATE
- US-HWY
- counties
- cities

## Notes

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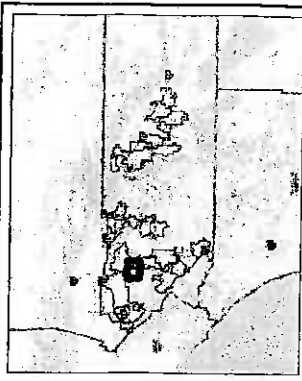


REPORT PRINTED ON... 3/30/2017 10:53:32 AM

© Riverside County RCIT GIS



# My Map



## Legend

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

## Notes

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



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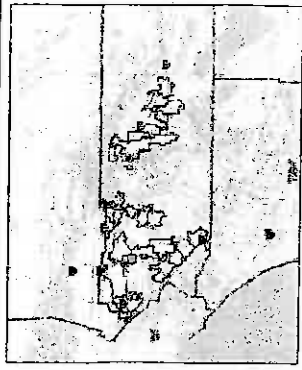


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# My Map



**Legend**

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

**Notes**

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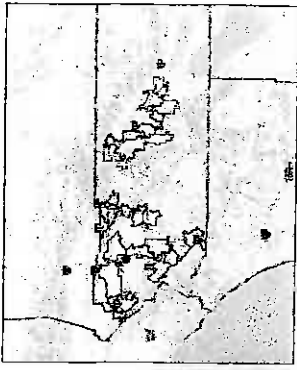


REPORT PRINTED ON... 3/30/2017 10:55:08 AM

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# My Map



## Legend

- City Boundaries
- Cities
- roads
- highways
- INTERCHANGE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers

## Notes

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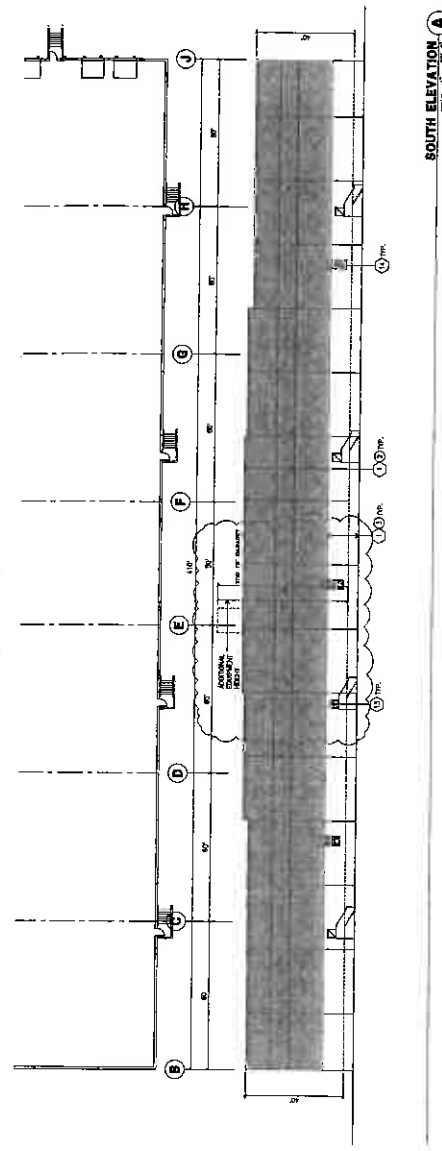
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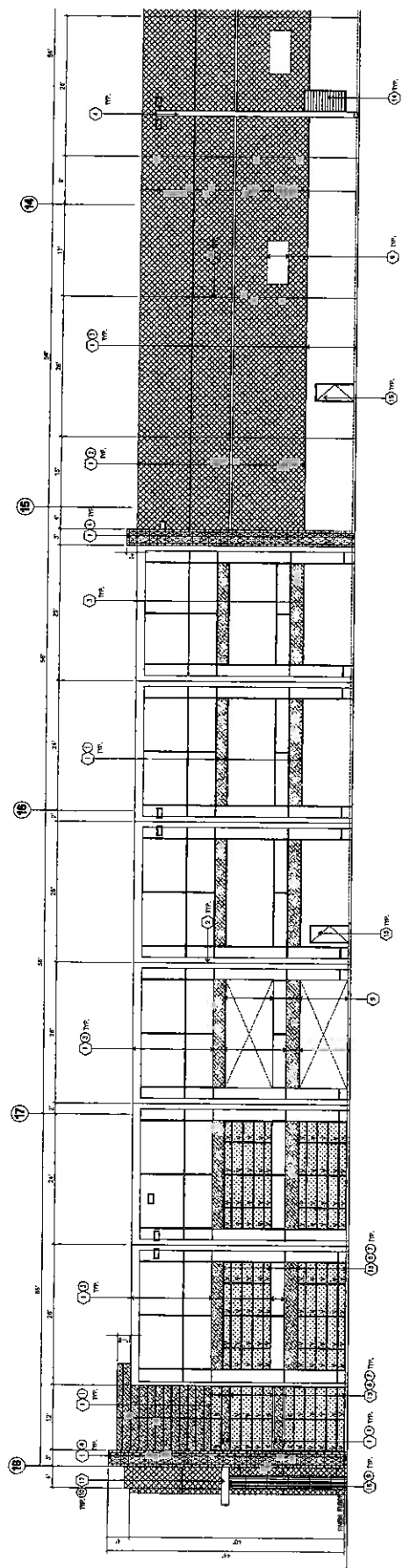
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REVISED HEIGHT



**SOUTH ELEVATION (A)**



**ENLARGED WEST ELEVATION (B)**

**KEYNOTES - ELEVATIONS**

- 1 CONCRETE IN-LIP PANELS, SEE 10000 SCHEDULE, FINISH AS SHOWN.
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**GENERAL NOTES - ELEVATIONS**

- 1. ALL FINISH COLORS CHANGES TO COLOR BY NAME, UNLESS NOTED OTHERWISE.
- 2. FINISHES ARE TO BE APPLIED AS SHOWN UNLESS NOTED OTHERWISE.
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**COLOR SCHED. - ELEVATIONS**

- 1 CONCRETE IN-LIP PANEL, FINISH AS SHOWN
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**SLAZING LEGEND**

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**TTPA**  
1801 Lakeside Drive, #4, #10  
Folsom, CA 95630  
Tel: 916-982-1779  
Fax: 916-982-0871  
www.ttpa.com

**TRAMMELL CROW COMPANY**  
3501 Lakeside Road, Suite 200  
Menlo Park, California 94025  
Tel: (650) 477-1711  
Fax: (650) 477-1717

**Project: KNOX BUSINESS PARK Building E**  
County of Riverside, CA

**Consultants:**  
CIVIL: DAVID BIRME LASSER  
MECHANICAL: BIRME LASSER  
ELECTRICAL: BIRME LASSER  
LANDSCAPE: HANSEN LANDSCAPE ARCHITECTS  
INTERIOR: BIRME LASSER

**Sheet: E-DAB-3.4**  
Project Number: 1428  
Drawing: 01/17  
Date: 02/17  
Revision: 01/17

















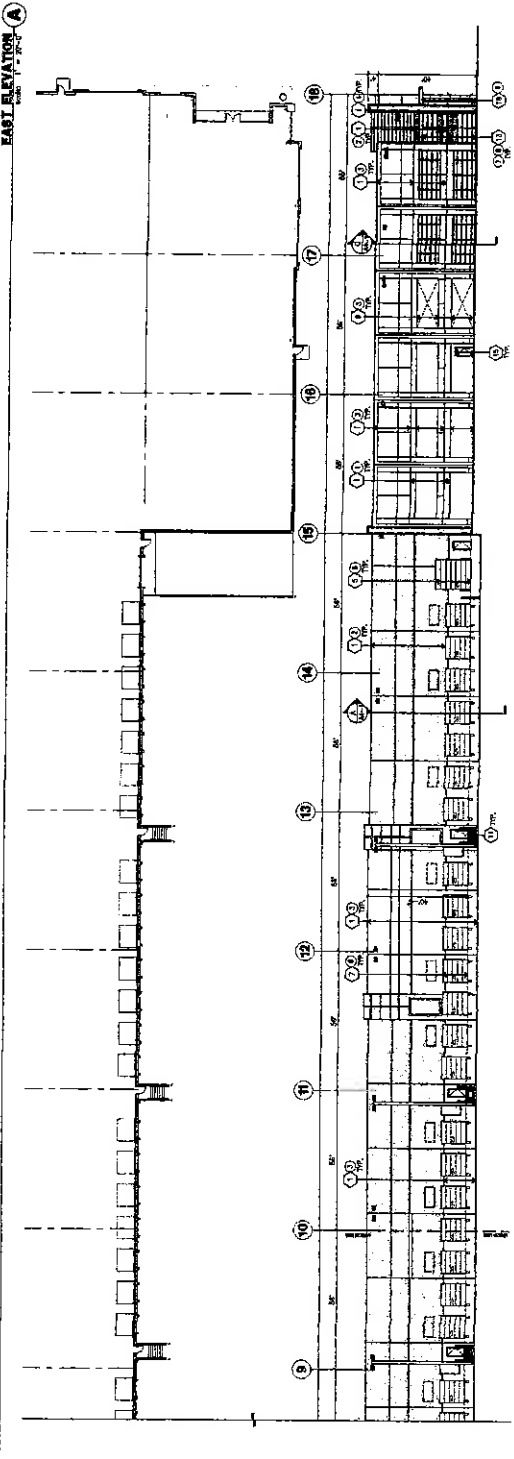
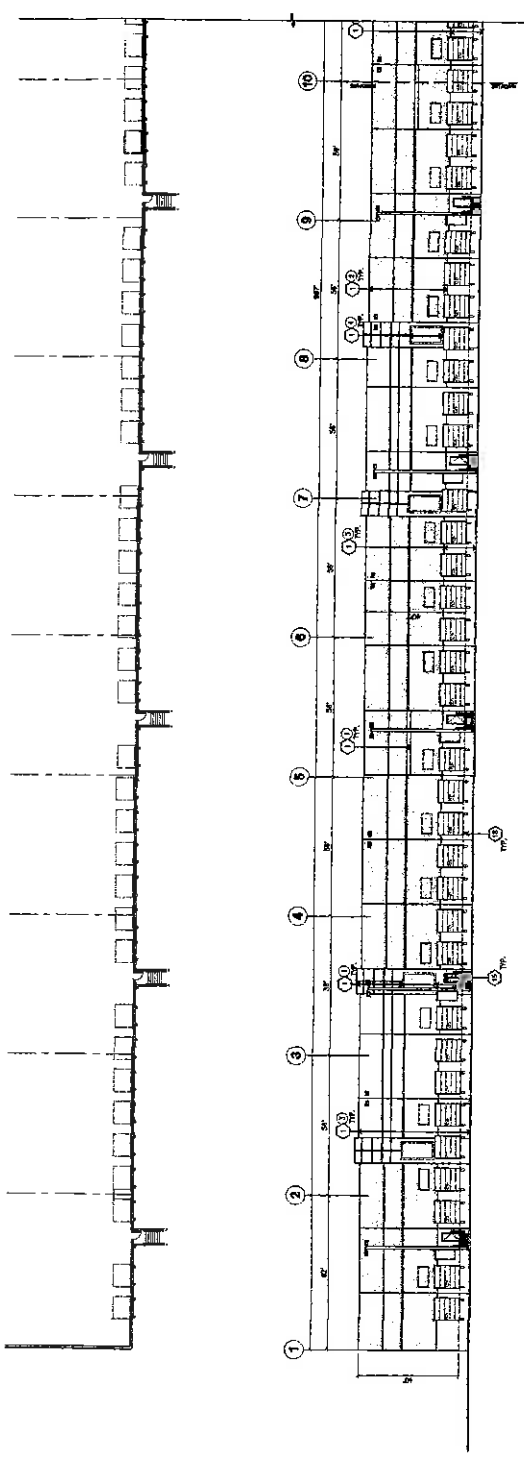












**KEYNOTES - ELEVATIONS**

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**GENERAL NOTES - ELEVATIONS**

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**COLOR SCHEDULE - ELEVATIONS**

1. CONCRETE 12" x 12" PANEL, PAINT FINISH, INTERIOR, 100% SOLID, WHITE
2. CONCRETE 12" x 12" PANEL, PAINT FINISH, INTERIOR, 100% SOLID, WHITE
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15. CONCRETE 12" x 12" PANEL, PAINT FINISH, INTERIOR, 100% SOLID, WHITE
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**GLAZING LEGEND**

- 1. THERMO TRAK 1000 SERIES
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**COLOR LEGEND**

- 1. THERMO TRAK 1000 SERIES
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**DEPARTMENT OF TRANSPORTATION**

DISTRICT 8

PLANNING (MS 722)

464 WEST 4<sup>th</sup> STREET, 6<sup>th</sup> Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8



*Make Conservation  
A California Way of Life.*

November 16, 2017

County of Riverside  
Planning Department  
Russell Brady  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92501

Knox Business Park – Building D, General Plan Amendment No. 1151 (RIV 215 PM R31.9)

Mr. Brady,

We have completed our initial review for the above mentioned proposal to merge four contiguous parcels into a single parcel. The Plot Plan would permit the construction of a 702,645 square foot warehouse/distribution center with 109 truck-loading bays. APNs: 314-040-001, -002, -003, and 008.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We have no comment for this project at this time. However, this is not to be consider as final and California Department of Transportation reserves the right to comment at a later date and time. If this development proposal is later modified in any way, please forward copies of revised plans as necessary so that we may reevaluate all proposed changes for potential impacts to the SHS.

We appreciate the opportunity to offer comments concerning this project. If you have any questions regarding this letter, please contact Talvin Dennis at (909) 806-3957 or myself at (909) 383-4557 for assistance.

Mr. Brady  
November 16, 2017  
Page 2

Sincerely,

A handwritten signature in black ink that reads "Mark Roberts". The signature is written in a cursive style with a large, stylized initial "M".

MARK ROBERTS  
Office Chief  
Intergovernmental Review, Community and Regional Planning



T 510.836.4200  
F 510.836.4205

410 17th Street, Suite 250  
Oakland, Ca 94607

www.lozeaudrury.com  
richard@lozeaudrury.com

March 7, 2018

**VIA E-MAIL and US MAIL**

Riverside County Planning Commission  
c/o Elizabeth Sarabia, Planning Commission Secretary  
4080 Lemon Street  
P.O. Box 1409  
Riverside, CA 92502-1409

Carl Bruce Shaffer (District 1)  
Aaron Hake (District 2)  
Ruthanne Taylor Berger (District 3)  
Bill Sanchez (District 4)  
Eric Kroencke (District 5)  
Email: [esarabia@rivco.org](mailto:esarabia@rivco.org)

**Re: Notice of Support for Knox Business Park Buildings III and IV ("Project")**

Honorable Members of the Planning Commission:

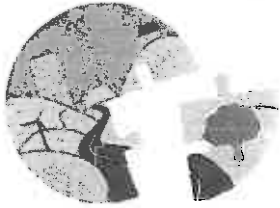
Laborers International Union of North America, Local Union No. 1184 ("LIUNA") is pleased to support the Knox Business Park Buildings II and IV Project. LIUNA believes that the construction and operation of the Project will benefit the County, and that the project has incorporated adequate mitigation measures to offset & reduce its potential effect on the environment. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Richard Drury", is written over a light blue horizontal line.

Richard Drury  
Counsel for Laborers International Union of North America (LIUNA)  
Local Union 1184

314-040-008



# 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: PP 25838

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

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

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Trammell Crow So Cal Devel. Inc. (TCSDCI) E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230  
\_\_\_\_\_  
Newport Beach, CA 92660  
City State ZIP

Daytime Phone No: (949) 477-4700 Fax No: (949) 477-9107

Engineer/Representative's Name: Hall & Foreman / Mike Bastian - Henry-Ann Co. Inc. E-Mail: mbastian@henryanninc.com

Mailing Address: 32823 Temecula Parkway  
\_\_\_\_\_  
Temecula, CA 92592  
City State ZIP

Daytime Phone No: (951) 302-2600 Fax No: (951) 302-7676

Property Owner's Name: Jack Rech E-Mail: \_\_\_\_\_

Mailing Address: 2447 Alamo Heights Dr.  
\_\_\_\_\_  
Diamond Bar, CA 91765  
City State ZIP

Daytime Phone No: (909) 263-6969 Fax No: ( ) \_\_\_\_\_

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

Desert Office • 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE PROJECT**

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

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

***AUTHORIZATION FOR CONCURRENT FEE TRANSFER***

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

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

**David Nazaryk**

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.

**Jack Rech**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 314-040-008

Section: 2 Township: 4S Range: 4 West



**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 9.44

General location (nearby or cross streets): North of Markham, South of Oleander Ave., East of Decker Rd., West of Harvill Ave.

Thomas Brothers map, edition year, page number, and coordinates: GIS website, page 747, B-7, C-7

Project Description: (describe the proposed project in detail)  
702,645 S. F. Industrial Business Center; existing three parcels merged to create one parcel

Related cases filed in conjunction with this application:

General Plan Amendment, Change of Zone, Tract Map, Lot Line Adjustment, Plot Plan

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

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 192,500

**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards 192,500

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

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

What is the anticipated source/destination of the import/export?

This is a balanced site

What is the anticipated route of travel for transport of the soil material?

NA

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 702,645 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

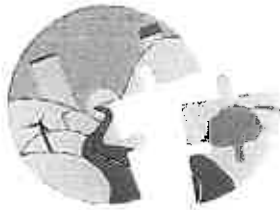
Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River                       Santa Margarita River                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |                                                |                                                 |                                                 |
|------------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| <input 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 checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |                                                 |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36950      DATE SUBMITTED: 5/22/15

### APPLICATION INFORMATION

Applicant's Name: Trammell Crow So Cal Devel. Inc., (TCSDCI)      E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230  
Newport Beach      Street      92660
City      State      ZIP

Daytime Phone No: (949) 477-4700      Fax No: (949) 4-77-9107

Engineer/Representative's Name: Hall & Foreman / Mike Bastian - Henry-Ann Company, Inc.      E-Mail: Mbastian@henryanncompany.com

Mailing Address: 32823 Temecula Parkway  
Temecula, CA 92592      Street
City      State      ZIP

Daytime Phone No: (951) 302-2600      Fax No: (951) 302-7676

Property Owner's Name: Lance and Diane Verdugo      E-Mail: \_\_\_\_\_

Mailing Address: 16589 Arabian Ave.  
Riverside, CA 92504      Street
City      State      ZIP

Daytime Phone No: (951) 212-0651      Fax No: (\_\_\_\_) \_\_\_\_\_

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

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**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.

DAVID NAZARYK   
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.

LANCE AND DIANE VERDUGO \_\_\_\_\_  
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): 314-040-008

Section: 2 Township: 4s Range: 4 West

Approximate Gross Acreage: 4.22



**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**


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

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

***AUTHORIZATION FOR CONCURRENT FEE TRANSFER***

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

David Nazaryk   
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.

ARTHUR AND LUCY LOPEZ \_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 314-040-002

Section: 2 Township: 4S Range: 4 West

Approximate Gross Acreage: 5.03







**APPLICATION FOR CHANGE OF ZONE**

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Thomas Brothers map, edition year, page number, and coordinates: GIS website, page 747, B -7, C-7

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

Change zones from R-R, R-C VLDR and B-P to I-P

---

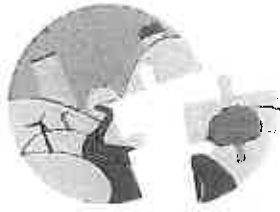
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Related cases filed in conjunction with this request:

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Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT                       PUBLIC USE PERMIT                       VARIANCE

PROPOSED LAND USE: PP 25837 (555,615 sq ft)

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

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

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: Trammell Crow So Cal Devel. Inc. (TCSDCI) E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230  
\_\_\_\_\_  
Newport Beach, CA 92660  
City State ZIP

Daytime Phone No: (949) 477-4700 Fax No: (949) 477-9107

Engineer/Representative's Name: Hall & Foreman / Mike Bastian - Henry-Ann Co. Inc. E-Mail: mbastian@henryanninc.com

Mailing Address: 32823 Temecula Parkway  
\_\_\_\_\_  
Temecula, CA 92592  
City State ZIP

Daytime Phone No: (951) 302-2600 Fax No: (951) 302-7676

Property Owner's Name: Donald Ecker E-Mail: \_\_\_\_\_

Mailing Address: 609 Deep Valley Dr., #340  
\_\_\_\_\_  
Rolling Hills Estates, CA 90274  
City State ZIP

Daytime Phone No: (310) 962-6736 Fax No: ( ) \_\_\_\_\_

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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**APPLICATION FOR LAND USE PROJECT**

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

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

***AUTHORIZATION FOR CONCURRENT FEE TRANSFER***

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

**David Nazaryk**

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.

**Donald Ecker**

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 314-020-019

Section: 2 Township: 4S Range: 4 West

**APPLICATION FOR LAND USE PROJECT**

Approximate Gross Acreage: 4.17

General location (nearby or cross streets): North of Markham, South of Oleander Ave., East of Decker Rd., West of Harvill Ave.

Thomas Brothers map, edition year, page number, and coordinates: GIS website, page 747, B-7, C-7

Project Description: (describe the proposed project in detail)  
702,645 S. F. Industrial Business Center; existing three parcels merged to create one parcel

Related cases filed in conjunction with this application:  
General Plan Amendment, Change of Zone, Tract Map, Lot Line Adjustment, Plot Plan

Is there a previous application filed on the same site: Yes  No   
If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) \_\_\_\_\_ E.I.R. No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes  No

Is sewer service available at the site? Yes  No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes  No

How much grading is proposed for the project site?  
Estimated amount of cut = cubic yards: 192,500



**APPLICATION FOR LAND USE PROJECT**

Estimated amount of fill = cubic yards 192,500

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

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

What is the anticipated source/destination of the import/export?  
This is a balanced site

What is the anticipated route of travel for transport of the soil material?  
NA

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 702,645 sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes  No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes  No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes  No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes  No

Does the project area exceed one acre in area? Yes  No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River                       Santa Margarita River                       Whitewater River

Please note: If your project is within the San Jacinto River as shown on the RCLIS, please check Santa Ana River above and use the Santa Ana River worksheet, "Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region" on the following pages.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |                                                |                                                 |                                                 |
|------------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| <input 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 checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |                                                 |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36962

DATE SUBMITTED: 5/22/15

### APPLICATION INFORMATION

Applicant's Name: Trammell Crow So Cal Devel. Inc., (TCSDCI)

E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230

|                      |               |              |
|----------------------|---------------|--------------|
| <u>Newport Beach</u> | <u>Street</u> | <u>92660</u> |
|                      | <u>CA</u>     |              |
| <u>City</u>          | <u>State</u>  | <u>ZIP</u>   |

Daytime Phone No: (949) 477-4700

Fax No: (949) 4-77-9107

Engineer/Representative's Name: Hall & Foreman / Mike Bastian - Henry-Ann Company, Inc.

E-Mail: mbastian@henryanncompany.com

Mailing Address: 32823 Temecula Parkway

|                           |               |            |
|---------------------------|---------------|------------|
| <u>Temecula, CA 92592</u> | <u>Street</u> |            |
|                           | <u>State</u>  | <u>ZIP</u> |

Daytime Phone No: (951) 302-2600

Fax No: (951) 302-7676

Property Owner's Name: Trammell Crow So Cal Devel. Inc., (TCSDCI)

E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd. Suite 230

|                                |               |            |
|--------------------------------|---------------|------------|
| <u>Newport Beach, CA 92660</u> | <u>Street</u> |            |
|                                | <u>State</u>  | <u>ZIP</u> |

Daytime Phone No: (949) 477-4700

Fax No: (949) 477-9107

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

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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

**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**

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

DAVID NAZARYK                        
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.

\_\_\_\_\_  
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): 314-020-010, 314-020-017, 314-020-019  
Section: 2                      Township: 4s                      Range: 4 West  
Approximate Gross Acreage: 33.62

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of Markham, South of Oleander Ave., East of Decker Rs., West of Harvill Ave.

Thomas Brothers map, edition year, page number, and coordinates: GIS website, page 747,B-7, C-7

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

555,615 S.F. Industrial Business Center; existing three parcels merged to create one parcel.

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: \_\_\_\_\_

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) 1,800

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: 195,500

Estimated amount of fill = cubic yards 195,500

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

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

What is the anticipated source/destination of the import/export?  
\_\_\_\_\_

What is the anticipated route of travel for transport of the soil material?  
\_\_\_\_\_

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) \_\_\_\_\_ sq. ft.

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 5/21/15

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



# APPLICATION FOR SUBDIVISION AND DEVELOPMENT

## Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

|                             |  |
|-----------------------------|--|
| <b>Project File No.</b>     |  |
| <b>Project Name:</b>        |  |
| <b>Project Location:</b>    |  |
| <b>Project Description:</b> |  |

| <b>Proposed Project Consists of, or includes:</b>                                                                                                                                                                                                                                                                                                                                                        | <b>YES</b>               | <b>NO</b>                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|
| Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.       | <input type="checkbox"/> | <input type="checkbox"/> |
| Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.)                                                                                 | <input type="checkbox"/> | <input type="checkbox"/> |
| New Industrial and commercial development where the land area <sup>1</sup> represented by the proposed map or permit is 10,000 square feet or more.                                                                                                                                                                                                                                                      | <input type="checkbox"/> | <input type="checkbox"/> |
| Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).                                                                                                                                                                                                                                                                         | <input type="checkbox"/> | <input type="checkbox"/> |
| Automotive repair shops (Standard Industrial Classification (SIC) codes <sup>2</sup> 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539).                                                                                                                                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> |
| Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.                                                                                                                                                                                                                                                                                                             | <input type="checkbox"/> | <input type="checkbox"/> |
| Hillside developments disturbing 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.                                                                                                                                                                                                                                   | <input type="checkbox"/> | <input type="checkbox"/> |
| Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's. "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands. | <input type="checkbox"/> | <input type="checkbox"/> |
| Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.                                                                                                                                                                                                                                  | <input type="checkbox"/> | <input type="checkbox"/> |
| Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.                                                                                                                                                                                                                                          | <input type="checkbox"/> | <input type="checkbox"/> |
| Public Projects, other than Transportation Projects, that are implemented by a permittee and similar in nature to the priority projects described above and meets the thresholds described herein.                                                                                                                                                                                                       | <input type="checkbox"/> | <input type="checkbox"/> |
| Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.                                                                                                                                                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> |

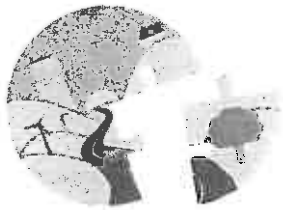
<sup>1</sup>Land area is based on acreage disturbed

<sup>2</sup>Descriptions of SIC codes can be found at <http://www.osha.gov/pls/imis/sicsearch.html>.

### DETERMINATION: Circle appropriate determination.

If **any** question answered "YES" Project requires a project-specific WQMP.

If **all** questions answered "NO" Project requires incorporation of Site Design and source control BMPs imposed through Conditions of Approval or permit conditions.



Carolyn Syms Luna  
Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN

SECTIONS I, II, AND VI BELOW MUST BE COMPLETED FOR ANY AMENDMENT TO THE AREA PLAN MAPS OF THE GENERAL PLAN.

FOR OTHER TYPES OF AMENDMENTS, PLEASE CONSULT PLANNING DEPARTMENT STAFF FOR ASSISTANCE PRIOR TO COMPLETING THE APPLICATION.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: GPA 01152 DATE SUBMITTED: 5/22/15

### I. GENERAL INFORMATION

#### APPLICATION INFORMATION

Applicant's Name: Trammell Crow So Cal Devel, Inc. (TCSDCI) E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230  
Newport Beach, CA 92660  
Street  
City State ZIP

Daytime Phone No: ( 949 ) 477-4700 Fax No: ( 949 ) 477-9107

Engineer/Representative's Name: Eng: Hall & Forman / Represent: Henry-Ann Co. E-Mail: mbastian@henryanninc.com

Mailing Address: Hall & Forman - 17782 17th St., #200 Tustin, CA 92780-1947  
Henry-Ann Co. - 32823 Temecula Pkwy., Temecula, CA 92592  
Street  
City State ZIP

Daytime Phone No: ( 714 ) 665-4532 . HAC - 951-302-2600 Fax No: ( ) \_\_\_\_\_

Property Owner's Name: Roy and Harry Muranaka E-Mail: \_\_\_\_\_

Mailing Address: P.O. Box 8360  
Northridge, CA 91327  
Street  
City State ZIP

Daytime Phone No: ( 818 ) 491-0638 Fax No: ( ) \_\_\_\_\_

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(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

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**APPLICATION FOR AMENDMENT TO THE RIVERSIDE COUNTY GENERAL PLAN**

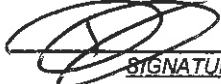
If the property is owned by more than one person, attach a separate page that reference the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

DAVID NAZARYK   
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.

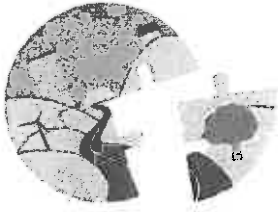
All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

HARRY MURANAKA \_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)  
ROY MURANAKA \_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 314-020-010  
Section: 2 Township: 4S Range: 4 West  
Approximate Gross Acreage: 20.01



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP
- REVISIED MAP
- PARCEL MAP
- MINOR CHANGE
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP
- VESTING MAP
- EXPIRED RECORDABLE MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36950      DATE SUBMITTED: 5/22/15

### APPLICATION INFORMATION

Applicant's Name: Trammell Crow So Cal Devel. Inc., (TCSDCI)      E-Mail: nholdridge@trammellcrow.com

Mailing Address: 3501 Jamboree Rd., Suite 230  
Newport Beach      CA      92660  
City      State      ZIP

Daytime Phone No: (949) 477-4700      Fax No: (949) 4-77-9107

Engineer/Representative's Name: Hall & Foreman / Mike Bastian - Henry-Ann Company, Inc.      E-Mail: Mbastian@henryanncompany.com

Mailing Address: 32823 Temecula Parkway  
Temecula, CA 92592  
City      State      ZIP

Daytime Phone No: (951) 302-2600      Fax No: (951) 302-7676

Property Owner's Name: Lance and Diane Verdugo      E-Mail: \_\_\_\_\_

Mailing Address: 16589 Arabian Ave.  
Riverside, CA 92504  
City      State      ZIP

Daytime Phone No: (951) 212-0651      Fax No: (\_\_\_\_) \_\_\_\_\_

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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**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**

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DAVID NAZARYK   
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.

LANCE AND DIANE VERDUGO \_\_\_\_\_  
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): 314-040-008

Section: 2 Township: 4s Range: 4 West

Approximate Gross Acreage: 4.22





**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**

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\_\_\_\_\_  
DAVID NAZARYK  
*PRINTED NAME OF APPLICANT*        
*SIGNATURE OF APPLICANT*

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

See Attached Document  
\_\_\_\_\_  
*PRINTED NAME OF PROPERTY OWNER(S)*      \_\_\_\_\_  
*SIGNATURE OF PROPERTY OWNER(S)*

See Attached Document  
\_\_\_\_\_  
*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): 314-020-010

Section: 2      Township: 4S      Range: 4 West

Approximate Gross Acreage: 20.01 Acres

General location (nearby or cross streets): North of Markham St., South of Oleander Ave., East of Decker Rd., West of Harvill Ave.

**APPLICATION FOR CHANGE OF ZONE**

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Thomas Brothers map, edition year, page number, and coordinates: GIS website, page 747, B -7, C-7

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

Change zones from R-R, R-C VLDR and B-P to I-P

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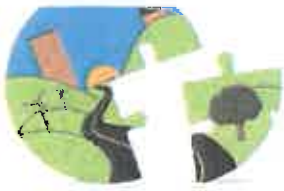
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Related cases filed in conjunction with this request:

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

MARCH 3, 2018

Property Owner(s) Signature(s) and Date

JACK RECH

PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

***If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:***

- ***If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.***
- ***If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.***
- ***If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.***
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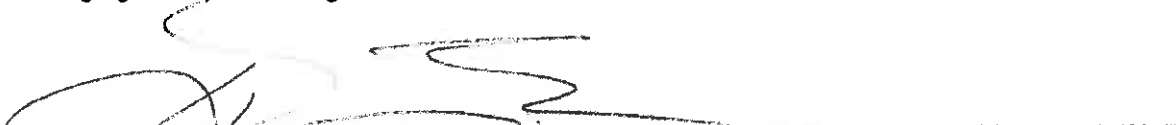


# RIVERSIDE COUNTY PLANNING DEPARTMENT

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Property Owner(s) Signature(s) and Date

HARRY MURANAKA TRUSTEE C-R COUSINS MONEY PURCHASE  
PRINTED NAME of Property Owner(s) PENSION PLAN

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**INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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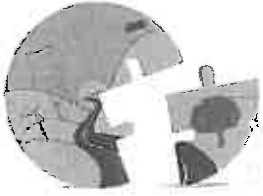
- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

**ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

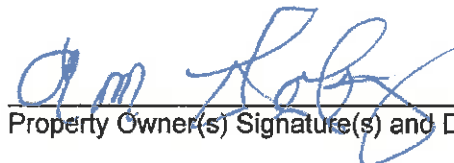



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

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\_\_\_\_\_  
Property Owner(s) Signature(s) and Date

   
\_\_\_\_\_  
PRINTED NAME of Property Owner(s)

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**INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

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Donald Parker 3-5-2018  
Property Owner(s) Signature(s) and Date

DONALD PARKER  
PRINTED NAME of Property Owner(s)

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(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Lance R. Verdugo 3-6-18 Diana K. Verdugo 3-6-18  
Property Owner(s) Signature(s) and Date

Lance R. Verdugo Diana K. Verdugo  
PRINTED NAME of Property Owner(s)

if the property is owned by multiple owners, the paragraph above must be signed by each owner.  
Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State
- If the property owner is a trust, provide a copy of the trust certificate

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

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

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### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*



**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 NOS. 1151 AND 1152, CHANGE OF ZONE NOS. 7872 AND 7873, PLOT PLAN NOS. 25837 AND 25838, TENTATIVE PARCEL MAP NOS. 36950 AND 36962 – Intent to Certify an Environmental Impact Report (EIR) No. 546** – EIR00546 – Applicant: Trammel Crow Inc. – Representative: David Evans and Associates Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Community Development: Light Industrial (CD-LI) – Community Development: Business Park (CD-BP) – Location: Southerly of Oleander Avenue, northerly of Nance Street, westerly of Harvill Avenue, and easterly of Day Street – Zoning: Rural Residential – ½ acre minimum (R-R-½) – Medium Manufacturing (M-M) – Industrial Park (I-P) – **REQUEST: Building D - GENERAL PLAN AMENDMENT NO. 1151** proposes to change the General Plan Land Use Designation for Parcels 314-040-002 and 314-040-008 from Community Development: Business Park (CD-BP) to Community Development: Light Industrial (CD-LI) to make the entire Building D site Community Development: Light Industrial (CD-LI). **CHANGE OF ZONE NO. 7872** proposes to change the zoning classification for Parcels 314-040-002 and 314-040-008 from Rural Residential (R-R) to Industrial Park (I-P) and the portions of Parcels 314-040-001 and 314-040-003 that are zoned Medium Manufacturing (M-M) to Industrial Park (I-P) to make the entire Building D site Industrial Park (I-P). **PLOT PLAN NO. 25838** proposes the construction and operation of a 702,645 sq. ft. warehouse/distribution/manufacturing building on 37.08-acres (gross) consisting of a 15,000 sq. ft. of office space, 10,000 sq. ft. of mezzanine, and 677,645 sq. ft. of warehouse space with 109 truck loading bays, 251 trailer parking stalls, 439 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. **TENTATIVE PARCEL MAP NO. 36950** proposes a Schedule “E” subdivision of 37.08 gross acres to consolidate the existing four (4) parcels into one (1) parcel and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. **Building E - GENERAL PLAN AMENDMENT NO. 1152** proposes to change the General Plan Land Use Designation for Parcels 314-020-017 and 314-020-010 from Community Development: Business Park (CD-BP) to Community Development: Light Industrial (CD-LI) to make the entire Building E site Community Development: Light Industrial (CD-LI). **CHANGE OF ZONE NO. 7873** proposes to change the zoning classification for Parcels 314-020-010 from Rural Residential – ½ acre minimum (R-R-½) to Industrial Park (I-P) to make the entire Building E site Industrial Park (I-P). **PLOT PLAN NO. 25837** proposes the construction and operation of a 410,982 sq. ft. warehouse/distribution/manufacturing building on 21.52-acres (gross) consisting of 15,000 sq. ft. of office space and 395,982 sq. ft. of warehouse, with 51 truck loading bays, 80 truck trailer parking stalls, and 260 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. **TENTATIVE PARCEL MAP NO. 36962** proposes a Schedule “E” subdivision of 21.52 gross acres into two (2) parcels, one (1) for the proposed development and one (1) to be left vacant at this time, and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street.

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| TIME OF HEARING:  | 9:00 a.m. or as soon as possible thereafter                                                                   |
| DATE OF HEARING:  | <b>APRIL 4, 2018</b>                                                                                          |
| PLACE OF HEARING: | RIVERSIDE COUNTY ADMINISTRATIVE CENTER<br>BOARD CHAMBERS, 1ST FLOOR<br>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-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 546, 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 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 February 28, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP25837 / PP25838 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

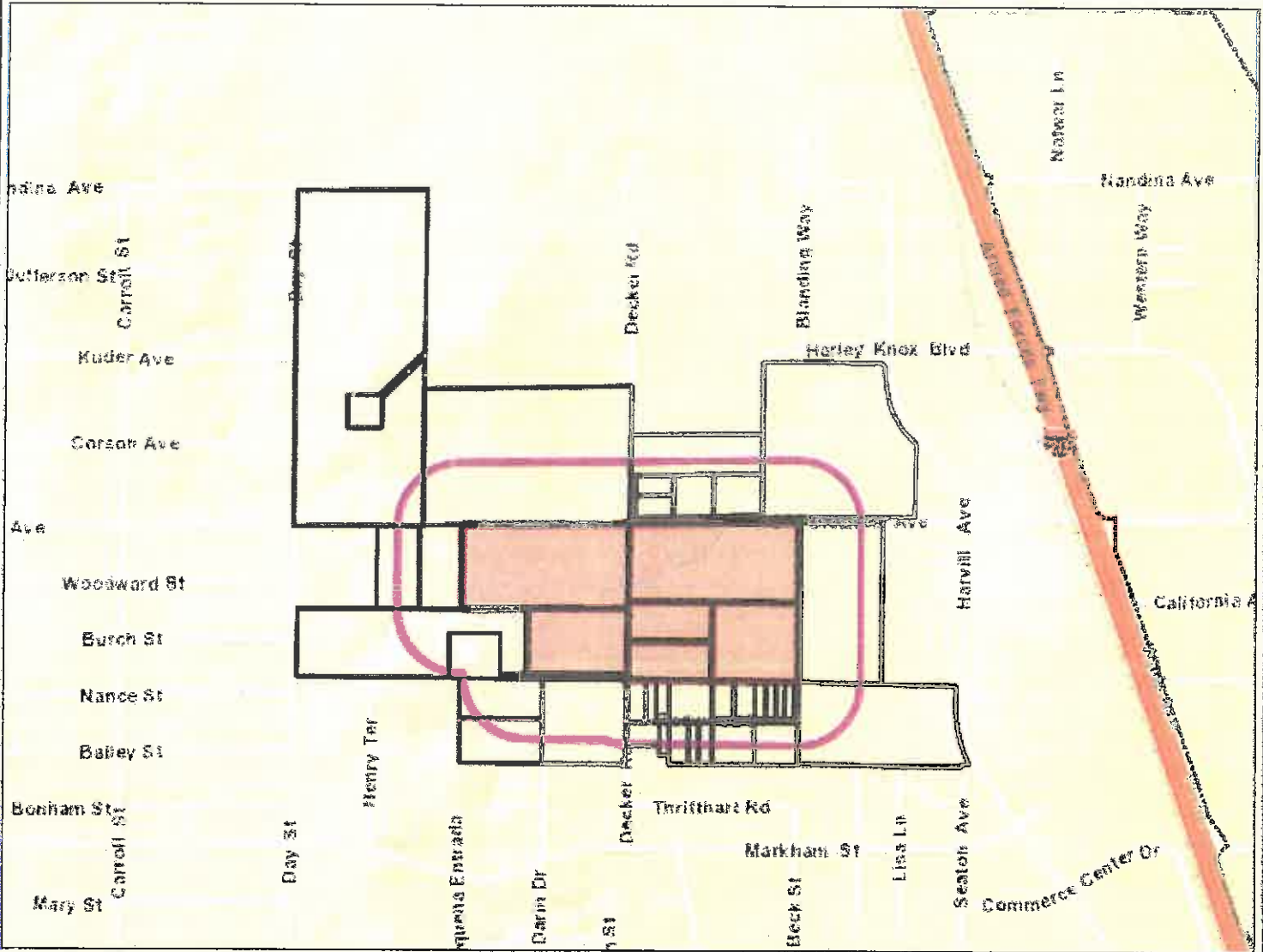
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS

## PP25837 / PP25838 ( 600 feet buffer )



- Legend**
-  County Boundary
  -  Cities
  -  World Street Map

**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.

314020017  
JACK ROBERT RECH  
2447 ALAMO HEIGHTS DR  
DIAMOND BAR CA 91765

314020021  
EASTERN MUNICIPAL WATER DIST  
C/O C/O DEPT OF BLDG SERV  
P O BOX 8300  
PERRIS CA 92572

314030025  
THOMAS GORDON SMITH  
2324 DONELLA CIR  
LOS ANGELES CA 90077

314040002  
ARTHUR M LOPEZ  
LUCY V LOPEZ  
3000 TYLER ST  
RIVERSIDE CA 92503

314030023  
JAY MAROUN  
MEGDALENE MAROUN  
15543 SADDLEBACK RD  
RIVERSIDE CA 92506

314040003  
DONALD CLYDE PARKER  
RALPH W THOMAS  
MARCIA A THOMAS

43910 FLORES DR  
TEMECULA CA 92592

314200010  
LINDA M CUSTA  
P O BOX 1624  
PERRIS CA 92572

314200007  
NICK JONES  
CHRISTINA JONES  
22710 REDWOOD DR  
PERRIS CA. 92570

314200004  
JIM ESTEVANOVICH  
P O BOX 117  
PERRIS CA 92572

314030024  
RODOLFO PADILLA  
22430 MARKHAM ST  
PERRIS CA. 92570

314200003  
MARY WASSO  
ROBERT WASSO  
22540 REDWOOD DR  
PERRIS CA. 92570

314200008  
SONIA GUILLEN  
332 YOSEMITE AVE  
PERRIS CA 92570

314200017  
JASON PEREZ  
SHARIE PEREZ  
6309 MITCHELL AVE  
RIVERSIDE CA 92505

314200006  
OSCAR ZERMENO  
ELIDA ZERMENO  
521 CRONY AVE  
HENDERSON NV 89011

314200001  
THERESA WASSO  
BETTY WASSO  
22510 REDWOOD DR  
PERRIS CA. 92570

314200005  
HOME EXPO FINANCIAL INC  
23580 ALESSANDRO NO 9818  
MORENO VALLEY CA 92552

314200015  
RICHARD STANLEY  
TONYA STANLEY  
22601 REDWOOD DR  
PERRIS CA. 92570

314200012  
JUAN M GONZALES  
MARIA R GONZALES  
22721 REDWOOD DR  
PERRIS CA. 92570

314200014  
RICKY J GEORGE  
DIANA M GEORGE  
22621 REDWOOD DR  
PERRIS CA. 92570

314200013  
JOHN PAUL RAMOS  
JOHN P RAMOS  
P O BOX 2222  
PERRIS CA 92572

314040008  
LANCE R VERDUGO  
DIANE K VERDUGO  
16589 ARABIAN AVE  
WOODCREST CA 92504

314200002  
SHERRY WASSO  
22530 REDWOOD DR  
PERRIS CA. 92570

314200011  
VICKIE EBELING  
DONNA L MCDERMOTT  
DONNA LYNN MCDERMOTT  
C/O DONNA L MCDERMOTT  
26346 RIDGEMOOR RD  
SUN CITY CA 92586

314200009  
NICK JOHN STANLEY  
MINNIE JOYCE STANLEY  
22730 REDWOOD DR  
PERRIS CA. 92570

314200018  
JACK STEVE STANKA  
18330 DECKER RD  
PERRIS CA. 92570

314200016  
JIMMY TODOROVITCH  
SHELLEY TODOROVITCH  
C/O C/O DAN GEORGE  
22589 REDWOOD DR  
PERRIS CA 92570

314040004  
MAJESTIC FREEWAY BUSINESS CENTER  
C/O C/O LINDA J CASEY  
13191 CROSSROADS N 6TH FL  
CITY OF INDUSTRY CA 91746

314020019  
CAROL E MUNARETTO  
DONALD N ECKER  
DIANNE M ECKER

6350 HAWARDEN  
RIVERSIDE CA 92506

314020010  
HARRY MURANAKA  
ROY MURANAKA  
CAROLYN MURANAKA  
  
PO BOX 8360  
PORTER RANCH CA 91327

314020008  
RONALD L FROEHE  
CLAUDINE L FROEHE  
7151 PERALTA PL  
RIVERSIDE CA 92509

314020009  
RONALD L FROEHE  
CLAUDINE L FROEHE  
7151 PERALTA PL  
RIVERSIDE CA 92509

314040001  
DONALD CLYDE PARKER  
RALPH W THOMAS  
MARCIA A THOMAS

43910 FLORES DR  
TEMECULA CA 92592

295310042  
MAJESTIC FREEWAY BUSINESS CENTER  
C/O C/O LINDAY J CASEY  
13191 CROSSROADS N 6TH FL  
CITY OF INDUSTRY CA 91746

295310044  
MAJESTIC FREEWAY BUSINESS CENTER  
C/O C/O LINDAY J CASEY  
13191 CROSSROADS N 6TH FL  
CITY OF INDUSTRY CA 91746

295310043  
MAJESTIC FREEWAY BUSINESS CENTER  
C/O C/O LINDAY J CASEY  
13191 CROSSROADS N 6TH FL  
CITY OF INDUSTRY CA 91746

295310018  
MAJESTIC FREEWAY BUSINESS CENTER  
C/O C/O LINDAY J CASEY  
13191 CROSSROADS N 6TH FL  
CITY OF INDUSTRY CA 91746

295310015  
SRG PERRIS  
C/O C/O BRAD H NIELSEN  
18802 BARDEEN AVE  
IRVINE CA 92612

295310041  
MAJESTIC FREEWAY BUSINESS CENTER  
C/O C/O LINDAY J CASEY  
13191 CROSSROADS N 6TH FL  
CITY OF INDUSTRY CA 91746

295310001  
LILLIAN G ALTEMUS  
402 S MAIN ST  
HUNTERSVILLE NC 28078

314051015  
MAJESTIC FREEWAY BUSINESS CENTER  
C/O C/O LINDA J CASEY  
13191 CROSSROADS N 6TH FL  
CITY OF INDUSTRY CA 91746

295310054  
KNOX LOGISTICS  
C/O C/O CLARION PARTNERS  
1717 MCKINNEY STE 1900  
DALLAS TX 75202



**Applicant:**

Trammel Crow Inc.  
3501 Jamboree Road, Suite 230  
Newport Beach, CA 92660

**Engineer:**

David Evans and Associates Inc.  
17782 17<sup>th</sup> Street, Suite 200  
Tustin, CA 92780

**Applicant:**

Trammel Crow Inc.  
3501 Jamboree Road, Suite 230  
Newport Beach, CA 92660

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**Engineer:**

David Evans and Associates Inc.  
17782 17<sup>th</sup> Street, Suite 200  
Tustin, CA 92780

**Owner:**

Arthur and Lucy Lopez  
3000 Tyler Street  
Riverside, CA 92503

**Owner:**

Munaretto Carol  
6350 Hawarden Drive  
Riverside, CA 92506

**Owner:**

Arthur and Lucy Lopez  
3000 Tyler Street  
Riverside, CA 92503

**Owner:**

Munaretto Carol  
6350 Hawarden Drive  
Riverside, CA 92506

State Clearinghouse  
Scott Morgan  
1400 Tenth Street  
P.O. Box 3044  
Sacramento, CA 95812

Native American Heritage Commission  
Gayle Totton  
1550 Harbor Boulevard, Suite 100  
West Sacramento, CA 95961

Golden State Environmental and Social Justice Alliance  
Joe Bourgeois  
160 West Foothill Parkway, Suite 105-92  
Corona, CA 92882

Johnson, Smith and Foy Attorneys at Law  
Kimberly Foy  
P.O. Box 1029  
Temecula, CA 92593

Lozeau Drury, LLP  
Richard Drury  
410 12<sup>th</sup> Street, Suite 250  
Oakland, CA 94607

Rural Association of Mead Valley  
Debbie Walsh  
P.O. Box 2433  
Perris, CA 92572

Blum Collins, LLP  
Hannah Bentley  
Aon Center 707 Wilshire Boulevard, Suite 4880  
Los Angeles, CA 90017

Ray Miller and Peggy Miller  
22075 Nance Street  
Perris, CA 92570

Pechanga Tribal Historic Preservation Office  
Gary P. DuBois  
P.O. Box 2183  
Temecula, CA 92593

Soboba Band Of Luiseno Indians  
Joseph Ontiveros  
P.O. Box 487  
San Jacinto, CA 92581

South Coast Air Quality Management District  
Lijin Sun  
21865 Copley Drive  
Diamond Bar, CA 91765

Mary Tithof  
17831 Big Sky Circle  
Perris, CA 92570

Rincon Band Of Luiseno Indians  
Destiny Colocho  
1 West Tribal Road  
Valley Center, CA 92082

Oscar Zermeno  
22690 Redwood Drive  
Perris, CA 92570

Raymond W. Johnson  
Johnson and Sedlack  
26785 Camino Seco  
Temecula, CA 92590

Wayne Peterson  
14225 Corporate Way  
Moreno Valley, CA 92553

City of Perris  
101 N. D Street  
Perris, CA 92570

Waste Resources Management,  
Riverside County  
Mail Stop 5950

ATTN: Teresa Roblero  
Mail Location: 8031  
Engineering Department,  
Southern California Gas Company  
1981 W. Lugonia Ave.  
Redlands, CA 92374-9796

Pechanga Band of Luiseno Indians  
P.O. Box 2183  
Temecula, CA 92593

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Soboba Band of Luiseno Indians  
P.O. Box 487  
San Jacinto, CA 92581

Mead Valley MAC  
18870 Springwood Ln.  
Perris, CA 92570

CALTRANS District #8  
Attn: Mark Roberts, MS: 725  
464 W. 4<sup>th</sup> St., 6<sup>th</sup> Floor  
San Bernardino, CA 92401-1400

ATTN: Elizabeth Lovsted  
Eastern Municipal Water District  
2270 Trumble Rd.  
P.O. Box 8300  
Perris, CA 92570

Val Verde Unified School District  
975 W. Morgan St.  
Perris, CA 92571-3103

ATTN: Jeff Kubel  
Sheriff's Department, Riverside County  
30755-A Auld Road  
Murrieta, CA 92563

RTA  
1825 Third St.  
Riverside, CA 92517-1968



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

General Plan Amendment Nos. 1151 and 1152, Change of Zone Nos. 7872 and 7873, Tentative Parcel Map Nos. 36950 and 36962, Plot Plan Nos. 25837 and 25838, EIR No. 546

*Project Title/Case Numbers*

Russell Brady  
*County Contact Person*

951-955-3025  
*Phone Number*

2015081081

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Trammel Crow, Inc.  
*Project Applicant*

3501 Jamboree Road, Suite 230, Newport Beach, CA 92660  
*Address*

The project is located southerly of Oleander Avenue, northerly of Nance Street, westerly of Harvill Avenue, and easterly of Day Street.

*Project Location*

**GENERAL PLAN AMENDMENT NO. 1151** proposes to change the General Plan land use designation for Parcels 314-040-002 and 314-040-008 from Community Development: Business Park (CD:BP); to Community Development: Light Industrial (CD:LI). The entire Building D site will then have a land use designation of Community Development: Light Industrial (CD:LI). **CHANGE OF ZONE NO. 7872** proposes to change the zoning classification for Parcels 314-040-002 and 314-040-008 from Rural Residential (R-R) to Industrial Park (I-P), and the portions of Parcels 314-040-001 and 314-040-003 that are zoned Medium Manufacturing (M-M) to Industrial Park (I-P). The entire Building D site will then have a zoning classification of Industrial Park (I-P). **TENTATIVE PARCEL MAP NO. 36950** proposes a Schedule H subdivision of 37.08 gross acres to consolidate the existing four parcels into one parcel and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. Although defined as a Schedule H subdivision pursuant to Riverside County Ordinance No. 460, the subdivision is being required to provide Schedule E improvements that are more consistent with the industrial nature of the development. The Schedule E improvements are greater than those of a Schedule H subdivision. **PLOT PLAN NO. 25838** proposes the construction and operation of a 702,645 square foot warehouse/distribution/manufacturing building on 37.08-acres (gross) consisting of a 15,000 square feet of office space, 10,000 square feet of mezzanine, and 677,645 square feet of warehouse with 109 truck loading bays, 251 trailer parking stalls, 439 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. **GENERAL PLAN AMENDMENT NO. 1152** proposes to change the General Plan land use designation for Parcels 314-020-017 and 314-020-010 from Community Development: Business Park (CD:BP); to Community Development: Light Industrial (CD:LI). The entire Building E site will then have a land use designation of Community Development: Light Industrial (CD:LI). **CHANGE OF ZONE NO. 7873** proposes to change the zoning classification for Parcel 314-020-010 from Rural Residential, 1/2 acre minimum (R-R-1/2) to Industrial Park (I-P). The entire Building E site will then have a zoning classification of Industrial Park (I-P). **TENTATIVE PARCEL MAP NO. 36962** proposes a Schedule E subdivision of 21.52 gross acres into two parcels, one for the proposed development and one to be left vacant at this time, and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. **PLOT PLAN NO. 25837** proposes the construction and operation of a 410,982 square foot warehouse/distribution/manufacturing building on 21.52-acres (gross) consisting of 15,000 square feet of office space and 395,982 square feet of warehouse, with 51 truck loading bays, 80 truck trailer parking stalls, and 260 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL have a potentially significant effect on the environment.
2. An Environmental Impact Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$3,168.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the EIR, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Project Planner Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

FOR COUNTY CLERK'S USE ONLY

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**INVOICE (PLAN-CFG06184)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Trammell Crow So Cal Dev Inc  
3501 Jamboree Rd, Ste  
Newport Beach, Ca 92660

**County of Riverside  
Trans. & Land Management Agency**



| INVOICE NUMBER | INVOICE DATE | INVOICE DUE DATE | INVOICE STATUS |
|----------------|--------------|------------------|----------------|
| PLAN-CFG06184  | 05/22/2015   | 05/22/2015       | Paid In Full   |

| REFERENCE NUMBER        | FEE NAME                       | TOTAL             |
|-------------------------|--------------------------------|-------------------|
| CFG06184                | 0451 - CF&G TRUST              | \$3,069.75        |
|                         | 0452 - CF&G TRUST: RECORD FEES | \$50.00           |
| 18220 Decker Rd Perris, |                                | <b>SUB TOTAL</b>  |
|                         |                                | <b>\$3,119.75</b> |

**TOTAL** **\$3,119.75**

**Please Remit Payment To:**  
County of Riverside  
P.O. Box 1605  
Riverside, CA 92502

**Credit Card Payments By Phone:**  
760-863-8271

**For Questions Please Visit Us at the Following Locations:**

Riverside Permit Assistance Center  
4080 Lemon St., 9th FL  
Riverside, CA 92501

Desert Permit Assistance Center  
77588 El Duna Ct., Ste 14  
Palm Desert, CA 92211