



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

JUNE 6, 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. 32151** – Applicant: Rancon Sevilla 180, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium High Density Residential (CD-MHDR) (5-8 dwelling units per acre) – Open Space: Conservation (OS-C) – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of Highway 79, and westerly of McColery Road – 42.81 Acres – Zoning: Specific Plan Zone (SP No. 286) – Approved Project Description: Schedule "A" subdivision to subdivide 42.81 acres into four (4) lots with 180 condominium units – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32151, extending the expiration date to March 13, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.2** **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33145** – Applicant: Copper Skye, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: High Density Residential (CD-HDR) (8-14 du/ac) – Location: Northerly of Busby Road, easterly of Leon Road, southerly of Domenigoni Parkway, and westerly of Beeler Road – 34.16 Acres – Zoning: Specific Plan (SP No. 293, A-43) – Approved Project Description: Schedule "A" subdivision of 34.16 acres into two (2) lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 33145, extending the expiration date to July 20, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.3** **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33248** – Applicant: Adkan Engineers – Second Supervisorial District – East Corona Zoning District – Temescal Canyon Area Plan: Agriculture (AG) (10 acre min.) – Rural: Rural Mountainous (R-RM) (10 acre min.) – Community Development: Estate Density Residential (CD-EDR) (2 acre min.) – Low Density Residential (CD-LDR) (0.5 acre min.) – Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Conservation (OS-C) – Location: Northerly of Skyridge Drive, easterly of Lincoln Drive, southerly of Indiana Avenue, and westerly of Sun Canyon Street – 14 Acres – Zoning: One-Family Dwellings – 10,000 sq. ft. min. (R-1-10000) – Residential Agricultural – 2 Acre Min. (R-A-2) – Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7,200 sq. ft. and one (1) 6.73 acre lot for open space – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 33248, extending the expiration date to March 12, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.4 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31243** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Open Space: Recreation (OS-R) – Location: Northerly of Martin Street, easterly of Cole Avenue, southerly of Avenue D, and westerly of Alexander Street – 83 Acres – Zoning: Specific Plan Zone (SP229A1) – Approved Project Description: Schedule “A” subdivision of 94.4 acres into 192 lots with a minimum lot size of 12,000 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31243, extending the expiration date to May 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.5 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31244** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) – Location: Northerly of Cajalco Road, westerly of Alexander Street, and easterly of Carpinus Drive – 60.3 Acres – Zoning: Specific Plan (SP 229) – Approved Project Description: Schedule “A” subdivision of 60.3 acres to subdivide into 132 residential lots and six (6) open space lots (170,745 total sq. ft.). 102 of the proposed residential lots will have a minimum lot size of 12,000 sq. ft., while lots no. 3, 4, 7 through 29, 35, 47 through 50, 74, 78 and 93 will have a minimum lot size of 15,000 sq. ft. – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31244, extending the expiration date to May 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.6 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31245** – Applicant: Lansing Companies – First Supervisorial District – Mead Valley Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Northerly of Carpinus Drive and Martin Street, and Southerly of Springwood Lane – 49.8 Acres – Zoning: Specific Plan (SP229A1) – Approved Project Description: Schedule “A” subdivision to subdivide 49.8 acres into 82 residential lots with a minimum lot size of 20,000 sq. ft. The proposal also includes two (2) open space lots, 19,484 sq. ft. total in size – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31245, extending the expiration date to May 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.7 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30877** – Applicant: Brian Buoye – Third Supervisorial District – Bautista Zoning Area – San Jacinto Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 ac min.) – Location: Northerly of Whittier Avenue, easterly of New Chicago Avenue, southerly of Mayberry Avenue, and westerly of Bautista Avenue – 9.71 Acres – Zoning: Light Agriculture – 10 acre min. (A-1-10) – Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 9.71 acres into ½ acre lots and one (1) detention basin – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30877, extending the expiration date to July 11, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.8 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32477** – Applicant: Bridgewalk 64, LLC – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 Acre Min.) – Location: Northerly of Nandina Avenue, easterly of Ginger Creek Drive, southerly of Mariposa Avenue, and westerly of Washington Street – 69 Acres – Zoning: Residential Agricultural – 1 Acre Min. (R-A-1) – Residential Agricultural – 30,000 sq. ft. min. (R-A-30000) – Open Area Combining Zone-Residential Developments (R-5) – Approved Project Description: Schedule “B” subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 sq. ft. and one (1) detention basin – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32477, extending the expiration date to June 28, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.9 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30976** – Applicant: West Sac Rivers, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Northerly of Ano Crest Road, westerly of Leon Road, and southerly of Busby Road – 53.39 Acres – Zoning: Winchester Hills Specific Plan (SP 293, Pas 51, 53) – Approved Project Description: Schedule “A” subdivision of 53.39 acres into 162 single-family residential lots with a minimum lot size of 7,200 sq. ft. and 28 open space lots for drainage/water quality, paseos, and fire access – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30976, extending the expiration date to June 16, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.10 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30977** – Applicant: Winchester Hills CSI, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (1/2 acre min.) – Open Space: Conservation (OS-C) – Location: Northerly of Ano Crest Road, southerly of Busby Road, easterly of Leon Road, and westerly of Winchester Road – 260.5 Acres – Zoning: Specific Plan Zone (SP293A5) – Approved Project Description: Schedule “A” subdivision of 260.5 acres into 414 single family residential lots, one (1) 7.56-acre park, 13 open space lots for paseos and drainage/water quality

totaling 18.26 acres, one (1) 107.33 acre natural open space lot, and three (3) remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 sq. ft., Planning Area 50A has 93 lots with a minimum lot size of 6,000 sq. ft., Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 sq. ft., and Planning Area 50C has 122 lots with a minimum lot size of 4,500 sq. ft. – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30977, extending the expiration date to June 16, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.11 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32379** – Applicant: Matthew Fagan Consulting Services – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Mazoe Street, easterly of Pourroy Road, southerly of Auld Road, and westerly of Dickson Path – 21.01 Acres – Zoning: General Commercial (C-1/C-P) – Approved Project Description: Schedule “E” subdivision of 21.01 acres into three (3) commercial lots, and the realignment to Butterfield Stage Road and Auld Road. The proposed parcels range in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 32379, extending the expiration date to June 14, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.12 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34677** – Applicant: Ranchos Property – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – High Density Residential (CD-HDR) (5-8 DU/AC) – Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Light Industrial (CD-LI) (0.25-0.60 Floor Area Ratio) – Rural Community: Low Density Residential (RC-LDR) (1-2 DU/AC) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Location: Northerly of Olive Avenue, westerly of Leon Road, and southerly of Simpson Road – 73.22 Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule “A” Subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one (1) 2.0-acre park, one (1) 2.1-acre park, two (2) lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 34677, extending the expiration date to June 16, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.13 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35815** – Applicant: Frances E. White – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Santa Rosa Plateau Policy Area (5 Acre Minimum) – Location: Northwesterly corner of El Calamar Road and Carancho Road – 44.66 Acres – Zoning: Residential Agricultural – 5 Acre Minimum (R-A-5) – Approved Project Description: Schedule “D” subdivision 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres will be held in conservation on proposed lots 1 through 5, and lot 8 – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35815, extending the expiration date to June 5, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.14 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29010** – Applicant: Lea M. Ward – Third Supervisorial District – Aguanga Zoning Area – Riverside Extended Mountain Area Plan: Rural: Rural Residential (R-RR) (5 Acre Minimum) – Open Space: Rural (OS-RUR) (20 Acre Minimum) – Location: Southerly of Highway 79 and easterly of Sage Road – 195.16 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule “C” subdivision of 195.16 gross acres into 32 residential lots with 2-acre minimum lot size, four (4) open space lots, three (3) water utility lots, and one (1) private road lot. 102.71 gross acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29010, extending the expiration date to June 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.15 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30972** – Applicant: Lansing Stone Star, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Southerly of State Highway 74, northerly and southerly of McLaughlin Road, easterly of Emperor Road, and westerly of Sultanas Road – 72.1 Acres – Zoning: Specific Plan Zone (SP No. 260) – Approved Project Description: Schedule “A” subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 sq. ft., three (3) mini-park lots, one (1) water quality/detention basin lot, and four (4) open space lots – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30972, extending the expiration date to May 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.16 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34552** – Applicant: VLP Capital, Inc. – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of 20th Avenue, easterly of Palm Drive, southerly of 18th Avenue, and westerly of Bubbling Wells Road – 165.5 Acres – Zoning: Specific Plan Zone

(SP336) – Approved Project Description: Schedule “A” subdivision of 165.5 gross acres into 437 single-family residential lots, three (3) open space lots, one (1) open space/flood control facility lot, three (3) water quality feature lots, two (2) storm drain easements lots, three (3) landscaping lots, one (1) sewer easement lot, and one (1) bicycle easement lot – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34552, extending the expiration date to May 7, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.17 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34553** – Applicant: VLP Capital, Inc. – Fourth Supervisorial District – Pass & Desert Zoning District – Western Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of 20th Avenue, easterly of Palm Drive, southerly of 18th Avenue, and westerly of Bubbling Wells Road – 207.6 Acres – Zoning: Specific Plan Zone (SP336) – Approved Project Description: Schedule “A” subdivision of 207.6 gross acres into 896 single-family residential lots, one (1) well site lot, two (2) water quality feature lots, three (3) storm drain easement lots, one (1) common access lot, nine (9) landscaping lots, and five (5) open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34553, extending the expiration date to May 7, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.18 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30807** – Applicant: SR Conestoga, LLC – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Location: Easterly of Leon Road, westerly of State Highway 79, and southerly of Domenigoni Parkway – 201.67 Acres – Zoning: Specific Plan Zone (SP293) – Approved Project Description: Schedule “A” Subdivision of 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of SP293 (Winchester Hills) – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 30807, extending the expiration date to July 28, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.19 **Request for General Plan Conformity and Site Acquisition Findings Concerning a new Elementary School (Spring Street and Mt. Vernon Avenue, APN 255-170-016) – RECEIVE and FILE** – The Riverside Unified School District is required by State law to request to see if the placement of a proposed Elementary School is in conformance with the County General Plan and request a written report of the investigation and the County’s recommendations concerning the acquisition of the school site. Project Planner: Larry Ross at (951) 955-9294 or email at lross@rivco.org.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners’ request).
- NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
- NONE**
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 **CONDITIONAL USE PERMIT NO. 3766 – Intent to Adopt a Mitigated Negative Declaration** – EA42988 – Applicant: Karl Kaiser – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Van Buren Boulevard, southerly of Sage Avenue, easterly of Gardner Avenue, and westerly of Porter Avenue – .97 Gross Acres – Zoning: General Commercial (C-P-S) – **REQUEST: Conditional Use Permit No. 3766**, proposes to establish a 4,820 sq. ft. two-story car wash facility, which includes a car wash tunnel, office, storage space, and guest waiting area, including 18 parking spaces, and (1) one accessible space on a single parcel, totaling .97 acres. Project Planner: Desiree Bowdan at (951) 955-8254 or email at dbowdan@rivco.org.
- 4.2 **APPEAL of the PLANNING DIRECTOR’S DECISION TO APPROVE PLOT PLAN NO. 26173 – Intent to Adopt a Mitigated Negative Declaration** – EA42984 – Appellant: Lirra Bishop – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions – First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area – General Plan: Community Development: Business Park (CD-BP)(0.25-0.60 FAR) – Zoning: Industrial Park (I-P) – Manufacturing Service Commercial (M-SC) – Location: Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – 21.44 Acres – **REQUEST:** Appeal of the Planning Director’s decision to approve a Plot Plan to construct a 423,665 sq. ft. warehouse – distribution facility. 10,000 sq. ft. of that will be office, with the remaining 413,665 sq. ft. as warehouse use. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.
- 4.3 **GENERAL PLAN AMENDMENT NO. 180004 (ENTITLEMENT/POLICY AMENDMENT), AN AMENDMENT TO THE CLIMATE ACTION PLAN, AN AMENDMENT TO THE MITIGATION MONITORING AND REPORTING PROGRAM FOR ENVIRONMENTAL IMPACT REPORT NO. 521, AND ADOPTION OF ORDINANCE AMENDING RIVERSIDE COUNTY ORDINANCE NO. 348 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15601(b)(3) (Activities Covered by General Rule Exemption) – Applicant: County of Riverside – All Supervisorial

Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Unincorporated Riverside County – **REQUEST:** The Project includes General Plan Amendment (GPA) No. 180004 that amends Air Quality Element Policies AQ 18.2, AQ 18.4, AQ 18.5, AQ 21.1, and AQ 21.2, deletes policies AQ 19.3 and AQ 19.4 and updates Appendix K to reflect the deleted Air Quality Element policies (GPA No. 180004); an amendment to the Mitigation Monitoring and Reporting Program (MMRP) for Environmental Impact Report (EIR) No. 521 (EIR No. 521 MMRP) which makes a minor change to Mitigation Measure No. 4.7.A-N1; an amendment to the County's Climate Action Plan (CAP) to include the requirement for on-site renewable energy production and amendments to its Appendix A Implementation Measures T7.A.1 and L2.A.1, and delete Implementation Measure L1.A.1 listed in the Screening Tables; and an amendment to Ordinance No. 348 to add provisions requiring electric vehicle (EV) parking with charging stations and bike parking for certain types of development projects, including mixed use and multiple family dwelling developments. The above proposed amendments address a partial settlement agreement of an ongoing litigation challenging the County's approval of GPA No. 960, the County's CAP, and EIR No. 521. Project Planner: Phayvanh Nanthavongdouangsy, at (951) 955-6573 or email at Pnanthav@rivco.org.

5.0 WORKSHOPS:

5.1 **ORDINANCE NO. 348 RESIDENTIAL WORKSHOP**

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**

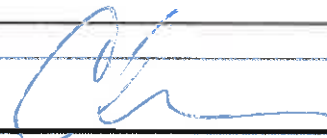
Agenda Item No.:

1.1

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR32151	Applicant(s):
Area Plan:	Southwest	Rancon Sevilla 180, LLC
Zoning Area/District:	Rancho California Area	c/o Danny Long
Supervisory District:	Third District	
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 42.81 acres into 4 lots with 180 condominium units. The project is located north of Safflower Street, south of Koon Street, east of Hwy 79, and west of McColery Road.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32151**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 13, 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. 32151 was originally approved at Planning Commission on October 4, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7086 and Specific Plan No. 286 Amendment No. 5 where all applications were approved on March 13, 2007.

The Second Extension of Time was received February 22, 2018, ahead of the expiration date of March 13, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 24, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no 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 (April 24, 2018) indicating the acceptance of no new 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension of time granted 1 year. This, 2nd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on March 13, 2021.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become March 13, 2021. If a Final Map has not been recorded prior to this date, the next 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 (Land Use) 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 Tentative Tract 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 TR32151

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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Extension of Time Environmental Determination

Project Case Number: TR32151

Original E.A. Number: 39577

Extension of Time No.: 2nd EOT

Original Approval Date: March 13, 2007

Project Location: North of Safflower Street, south of Koon Street, east of Hwy 79, and west of McColery Road

Project Description: Schedule 'A' subdivision to subdivide 42.81 acres into 4 lots with 180 condominium units.

On March 13, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
Gabriel Villalobos, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Danny Long <dlong@rancongroup.com>
Sent: Tuesday, April 24, 2018 4:04 PM
To: Villalobos, Gabriel
Cc: Jennell Lawrence
Subject: RE: Recommended Conditions for TR32151 2nd EOT

Since there are no new conditions of approval, we approved the EOT as is.
Thanks

Danny Long
Director of Development

THE RANCON GROUP
41391 Kalmia Street, Ste 200
Murrieta, Ca 92562
Direct Line: 951-200-2367
dlong@rancongroup.com
www.rancongroup.com



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From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Tuesday, April 24, 2018 4:01 PM
To: Danny Long <dlong@rancongroup.com>
Subject: Recommended Conditions for TR32151 2nd EOT

Attn: Rancon Group
c/o Dan Long
41391 Kalmia Street, Suite 200
Murrieta, CA 92562

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32151.

The County Planning Department has determined it necessary to recommend the addition of no 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.

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.

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



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County of Riverside California



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR33145	Applicant(s):
Area Plan:	Harvest Valley/Winchester	Copper Skye, LLC
Zoning Area/District:	Winchester Area	c/o Marc Perlman
Supervisory District:	Third District	
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 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities. The project is located north of Busby Rd, east of Leon Rd, south of Domenigoni Pkwy, west of Beeler Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33145**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 20, 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. 33145 was originally approved at Planning Commission on July 20, 2005. It proceeded to the Board of Supervisors where it was approved on August 15, 2006.

The First Extension of Time was approved by the Planning Commission on April 15, 2009.

The Second Extension of Time was approved by the Planning Commission on November 16, 2016.

The Third Extension of Time was received March 23, 2017, ahead of the expiration date of July 20, 2017. The applicant and the County discussed conditions of approval and reached consensus on April 17, 2017.

The Fourth Extension of Time was received April 3, 2018, ahead of the expiration date of July 20, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 20, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no 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 is the correspondence from the Extension of Time applicant (April 20, 2018) indicating the acceptance of no new 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The first, second, and third extensions of time granted 1 year each for a total of 3 years. This, 4th extension will grant another 3 years. There will be no remaining number of years available to extend this tentative map after this approval and will expire on July 20, 2021.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become July 20, 2021. If a Final Map has not been recorded prior to this date, the next 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 (Land Use) 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 Tentative Tract 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.

4th EOT for TR33145

Vicinity Map



Legend

-  Parcels
-  County Centerlines
-  Blueline Streams
-  City Areas



Notes

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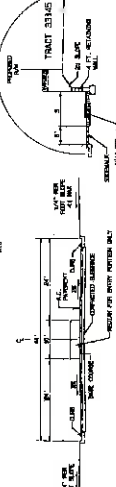
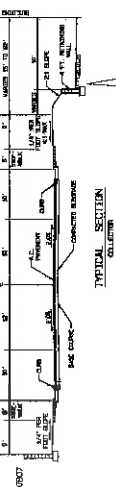
NEWPORT ROAD

TTM 30808

LOOP STREET

TRACT 30807

TRACT 30808



SOCKET SUMMARY

NO.	TYPE	QTY	UNIT	PRICE	TOTAL
1	1/2" DIA. SOCKET	10	EA.	1.50	15.00
2	3/4" DIA. SOCKET	5	EA.	3.00	15.00
3	1" DIA. SOCKET	5	EA.	4.50	22.50
4	1 1/2" DIA. SOCKET	5	EA.	7.50	37.50
5	2" DIA. SOCKET	5	EA.	10.00	50.00
6	2 1/2" DIA. SOCKET	5	EA.	12.50	62.50
7	3" DIA. SOCKET	5	EA.	15.00	75.00
8	3 1/2" DIA. SOCKET	5	EA.	17.50	87.50
9	4" DIA. SOCKET	5	EA.	20.00	100.00
10	4 1/2" DIA. SOCKET	5	EA.	22.50	112.50
11	5" DIA. SOCKET	5	EA.	25.00	125.00
12	5 1/2" DIA. SOCKET	5	EA.	27.50	137.50
13	6" DIA. SOCKET	5	EA.	30.00	150.00
14	6 1/2" DIA. SOCKET	5	EA.	32.50	162.50
15	7" DIA. SOCKET	5	EA.	35.00	175.00
16	7 1/2" DIA. SOCKET	5	EA.	37.50	187.50
17	8" DIA. SOCKET	5	EA.	40.00	200.00
18	8 1/2" DIA. SOCKET	5	EA.	42.50	212.50
19	9" DIA. SOCKET	5	EA.	45.00	225.00
20	9 1/2" DIA. SOCKET	5	EA.	47.50	237.50
21	10" DIA. SOCKET	5	EA.	50.00	250.00
22	10 1/2" DIA. SOCKET	5	EA.	52.50	262.50
23	11" DIA. SOCKET	5	EA.	55.00	275.00
24	11 1/2" DIA. SOCKET	5	EA.	57.50	287.50
25	12" DIA. SOCKET	5	EA.	60.00	300.00
26	12 1/2" DIA. SOCKET	5	EA.	62.50	312.50
27	13" DIA. SOCKET	5	EA.	65.00	325.00
28	13 1/2" DIA. SOCKET	5	EA.	67.50	337.50
29	14" DIA. SOCKET	5	EA.	70.00	350.00
30	14 1/2" DIA. SOCKET	5	EA.	72.50	362.50
31	15" DIA. SOCKET	5	EA.	75.00	375.00
32	15 1/2" DIA. SOCKET	5	EA.	77.50	387.50
33	16" DIA. SOCKET	5	EA.	80.00	400.00
34	16 1/2" DIA. SOCKET	5	EA.	82.50	412.50
35	17" DIA. SOCKET	5	EA.	85.00	425.00
36	17 1/2" DIA. SOCKET	5	EA.	87.50	437.50
37	18" DIA. SOCKET	5	EA.	90.00	450.00
38	18 1/2" DIA. SOCKET	5	EA.	92.50	462.50
39	19" DIA. SOCKET	5	EA.	95.00	475.00
40	19 1/2" DIA. SOCKET	5	EA.	97.50	487.50
41	20" DIA. SOCKET	5	EA.	100.00	500.00
42	20 1/2" DIA. SOCKET	5	EA.	102.50	512.50
43	21" DIA. SOCKET	5	EA.	105.00	525.00
44	21 1/2" DIA. SOCKET	5	EA.	107.50	537.50
45	22" DIA. SOCKET	5	EA.	110.00	550.00
46	22 1/2" DIA. SOCKET	5	EA.	112.50	562.50
47	23" DIA. SOCKET	5	EA.	115.00	575.00
48	23 1/2" DIA. SOCKET	5	EA.	117.50	587.50
49	24" DIA. SOCKET	5	EA.	120.00	600.00
50	24 1/2" DIA. SOCKET	5	EA.	122.50	612.50
51	25" DIA. SOCKET	5	EA.	125.00	625.00
52	25 1/2" DIA. SOCKET	5	EA.	127.50	637.50
53	26" DIA. SOCKET	5	EA.	130.00	650.00
54	26 1/2" DIA. SOCKET	5	EA.	132.50	662.50
55	27" DIA. SOCKET	5	EA.	135.00	675.00
56	27 1/2" DIA. SOCKET	5	EA.	137.50	687.50
57	28" DIA. SOCKET	5	EA.	140.00	700.00
58	28 1/2" DIA. SOCKET	5	EA.	142.50	712.50
59	29" DIA. SOCKET	5	EA.	145.00	725.00
60	29 1/2" DIA. SOCKET	5	EA.	147.50	737.50
61	30" DIA. SOCKET	5	EA.	150.00	750.00
62	30 1/2" DIA. SOCKET	5	EA.	152.50	762.50
63	31" DIA. SOCKET	5	EA.	155.00	775.00
64	31 1/2" DIA. SOCKET	5	EA.	157.50	787.50
65	32" DIA. SOCKET	5	EA.	160.00	800.00
66	32 1/2" DIA. SOCKET	5	EA.	162.50	812.50
67	33" DIA. SOCKET	5	EA.	165.00	825.00
68	33 1/2" DIA. SOCKET	5	EA.	167.50	837.50
69	34" DIA. SOCKET	5	EA.	170.00	850.00
70	34 1/2" DIA. SOCKET	5	EA.	172.50	862.50
71	35" DIA. SOCKET	5	EA.	175.00	875.00
72	35 1/2" DIA. SOCKET	5	EA.	177.50	887.50
73	36" DIA. SOCKET	5	EA.	180.00	900.00
74	36 1/2" DIA. SOCKET	5	EA.	182.50	912.50
75	37" DIA. SOCKET	5	EA.	185.00	925.00
76	37 1/2" DIA. SOCKET	5	EA.	187.50	937.50
77	38" DIA. SOCKET	5	EA.	190.00	950.00
78	38 1/2" DIA. SOCKET	5	EA.	192.50	962.50
79	39" DIA. SOCKET	5	EA.	195.00	975.00
80	39 1/2" DIA. SOCKET	5	EA.	197.50	987.50
81	40" DIA. SOCKET	5	EA.	200.00	1000.00

AREA CALCULATIONS

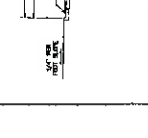
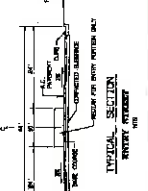
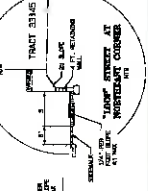
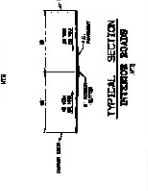
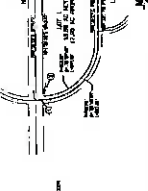
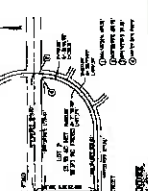
NO.	DESCRIPTION	AREA (SQ. FT.)
1	FLOOR AREA	1000.00
2	WALL AREA	2000.00
3	CEILING AREA	1000.00
4	ROOF AREA	1000.00
5	LAND AREA	1000.00
6	TOTAL AREA	6000.00

FLOOR PLAN KEY

NO.	DESCRIPTION	SYMBOL
1	WALL	—
2	DOOR	—
3	WINDOW	—
4	CEILING	—
5	ROOF	—
6	LAND	—

HIGHWAY 79 ANALYSES

NO.	SECTION	LENGTH (FT.)	AREA (SQ. FT.)
1	SECTION 1	100	1000
2	SECTION 2	200	4000
3	SECTION 3	300	9000
4	SECTION 4	400	16000
5	SECTION 5	500	25000
6	SECTION 6	600	36000
7	SECTION 7	700	49000
8	SECTION 8	800	64000
9	SECTION 9	900	81000
10	SECTION 10	1000	100000



- OWNER**
- THE TRACT COMPANY
- APPLICANT**
- THE TRACT COMPANY
- ENGINEER**
- THE TRACT COMPANY
- ASSESSOR'S PARCEL NO'S.**
- 100-000-000
- AGREEMENT**
- THE TRACT COMPANY
- LAND USE**
- RESIDENTIAL
- REMARKS**
- THIS TRACT IS BEING SUBMITTED FOR RECONSTRUCTION OF EXISTING BUILDINGS.
- NOTES**
1. THIS TRACT IS BEING SUBMITTED FOR RECONSTRUCTION OF EXISTING BUILDINGS.
2. THE TRACT COMPANY IS THE OWNER OF THIS TRACT.
3. THE TRACT COMPANY IS THE APPLICANT FOR THIS TRACT.
4. THE TRACT COMPANY IS THE ENGINEER FOR THIS TRACT.
5. THE TRACT COMPANY IS THE ASSESSOR'S PARCEL NO'S. FOR THIS TRACT.
6. THE TRACT COMPANY IS THE AGREEMENT FOR THIS TRACT.
7. THE TRACT COMPANY IS THE LAND USE FOR THIS TRACT.
8. THE TRACT COMPANY IS THE REMARKS FOR THIS TRACT.
9. THE TRACT COMPANY IS THE NOTES FOR THIS TRACT.
10. THE TRACT COMPANY IS THE SITE PLAN FOR THIS TRACT.
11. THE TRACT COMPANY IS THE HIGHWAY 79 ANALYSES FOR THIS TRACT.
12. THE TRACT COMPANY IS THE FLOOR PLAN KEY FOR THIS TRACT.
13. THE TRACT COMPANY IS THE SOCKET SUMMARY FOR THIS TRACT.
14. THE TRACT COMPANY IS THE AREA CALCULATIONS FOR THIS TRACT.
15. THE TRACT COMPANY IS THE TYPICAL SECTIONS FOR THIS TRACT.

AMENDED MAP NO. 2

TRACT NO. 30808

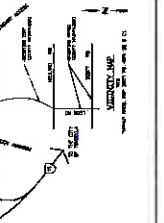
LEGAL DESCRIPTION

SCHOOL DISTRICT

ASSESSMENT

ASSESSMENT

NO.	DESCRIPTION	VALUE
1	LAND	1000.00
2	IMPROVEMENTS	2000.00
3	TOTAL	3000.00



Extension of Time Environmental Determination

Project Case Number: TR33145
 Original E.A. Number: 39904
 Extension of Time No.: 4th EOT
 Original Approval Date: July 20, 2005
 Project Location: North of Busby Rd, East of Leon Rd, South of Domenigoni Pkwy, West of Beeler Rd
 Project Description: Schedule A - subdivision of 34.16 acres into 2 lots for condominium purposes with 378 residential units, 984 parking spaces, and common open space areas for a variety of recreational amenities.

On July 20, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Copper Skye, LLC
427 S. Cedros Avenue, Suite 201
Solana Beach, CA 92075
858-755-3350

April 20, 2018

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

RE: Acceptance of Conditions for the Fourth Extension of Time for TR33145

Dear Mr. Villalobos:

I am the applicant for the Extension of Time Case TR33145. I understand that there are no new conditions being added to this project since the new standard conditions were added and accepted during the third extension of time processed last year. I accept the terms of the Third Extension of Time for TR33145.

Thank you,
Copper Skye, LLC



Marc R. Perlman
Manager



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

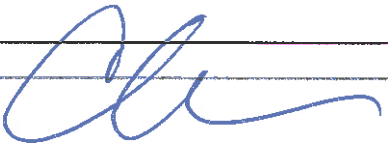
Agenda Item No.:

1 . 3

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR33248	Applicant(s):	
Area Plan:	Temescal Canyon	Adkan Engineers	
Zoning Area/District:	East Corona District	c/o Bryan Ingersoll	
Supervisory District:	Second District		
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 18 acres into 16 single family residential lots with a minimum lot size of 7,200 square feet and one (1) 6.73 acre lot for open space. The project is located north of Skyridge Dr, east of Lincoln Dr, south of Indiana Ave, and west of Sun Canyon St.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33248**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 12, 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. 33248 was originally approved at Planning Commission on December 19, 2012. It proceeded to the Board of Supervisors along with Change of Zone No. 7270 and General Plan Amendment No. 778 where all applications were approved on March 12, 2013.

The First Extension of Time was received March 6, 2018, ahead of the expiration date of March 12, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 5, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (April 5, 2018) indicating the acceptance of the seven (7) 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This, 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on March 12, 2024.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become March 12, 2021. If a Final Map has not been recorded prior to this date, the next 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

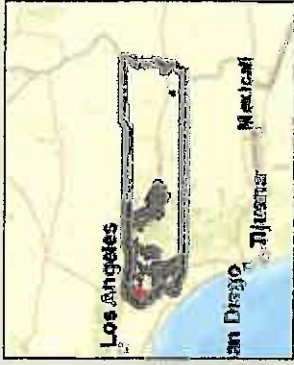
In order for the County to approve a proposed project, the following findings are required to be made:

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 (Land Use) 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 Tentative Tract 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.

1st EOT for TR33248

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.




0 752 1,505 Feet

REPORT PRINTED ON... 5/8/2018 2:41:08 PM

© Riverside County GIS

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT NO. 39248
 THE REAL PROPERTY IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 LOCAL JURISDICTION ATTACHED HERETO AS SHOWN ON MAP NO. 1, AND MADE A PART HEREOF,
 ALSO KNOWN AS VACANT LAND, AND AVE. 39248 AVENUE, CALIFORNIA

OWNER
 THE CALIFORNIA INVESTMENT GROUP
 10000 W. CENTURY BLVD.
 SUITE 400
 LOS ANGELES, CA 90045
 TEL: (213) 445-3000

APPLICANT
 JAS. ALVARO
 10000 W. CENTURY BLVD.
 SUITE 400
 LOS ANGELES, CA 90045
 TEL: (213) 445-3000

ENGINEER
RED KAMRAN
 10000 W. CENTURY BLVD.
 SUITE 400
 LOS ANGELES, CA 90045
 TEL: (213) 445-3000

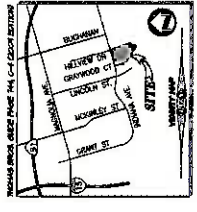
ASSESSORS PARCELS NUMBERS
 PARCELS REFERENCED BY THIS PLAN:

ZONING/LANDUSE

UTILITY REVIEWERS

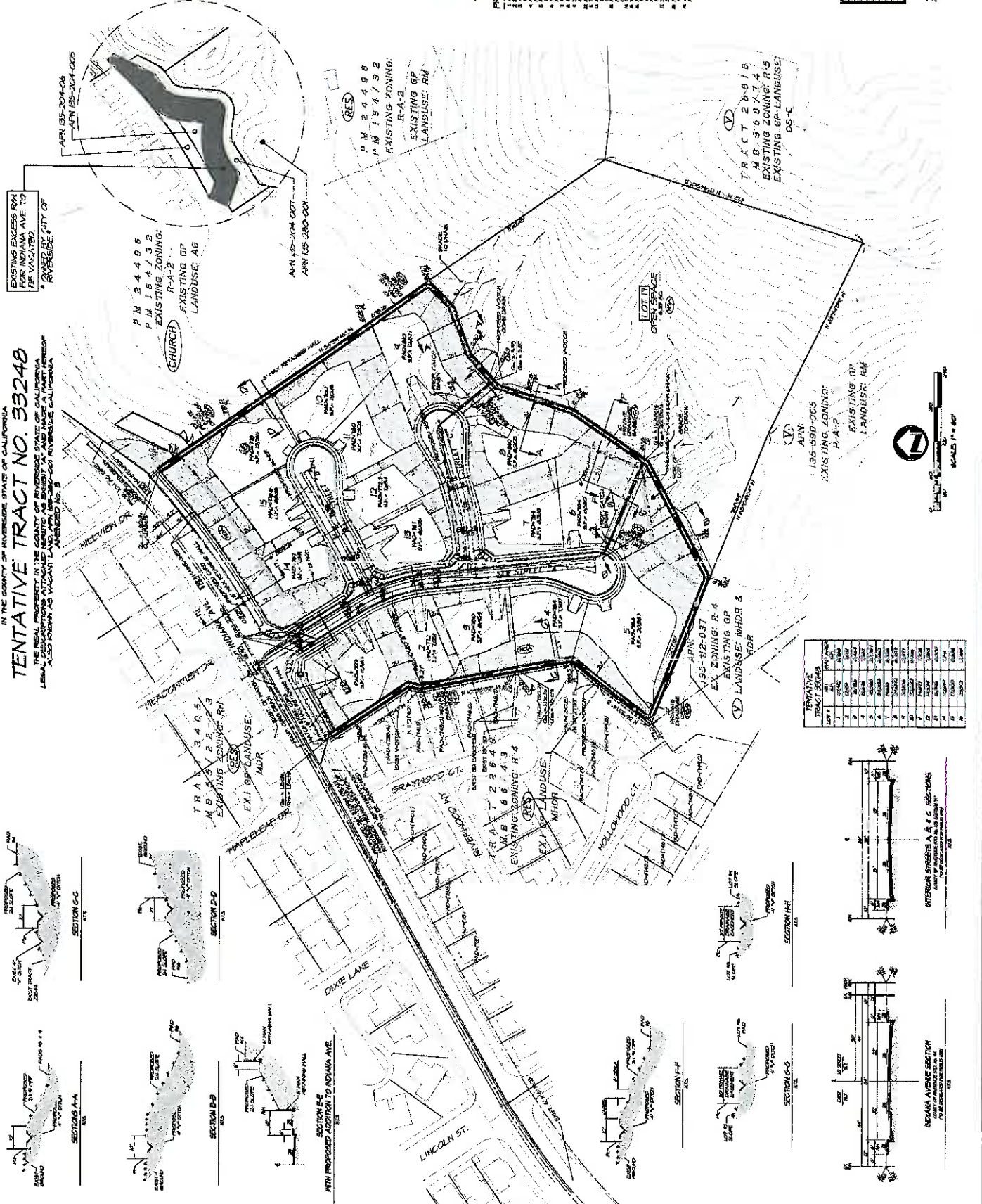
PROJECT NOTES

1. ALL IMPROVEMENTS SHALL BE TO THE SATISFACTION OF THE CITY ENGINEER AND SHALL BE SUBJECT TO THE CITY ENGINEER'S APPROVAL.
2. THE CITY ENGINEER SHALL REVIEW ALL IMPROVEMENTS AND SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL IMPROVEMENTS.
3. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL IMPROVEMENTS.
4. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL IMPROVEMENTS.
5. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL IMPROVEMENTS.
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13. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL IMPROVEMENTS.
14. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL IMPROVEMENTS.
15. THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL IMPROVEMENTS.



NO.	REVISION	DATE	BY
1	AS SHOWN	02/15/08	RED

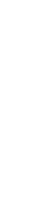
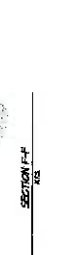
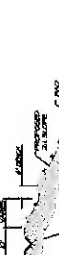
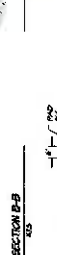
REVISED No. 3
 TENTATIVE TRACT No. 39248
RED KAMRAN ENGINEERS
 10000 W. CENTURY BLVD.
 SUITE 400
 LOS ANGELES, CA 90045
 TEL: (213) 445-3000



PROJECT NOTES



TENTATIVE TRACT 39248	SECTION	NO.	DESCRIPTION
1	SECTION A	1	SECTION A
2	SECTION B	1	SECTION B
3	SECTION C	1	SECTION C
4	SECTION D	1	SECTION D
5	SECTION E	1	SECTION E
6	SECTION F	1	SECTION F
7	SECTION G	1	SECTION G
8	SECTION H	1	SECTION H
9	SECTION I	1	SECTION I
10	SECTION J	1	SECTION J
11	SECTION K	1	SECTION K
12	SECTION L	1	SECTION L
13	SECTION M	1	SECTION M
14	SECTION N	1	SECTION N
15	SECTION O	1	SECTION O
16	SECTION P	1	SECTION P
17	SECTION Q	1	SECTION Q
18	SECTION R	1	SECTION R
19	SECTION S	1	SECTION S
20	SECTION T	1	SECTION T
21	SECTION U	1	SECTION U
22	SECTION V	1	SECTION V
23	SECTION W	1	SECTION W
24	SECTION X	1	SECTION X
25	SECTION Y	1	SECTION Y
26	SECTION Z	1	SECTION Z



Extension of Time Environmental Determination

Project Case Number: TR33248

Original E.A. Number: 40396

Extension of Time No.: 1st EOT

Original Approval Date: March 12, 2013

Project Location: North of Skyridge Dr, east of Lincoln Dr, south of Indiana Ave, and west of Sun Canyon St

Project Description: a Schedule 'A' subdivision of 18 acres into 16 single family residential lots with a minimum lot size of 7200 square feet and one (1) 6.73 acre lot for open space.

On March 12, 2013, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
Gabriel Villalobos, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Bryan Ingersoll <BIngersoll@adkan.com>
Sent: Thursday, April 05, 2018 1:31 PM
To: Villalobos, Gabriel
Cc: 'elinaameh@sbcglobal.net'
Subject: RE: Recommended Conditions for TR33248 1st EOT

Good Morning Gabriel,

We are ok with the conditions of approval on the above referenced EOT. Please proceed with the extension process. As soon as we are on the consent calendar please let us know so we can attend.

Respectfully,

Bryan Ingersoll
Project Manager
adkan Engineers
6879 Airport Drive
Riverside, CA 92504
Tel: 951.688.0241
Fax: 951.688.0599
bingersoll@adkan.com
www.adkan.com

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Friday, March 30, 2018 10:02 AM
To: Bryan Ingersoll <BIngersoll@adkan.com>
Cc: 'elinaameh@sbcglobal.net' <elinaameh@sbcglobal.net>
Subject: RE: Recommended Conditions for TR33248 1st EOT

Good Morning Bryan,

Thank you for following up with me, once I have received a written acceptance of the conditions from the applicant I can proceed with processing the EOT application, other than that, there is not anything else required on your end.

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



How are we doing? Click the Link and tell us

From: Bryan Ingersoll [mailto:BIngersoll@adkan.com]
Sent: Friday, March 30, 2018 9:08 AM
To: Villalobos, Gabriel <GVillalo@rivco.org>

Cc: 'elinaameh@sbcglobal.net' <elinaameh@sbcglobal.net>

Subject: RE: Recommended Conditions for TR33248 1st EOT

Gabe,

I have forwarded the conditions to my client. Once he has a chance to read through them he will contact you on moving forward. Please let me know if there is anything you need on my end.

Respectfully,

Bryan Ingersoll
Project Manager
adkan Engineers
6879 Airport Drive
Riverside, CA 92504
Tel: 951.688.0241
Fax: 951.688.0599
bingersoll@adkan.com
www.adkan.com

From: Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]
Sent: Friday, March 23, 2018 1:35 PM
To: Bryan Ingersoll <Blngersoll@adkan.com>
Subject: Recommended Conditions for TR33248 1st EOT

Attn: Adkan Engineers
c/o Bryan Ingersoll
6879 Airport Drive
Riverside, CA 92504

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33248.

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



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Confidentiality Disclaimer

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County of Riverside California

Plan: TR33248E01

Parcel: 135280001

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT1 - 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)

Transportation

050 - Transportation. 1 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT1 - 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)

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

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

Plan: TR33248E01

Parcel: 135280001

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED Not Satisfied

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 EOT1 - WQMP COMP AND BNS REG Not Satisfied

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

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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

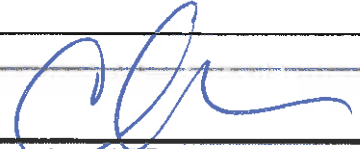
Agenda Item No.:

1.4

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR31243	Applicant(s):	
Area Plan:	Lake Mathews/Woodcrest	Lansing Companies	
Zoning Area/District:	Mead Valley District	c/o Greg Lansing	
Supervisory District:	First District		
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 94.4 acres into one hundred and ninety two lots with a minimum lot size of 12,000 square feet. The project is located north of Martin St, east of Cole Ave, south of Avenue D, and west of Alexander St.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31243**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 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. 31243 was originally approved at Planning Commission on May 11, 2005. It proceeded to the Board of Supervisors where it was approved on July 12, 2005.

The Fourth Extension of Time was received April 19, 2018, ahead of the expiration date of May 11, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 2, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 2, 2018) indicating the acceptance of the no new 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st, 2nd, and 3rd extensions of time each granted 1 year for a total of 3 years. This, 4th extension will grant another 3 years. There will be no remaining number of years available to extend this tentative map after this approval and will expire on May 11, 2021.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become May 11, 2021. If a Final Map has not been recorded prior to this date, the next 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

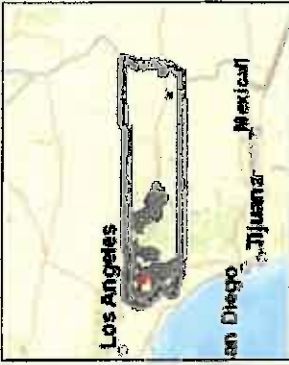
In order for the County to approve a proposed project, the following findings are required to be made:

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 (Land Use) 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 Tentative Tract 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.

4th EOT for TR31243

Vicinity Map



Legend

-  Parcels
-  County Centerlines
-  Blue Line 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.



Extension of Time Environmental Determination

Project Case Number: TR31243
 Original E.A. Number: 39586
 Extension of Time No.: 4th EOT
 Original Approval Date: May 11, 2005
 Project Location: North of Martin St, East of Cole Ave, South of Avenue D, West of Alexander St
 Project Description: Schedule A - subdivision of 94.4 acres into one hundred and ninety two lots with a minimum lot size of 12,000 square feet.

On May 11, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Wednesday, May 02, 2018 9:53 AM
To: Villalobos, Gabriel
Subject: RE: Recommended Conditions for TR31243 4th EOT

Re: Recommended Conditions for **TR31243 4th EOT**

Mr. Villalobos,

Please let this email act as our approval of the fact that no new conditions of approval are needed 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.

Thank you for your assistance.

Jim Hoxie
For Gregory Lansing

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Wednesday, April 25, 2018 5:10 PM
To: Gregory Lansing; James Hoxie
Subject: Recommended Conditions for TR31243 4th EOT

Attn: Lansing Companies
c/o Greg Lansing
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31243.

The County Planning Department has determined it necessary to recommend the addition of no 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.

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.

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

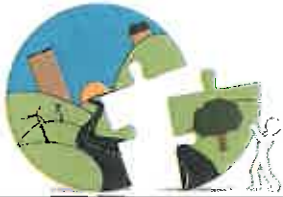


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County of Riverside California



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.5

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR31244	Applicant(s):	
Area Plan:	Lake Mathews/Woodcrest	Lansing Companies	
Zoning Area/District:	Mead Valley District	c/o Greg Lansing	
Supervisory District:	First District		
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 60.3 acres into 132 residential lots and 6 open space lots (170,745 SF total). 102 of the proposed residential lots will have a minimum lot size of 12,000 SF, while lots no. 3, 4, 7 through 29, 35, 47 through 50, 74, 78 and 93 will have a minimum lot size of 15,000 SF. The project is located north of Cajalco road, west of Alexander Street and east of Carpinus Drive.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31244**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 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. 31244 was originally approved at Planning Commission on May 11, 2005. It proceeded to the Board of Supervisors where it was approved on July 12, 2005.

The Fourth Extension of Time was received April 18, 2018, ahead of the expiration date of May 11, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 2, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 2, 2018) indicating the acceptance of the no new 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st, 2nd, and 3rd extensions of time each granted 1 year for a total of 3 years. This, 4th extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on May 11, 2021.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become May 11, 2021. If a Final Map has not been recorded prior to this date, the next 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 (Land Use) 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 Tentative Tract 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.

4th EOT for TR31244

Vicinity Map



- Legend**
- 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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Extension of Time Environmental Determination

Project Case Number: TR31244
 Original E.A. Number: 39587
 Extension of Time No.: 4th EOT
 Original Approval Date: May 11, 2005
 Project Location: North of Cajalco road, West of Alexander Street and East of Carpinus Drive
 Project Description: Schedule A - to subdivide 60.3 acres into 132 residential lots and 6 open space lots (170,745 SF total)

On May 11, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Wednesday, May 02, 2018 9:54 AM
To: Villalobos, Gabriel
Subject: RE: Recommended Conditions for TR31244 4th EOT

RE: Recommended Conditions for **TR31244 4th EOT**

Mr. Villalobos,

Please let this email act as our **approval of the fact that no new conditions of approval are needed** 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.

Thank you for your assistance.

Jim Hoxie
For Gregory Lansing

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Wednesday, April 25, 2018 5:11 PM
To: Gregory Lansing; James Hoxie
Subject: Recommended Conditions for TR31244 4th EOT

Attn: Lansing Companies
c/o Greg Lansing
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31244.

The County Planning Department has determined it necessary to recommend the addition of no 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.

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.

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



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County of Riverside California



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.6

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s): TR31245

Applicant(s):

Area Plan: Lake Mathews/Woodcrest

Lansing Companies

Zoning Area/District: Mead Valley District

c/o Greg Lansing

Supervisorial District: First District

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 49.8 acres into 82 residential lots with a minimum lot size of 20,000 square feet. The proposal also includes two (2) open space lots, 19,484 square feet total in size. The project is located north of Carpinus Drive and Martin Street and south of Springwood Lane.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31245**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 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. 31245 was originally approved at Planning Commission on May 11, 2005. It proceeded to the Board of Supervisors where it was approved on July 12, 2005.

The Fourth Extension of Time was received April 18, 2018, ahead of the expiration date of May 11, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 2, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 2, 2018) indicating the acceptance of the no new 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st, 2nd, and 3rd extensions of time each granted 1 year for a total of 3 years. This, 4th extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and will May 11, 2021.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become May 11, 2021. If a Final Map has not been recorded prior to this date, the next 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 (Land Use) 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 Tentative Tract 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.

4th EOT for TR31245 Vicinity Map



Legend

- 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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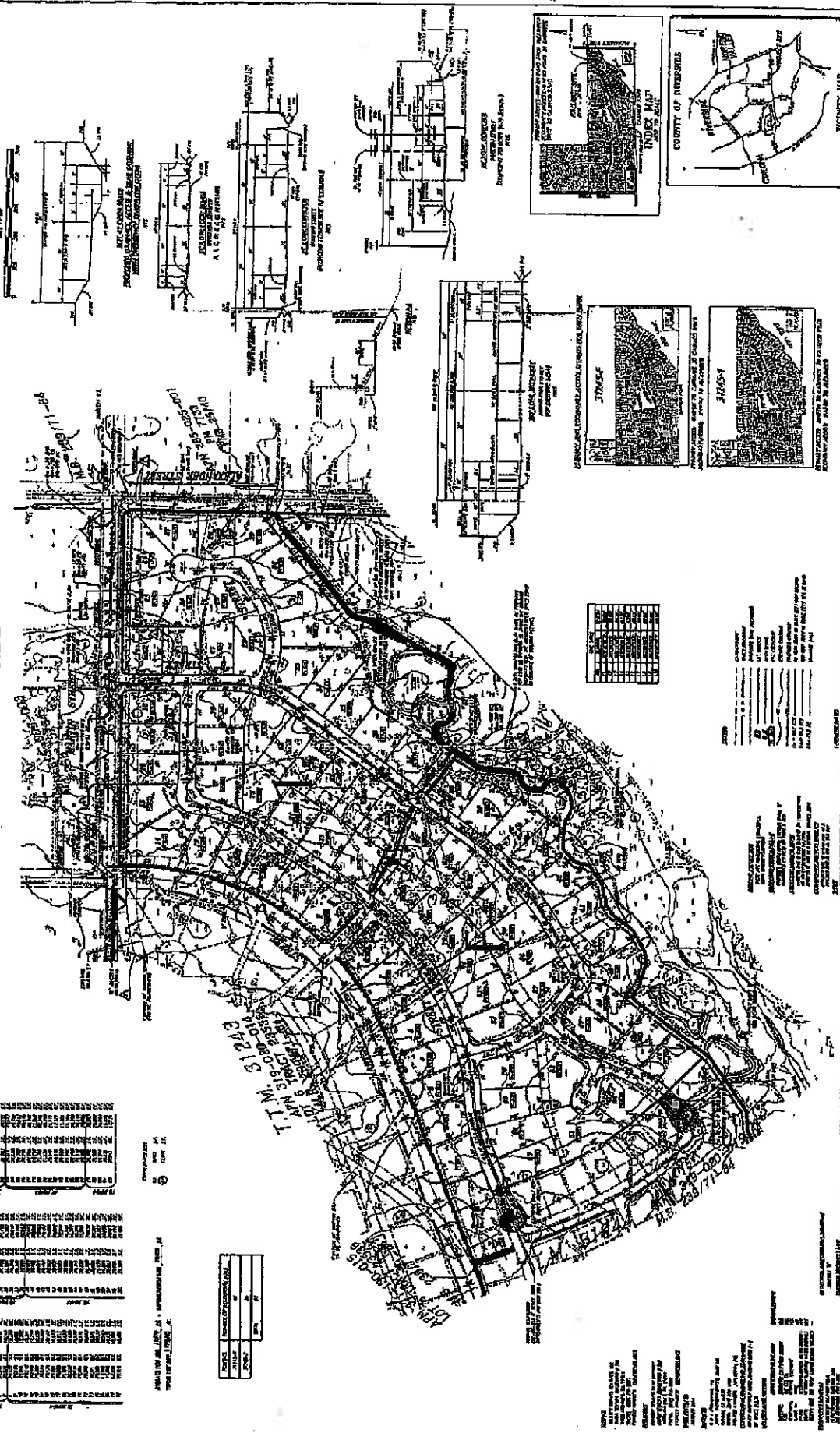
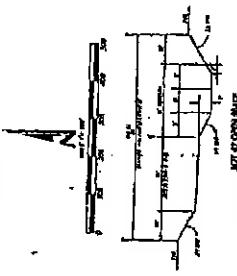
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© Riverside County GIS

TENTATIVE TRACT MAP NO. 31245 AMENDED NO. 1 COUNTY OF RIVERSIDE

SECTION 17

TRACT NO.	OWNER	ACRES
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INDEX MAP
COUNTY OF RIVERSIDE
SHOWING LOCATION OF TRACT MAP NO. 31245
AMENDED NO. 1

VICINITY MAP
COUNTY OF RIVERSIDE
SHOWING LOCATION OF TRACT MAP NO. 31245
AMENDED NO. 1

TRACT MAP NO. 31245
COUNTY OF RIVERSIDE
SHOWING LOCATION OF TRACT MAP NO. 31245
AMENDED NO. 1

TRACT MAP NO. 31245
COUNTY OF RIVERSIDE
SHOWING LOCATION OF TRACT MAP NO. 31245
AMENDED NO. 1

TRACT NO.	OWNER	ACRES
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NOTICE
This tentative tract map is being filed for public information and is subject to change without notice. It is not intended to create any rights or obligations. The actual tract map will be filed after the necessary approvals have been obtained.

PLANNING AND ZONING DEPARTMENT
COUNTY OF RIVERSIDE
100 WEST 9TH STREET, RIVERSIDE, CALIFORNIA 92501
TEL: (951) 941-1234

PLANNING AND ZONING DEPARTMENT
COUNTY OF RIVERSIDE
100 WEST 9TH STREET, RIVERSIDE, CALIFORNIA 92501
TEL: (951) 941-1234

Extension of Time Environmental Determination

Project Case Number: TR31245

Original E.A. Number: 39588

Extension of Time No.: 4th EOT

Original Approval Date: May 11, 2005

Project Location: North of Carpinus Drive and Martin Street and South of Springwood Lane

Project Description: Schedule A - to subdivide 49.8 acres into 82 residential lots with a minimum lot size of 20,000 square feet. The proposal also includes two open space lots, 19,484 square feet total in size.

On May 11, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
Gabriel Villalobos, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Wednesday, May 02, 2018 9:55 AM
To: Villalobos, Gabriel
Subject: RE: Recommended Conditions for TR31245 4th EOT

RE: Recommended Conditions for **TR31245 4th EOT**

Mr. Villalobos,

Please let this email act as our approval of the fact that no new conditions of approval are needed 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.

Thank you for your assistance.

Jim Hoxie
For Gregory Lansing

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Wednesday, April 25, 2018 5:12 PM
To: Gregory Lansing; James Hoxie
Subject: Recommended Conditions for TR31245 4th EOT

Attn: Lansing Companies
c/o Greg Lansing
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31245.

The County Planning Department has determined it necessary to recommend the addition of no 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.

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.

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



How are we doing? Click the Link and tell us

Confidentiality Disclaimer

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[County of Riverside California](#)



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

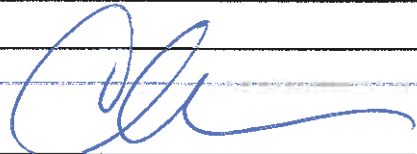
Agenda Item No.:

1.7

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR30877	Applicant(s):
Area Plan:	San Jacinto Valley	Brian Buoye
Zoning Area/District:	Bautista Area	
Supervisory District:	Third District	
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 9.71 acres into 1/2 acre lots and one detention basin. The project is located north of Whittier Ave, east of New Chicago Ave, south of Mayberry Ave, and west of Baustista Ave.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30877**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 11, 2020, 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. 30877 was originally approved at Planning Commission on April 5, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7093 and General Plan Amendment No. 730 where all applications were approved on July 11, 2006.

The Second Extension of Time was received July 11, 2016, ahead of the expiration date of July 11, 2016. The applicant and the County discussed conditions of approval and reached consensus on May 10, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 10, 2018) indicating the acceptance of the seven (7) 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension of time granted 1 year. This, 2nd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on July 11, 2022.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become July 11, 2022. If a Final Map has not been recorded prior to this date, the next 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 (Land Use) 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 Tentative Tract 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 TR30877 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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COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 30877

PREPARED BY: LITTLEHERR ENGINEERING, INC. 11717 AM ST., SUITE 100, PLEASANTON, CA 94588

DATE: 12/15/2023

PROJECT: TENTATIVE TRACT MAP NO. 30877

OWNER: MARYBELLE DEVELOPMENT, INC. 12500 BAYVIEW AVE, SUITE 100, BAYVIEW, CA 94592

SCALE: 1" = 200'

DATE: 12/15/2023

PROJECT: TENTATIVE TRACT MAP NO. 30877

LEGEND

- 30 --- EXISTING MAJOR ST. CENTER LINE
- 04 --- EXISTING MAJOR ST. CENTER LINE
- W --- EXISTING WATER LINE
- SS --- EXISTING SEWER LINE

LEGEND

- 30 --- EXISTING MAJOR ST. CENTER LINE
- 04 --- EXISTING MAJOR ST. CENTER LINE
- W --- EXISTING WATER LINE
- SS --- EXISTING SEWER LINE

EXISTING MAJOR ST. CENTER LINE
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EXISTING SEWER LINE
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PROPOSED R/W
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PROPOSED ST. CENTER LINE
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PROPOSED R/W
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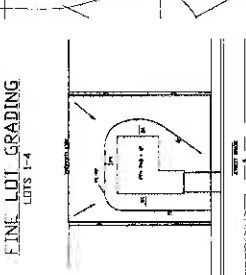
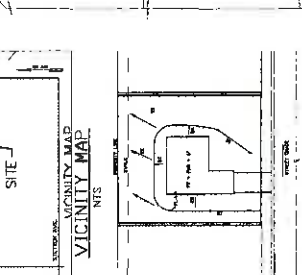
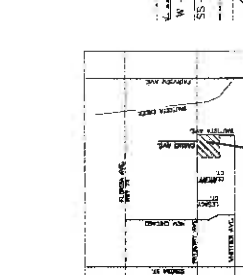
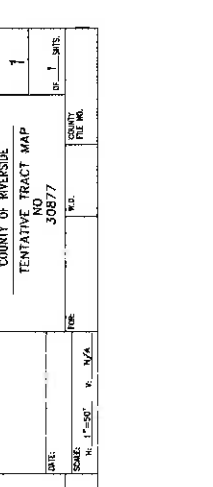
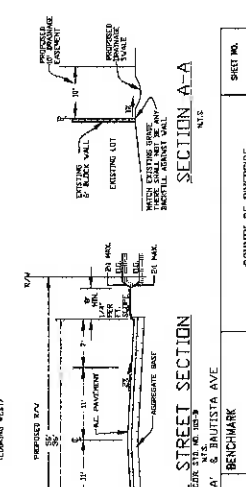
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PROPOSED ST. CENTER LINE
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PROPOSED ST. CENTER LINE
--- 18' ---



LOT NO.	ACREAGE	AREA (SQ. FT.)
1	0.25	10,890
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13	0.25	10,890
14	0.25	10,890
15	0.25	10,890
16	0.25	10,890

DATE	BY	REVISION	COUNTY

Underground Service Alert
Call TOLL FREE 1-800-227-2600

SEAL - COUNTY
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:

SEAL - ENGINEER
LITTLEHERR ENGINEERING, INC.
COUNCILOR

SECTION A-A
COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 30877
SHEET NO. 1 OF 1 SHEETS
DATE: 12/15/2023
SCALE: 1" = 200'

Extension of Time Environmental Determination

Project Case Number: TR30877
 Original E.A. Number: 39923
 Extension of Time No.: 2nd EOT
 Original Approval Date: April 5, 2006
 Project Location: North of Whittier Ave, East of New Chicago Ave, South of Mayberry Ave, West of Bautista Ave
 Project Description: Schedule 'B' to subdivide 9.71 acres into 1/2 acre lots and one detention basin.

On April 5, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Brian Buoye
11575 Walnut Street
Redlands, CA 92374

May 10, 2018

Mr. Gabriel Villalobos
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

SECOND EXTENSION OF TIME FOR TENTATIVE TRACT MAP 30877

In accordance with your request, we have reviewed your April 18, 2018, e-mail and additional Conditions of Approval. We are in concurrence and accept the addition of the seven new conditions:

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

Please keep us informed as to when the Extension of Time request will be scheduled for Planning Commission acceptance.

Thank you for your assistance in this matter.


Brian Buoye

pw

05/22/17
17:17

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30877

Parcel: 552-120-019

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 5

EOT3 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 27

EOT3 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30877

Parcel: 552-120-019

50. PRIOR TO MAP RECORDATION

50.TRANS. 27 EOT3 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT3 - REQ BMP SWPPP WQMP RECOMMND

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

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

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30877

Parcel: 552-120-019

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT3 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT3 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR30877

Parcel: 552-120-019

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT3 - WQMP REQUIRED

RECOMMND

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

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

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

TRANS DEPARTMENT

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

RECOMMND

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR30877

Parcel: 552-120-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

EOT3 - WQMP COMP AND BNS REG (cont.)

RECOMMND

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

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



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


Agenda Item No.:

1.8

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR32477	Applicant(s):
Area Plan:	Lake Mathews/Woodcrest	Bridgewalk 64, LLC
Zoning Area/District:	Woodcrest District	c/o Paul Onufer
Supervisory District:	First District	
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 69 acres into 64 residential lots with a minimum lot size of 30,000 sq. ft. and one detention basin. The project is located north of Nandina Ave, east of Ginger Creek Dr, south of Mariposa Ave, and west of Washington St.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32477**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 28, 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. 32477 was originally approved at Planning Commission on May 25, 2005. It proceeded to the Board of Supervisors along with Change of Zone No. 6996 where both applications were approved on June 28, 2005.

The Fourth Extension of Time was received April 26, 2018, ahead of the expiration date of June 28, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 2, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 2, 2018) indicating the acceptance of the no new 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st, 2nd, and 3rd extensions of time each granted 1 year for a total of 3 years. This, 4th extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on June 28, 2021.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become June 28, 2021. If a Final Map has not been recorded prior to this date, the next 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 (Land Use) 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 Tentative Tract 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.

4th EOT for TR32477

Vicinity Map



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

Notes

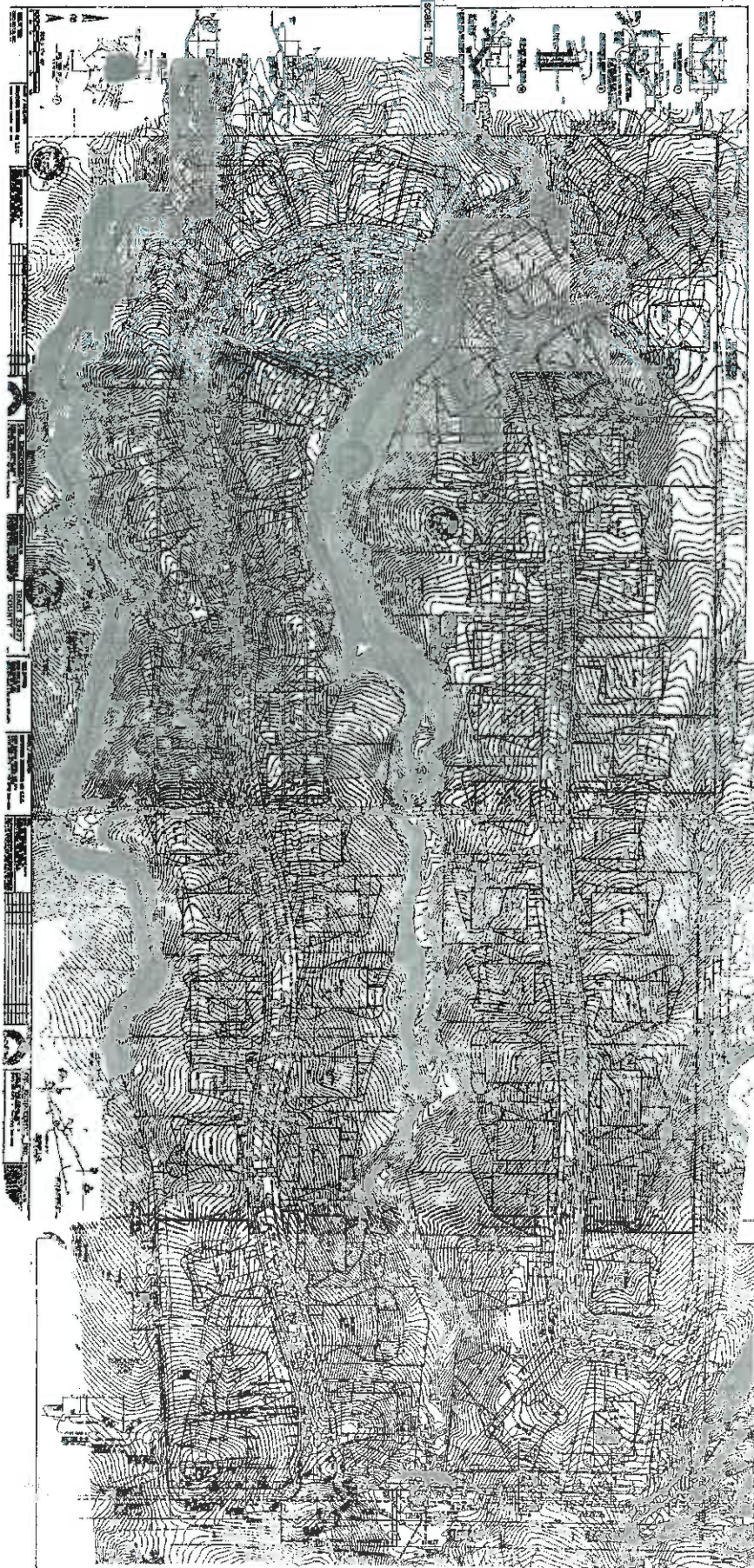
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or 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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1. TITLE: TRACT 3747 IN BLOCK 4 COUNTY OF RIVERSIDE ROOM ISLAND PLAN PLAN 5457
 2. DATE: 1954
 3. SCALE: 1" = 100'
 4. SHEET NO.: 1 OF 1
 5. DRAWN BY: [Name]
 6. CHECKED BY: [Name]
 7. APPROVED BY: [Name]
 8. LEGEND: [List of symbols and their meanings]
 9. NOTES: [Additional information and instructions]
 10. INDEX MAP: [Small map showing the location of the tract within a larger area]

Extension of Time Environmental Determination

Project Case Number: TR32477
 Original E.A. Number: 39649
 Extension of Time No.: 4th EOT
 Original Approval Date: June 28, 2005
 Project Location: North of Nandina Ave, East of Ginger Creek Dr, South of Mariposa Ave, West of Washington St
 Project Description: Schedule B - subdivision of 69 acres into 64 residential lots with a minimum lot size of 30,000 sq. ft. and one detention basin

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

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Bridgewalk 64, LLC

May 2, 2018

Mr. Gabriel Villalobos
County of Riverside
4080 Lemon Street, 2nd Floor
Riverside, CA 92501

Re: Tract 32477 4th extension of time conditions of approval

Dear Mr. Villalobos:

This letter shall service notice that Bridgewalk 64, LLC as owner of Tract 32477 and 4th Extension of Time Applicant, accept that there are no new conditions of approval.

If you have any questions please do not hesitate to call (626-263-4205) or email: ponufer@avpre.net.

Sincerely,
Bridgewalk 64, LLC
By: Ion Capital Partners, LLC
Its: Manager


Paul Onufer
Its: Managing Member

cc: Henry Lozano, Proactive Engineering
Shelby Bundy, Proactive Engineering



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


Agenda Item No.:

1.9

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR30976	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	West Sac Rivers, LLC	
Zoning Area/District:	Winchester Area	c/o Mike Byer	
Supervisory District:	Third District		
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 53.39 acres into 162 single-family residential lots with a minimum lot sizes of 7,200 sq. ft. and 28 open space lots for drainage/water quality, paseos, and fire access. This project is located north of Ano Crest Road, west of Leon Road, and south of Busby Road.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30976**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 16, 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. 30976 was originally approved at Planning Commission on February 4, 2009. It proceeded to the Board of Supervisors along with General Plan Amendment No. 1061 and Specific Plan No. 295A5 where both applications were approved on June 16, 2009.

The Third Extension of Time was received April 24, 2018, ahead of the expiration date of June 16, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 2, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 2, 2018) indicating the acceptance of the no new 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st and 2nd extensions of time each granted 1 year for a total of 2 years. This, 3rd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on June 16, 2022.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become June 16, 2021. If a Final Map has not been recorded prior to this date, the next 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

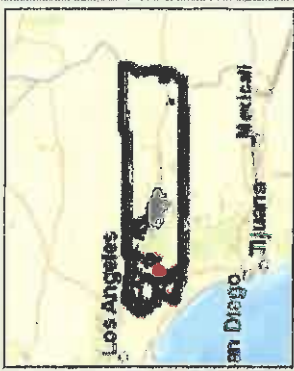
In order for the County to approve a proposed project, the following findings are required to be made:

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 (Land Use) 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 Tentative Tract 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.

3rd EOT for TR30976

Vicinity Map



Legend

- County Centerlines
- Blue Line 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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TENTATIVE TRACT NO. 30976
INT USABLE PAD AREAS

OWNER/APPLICANT
 CITY OF SAN DIEGO
 ENGINEER
 ASSessor'S PARCEL No. 5
 ACREAGE
 LAND USE

APN 481-100-003 VACANT BLUESTONE COMMUNITIES SP ZONE

APN 481-100-018 SP ZONE VACANT PM 10284 PM 40/6 RESIDENTIAL SP ZONE

APN 481-100-051 PM 40/6 PM 10284

APN 489-000-007 VACANT R-A5

APN 488-000-019 VACANT PARCEL A TTM 30077 SF-208

APN 488-000-018 VACANT PARCEL B TTM 30077 SF-208

APN 488-000-017 VACANT PARCEL C TTM 30077 SF-208

APN 488-000-016 VACANT PARCEL D TTM 30077 SF-208

APN 488-000-015 VACANT PARCEL E TTM 30077 SF-208

APN 488-000-014 VACANT PARCEL F TTM 30077 SF-208

APN 488-000-013 VACANT PARCEL G TTM 30077 SF-208

APN 488-000-012 VACANT PARCEL H TTM 30077 SF-208

APN 488-000-011 VACANT PARCEL I TTM 30077 SF-208

APN 488-000-010 VACANT PARCEL J TTM 30077 SF-208

APN 488-000-009 VACANT PARCEL K TTM 30077 SF-208

APN 488-000-008 VACANT PARCEL L TTM 30077 SF-208

APN 488-000-007 VACANT PARCEL M TTM 30077 SF-208

APN 488-000-006 VACANT PARCEL N TTM 30077 SF-208

APN 488-000-005 VACANT PARCEL O TTM 30077 SF-208

APN 488-000-004 VACANT PARCEL P TTM 30077 SF-208

APN 488-000-003 VACANT PARCEL Q TTM 30077 SF-208

APN 488-000-002 VACANT PARCEL R TTM 30077 SF-208

APN 488-000-001 VACANT PARCEL S TTM 30077 SF-208

LEGAL DESCRIPTION

SCHOOL DISTRICT

BASINEMENT NOTES

LEGAL DESCRIPTION

BASINEMENT NOTES

NOTES

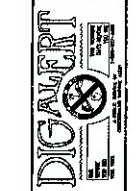
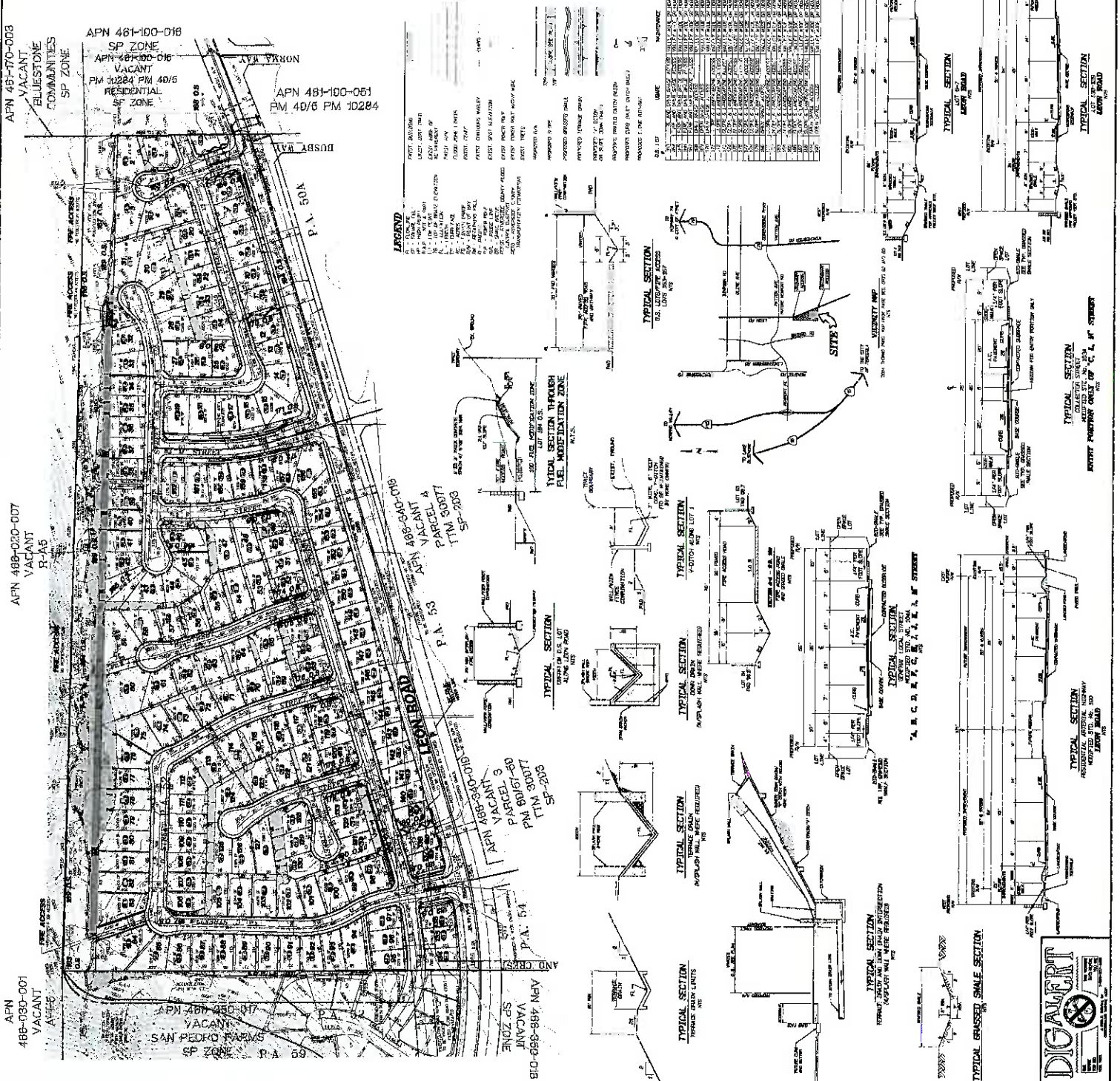
LEGAL DESCRIPTION
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TENTATIVE MAP NO. 7
SCHEDULE "A" SUBDIVISION

TRACT NO. 30976

WEBB

DIGHEART



Extension of Time Environmental Determination

Project Case Number: TR30976
 Original E.A. Number: 39462
 Extension of Time No.: 3rd EOT
 Original Approval Date: June 16, 2009
 Project Location: Northerly of Ano Crest Road, Westerly of Leon Road, and Southerly of Busby Road
 Project Description: Schedule A - subdivision of 53.39 acres into 162 single-family residential lots with a minimum lot sizes of 7,200 sq. ft. and 28 open space lots for drainage/water quality, paseos, and fire access.

On June 16, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Mike Byer <mbyer@richlandinvestments.com>
Sent: Wednesday, May 02, 2018 3:46 PM
To: Villalobos, Gabriel
Cc: Samantha Kuhns
Subject: Re: Recommended Conditions for TR30976 3rd EOT

Thanks Gabriel, please proceed for approval.

Mike Byer
Senior VP
West Sac Rivers, LLC

On May 2, 2018, at 2:33 PM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: West Sac Rivers, LLC
c/o Mike Byer
3161 Michelson Drive, Suite 425
Irvine, CA 92612

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30976.

The County Planning Department has determined it necessary to recommend the addition of no 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.

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.

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

<image001.jpg>

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

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County of Riverside California



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.10

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR30977	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	Winchester Hills CSI, LLC	
Zoning Area/District:	Winchester Area	c/o Fayres Hall	
Supervisory District:	Third District		
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 260.5 acres into 414 single family residential lots, one 7.56-acre park, thirteen (13) open space lots for paseos and drainage/water quality totaling 18.26 acres, one (1) 107.33 acre natural open space lot, and three (3) remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 square feet, Planning Area 50A has 93 lots with a minimum lot size of 6,000 square feet, Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 square feet, and Planning Area 50C has 122 lots with a minimum lot size of 4,500 square feet. This project is located north of Ano Crest Road, south of Busby Road, east of Leon Road, and west of Winchester Road.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30977**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 16, 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. 30977 was originally approved at Planning Commission on January 21, 2009. It proceeded to the Board of Supervisors along with Change of Zone No. 7461 and General Plan Amendment No. 293A5 where both applications were approved on June 16, 2009.

The Third Extension of Time was received April 27, 2018, ahead of the expiration date of June 16, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 2, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 2, 2018) indicating the acceptance of the no new 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st and 2nd extensions of time each granted 1 year for a total of 2 years. This, 3rd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on June 16, 2022.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become June 16, 2021. If a Final Map has not been recorded prior to this date, the next 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 (Land Use) 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 Tentative Tract 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.

3rd EOT for TR30977

Vicinity Map





Legend

- 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.





REPORT PRINTED ON... 5/11/2018 2:55:52 PM

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LEGAL RESERVATION

THESE RIGHTS ARE RESERVED TO THE ENGINEER FOR THE CONSTRUCTION AND MAINTENANCE OF THE SEWER SYSTEM AND TO THE CITY OF DENVER FOR THE CONSTRUCTION AND MAINTENANCE OF THE WATER MAINS AND TO THE STATE OF COLORADO FOR THE CONSTRUCTION AND MAINTENANCE OF THE HIGHWAYS.

GENERAL SPECIFICATIONS

1. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DENVER SEWERAGE DEPARTMENT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWERAGE AND SANITATION WORK.

ASSESSMENT NOTES

1. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DENVER SEWERAGE DEPARTMENT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWERAGE AND SANITATION WORK.

NOTES

1. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DENVER SEWERAGE DEPARTMENT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWERAGE AND SANITATION WORK.

LAND USE

1. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DENVER SEWERAGE DEPARTMENT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWERAGE AND SANITATION WORK.

UTILITIES

1. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DENVER SEWERAGE DEPARTMENT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWERAGE AND SANITATION WORK.

SEWERAGE SYSTEM

1. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DENVER SEWERAGE DEPARTMENT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWERAGE AND SANITATION WORK.

WATER MAINS

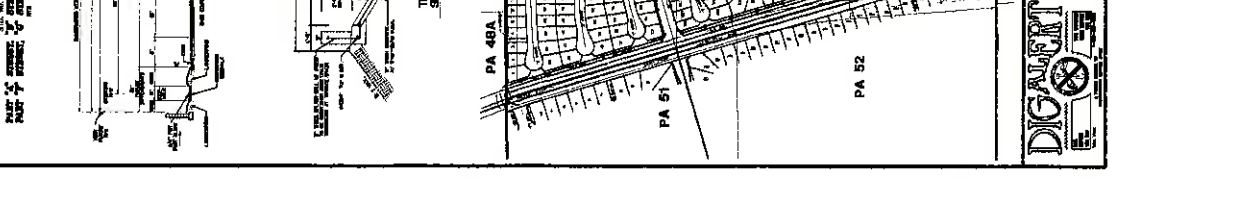
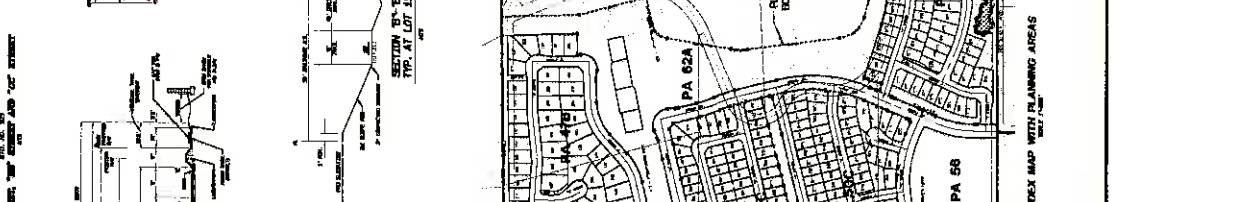
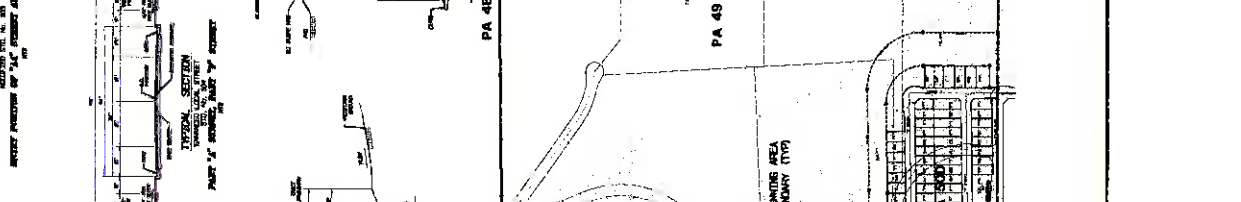
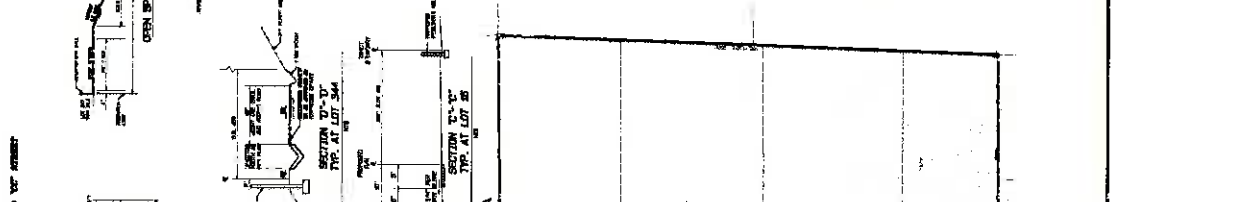
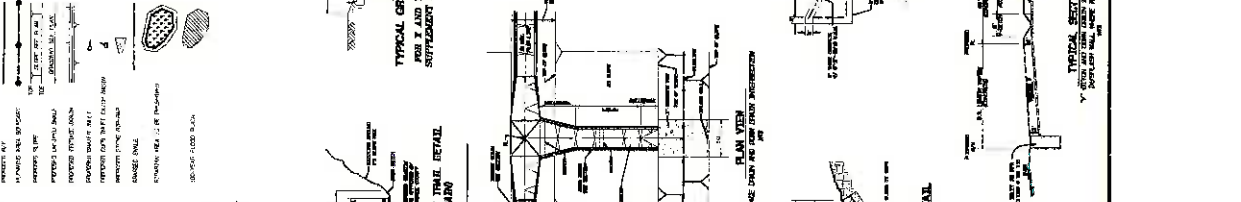
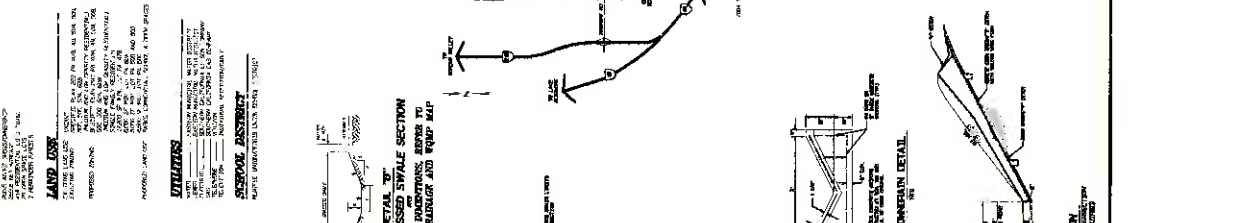
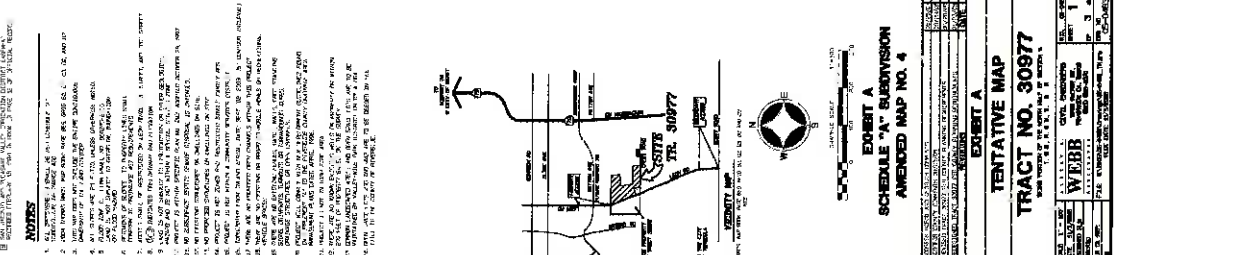
1. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DENVER SEWERAGE DEPARTMENT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWERAGE AND SANITATION WORK.

CONCRETE

1. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DENVER SEWERAGE DEPARTMENT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWERAGE AND SANITATION WORK.

STEEL

1. THE SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DENVER SEWERAGE DEPARTMENT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR SEWERAGE AND SANITATION WORK.



Project information table including: PROJECT NO., SHEET NO., DATE, CLIENT, ENGINEER, and other administrative details.

Table with 2 columns: Item, Description, and Quantity. Lists materials and quantities for the project.

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Extension of Time Environmental Determination

Project Case Number: TR30977

Original E.A. Number: 39471

Extension of Time No.: 3rd EOT

Original Approval Date: June 16, 2009

Project Location: North of Ano Crest Road, South of Busby Road, East of Leon Road, West of Winchester Road

Project Description: Subdivision of 260.5 acres into 414 single family residential lots, one 7.56-acre park, 13 open space lots for paseos and drainage/water quality totaling 18.26 acres, one 107.33-acre natural open space lot, and three remainder lots for future development. Planning Area 47B has 154 lots with a minimum lot size of 7,000 square feet, Planning Area 50A has 93 lots with a minimum lot size of 6,000 square feet, Planning Areas 50B and 50D have 138 lots with a minimum lot size of 5,000 square feet, and Planning Area 50C has 122 lots with a minimum lot size of 4,500 square feet.

On June 16, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
Gabriel Villalobos, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director

Winchester Hills CSI LLC
3 Corporate Plaza, Suite 250
Newport Beach, CA 92660

May 5, 2018

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

RE: Acceptance of Conditions for the Third Extension of Time for TR30977

Dear Mr. Villalobos:

I am the applicant for the Extension of Time Case TR30977. I understand that there are no new conditions being added to this project since the new standard conditions were added and accepted during the second extension of time processed last year. I accept the terms of the Third Extension of Time for TR33145.

Thank you,



Laurence Netherton
Project Manager



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


Agenda Item No.:

1.11

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	PM32379	Applicant(s):
Area Plan:	Southwest	Matthew Fagan Consulting Services
Zoning Area/District:	Rancho California Area	c/o Matthew Fagan
Supervisory District:	Third District	
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 21.01 acres into 3 commercial lots, and the realignment to Butterfield Stage Road and Auld Road. The proposed parcels range in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres. The project is located north of Mazoe St, east of Pourroy Rd, south of Auld Rd, and west of Dickson Path.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32379**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 14, 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 Parcel Map No. 32379 was originally approved at Planning Commission on June 14, 2006. It proceeded to the Board of Supervisors where it was approved on August 15, 2006.

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

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

The Third Extension of Time was received March 26, 2018, ahead of the expiration date of June 14, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 16, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no 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 is the correspondence from the Extension of Time applicant (April 16, 2018) indicating the acceptance of no new 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st and 2nd extensions of time each granted 1 year for a total of 2 years. This, 3rd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on June 14, 2021.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become June 14, 2021. If a Final Map has not been recorded prior to this date, the next 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 Parcel 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 Parcel Map has been found to be consistent with Ordinance No. 348 (Land Use) 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 Tentative Parcel 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.

3rd EOT for PM32379

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.



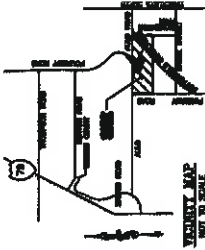
0 376

752 Feet

REPORT PRINTED ON... 4/19/2018 2:35:50 PM

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IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP 32379
BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP 9509
RECORDED IN BOOK 39, PAGE 80 OF PARCEL MAPS,
RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA,
AMENDMENT # 3



GENERAL NOTES

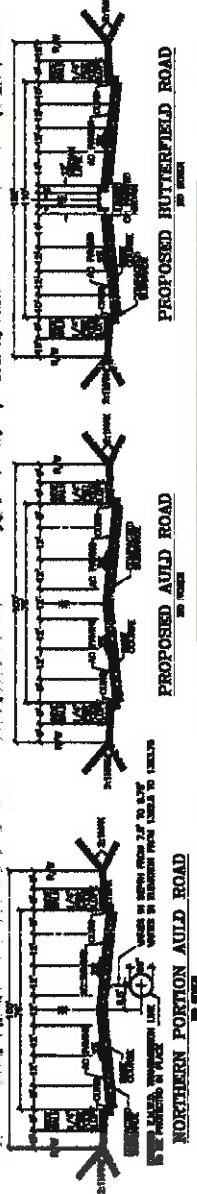
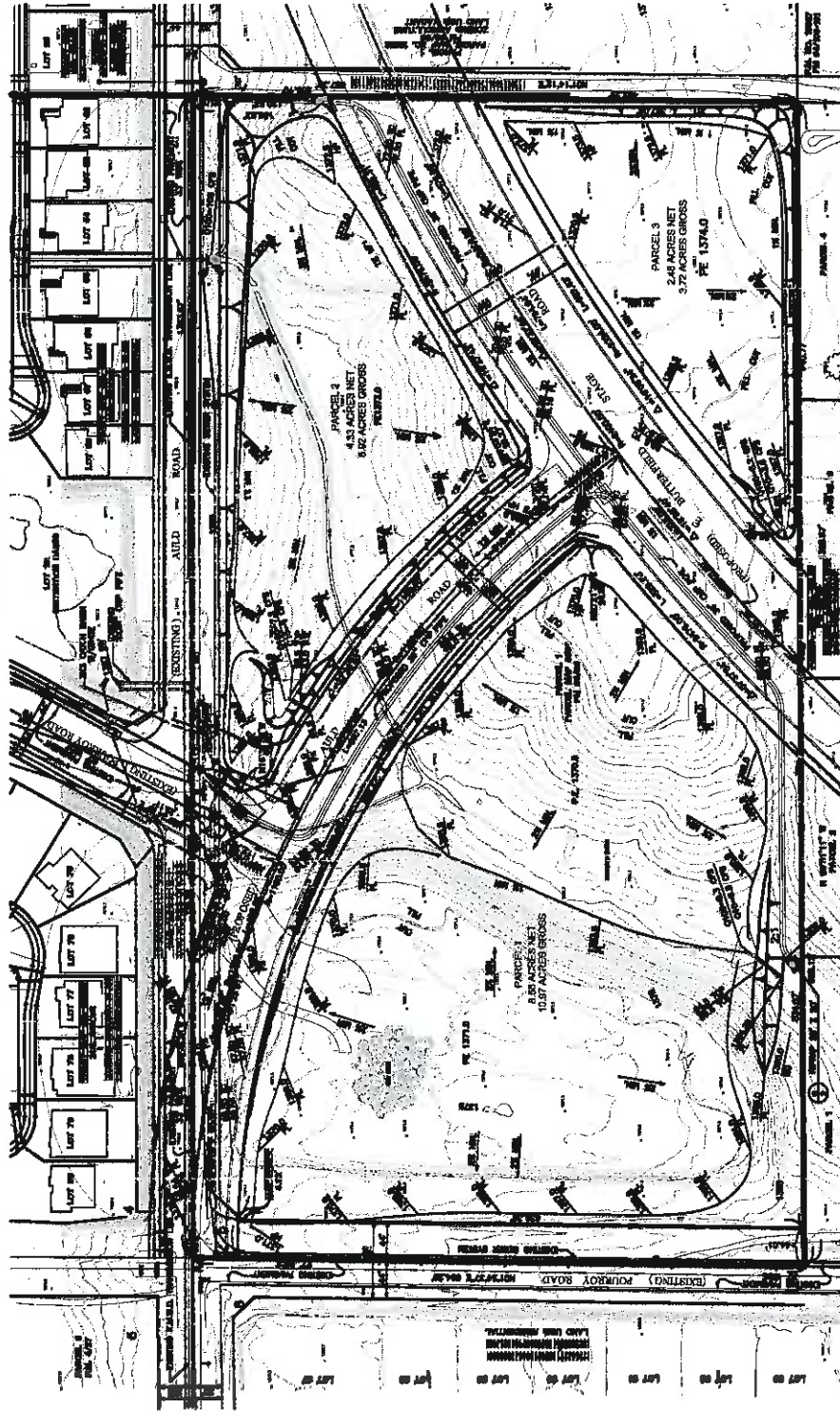
1. LAND DESCRIPTION OF PARCEL 1 OF PARCEL MAP 9509 IS SET FORTH IN BOOK 39, PAGE 80 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, AMENDMENT # 3.
2. TOTAL UNDEVELOPED AREA: 24.87 ACRES
3. NUMBER OF LOTS: 5 (4 UNDEVELOPED)
4. UNDEVELOPED PARCELS: 2.48 ACRES
5. PROPOSED LAND USE: COMMERCIAL
6. EXISTING LAND USE: WOODS
7. PROPOSED ZONING: C-1/10-P
8. EXISTING ZONING: C-1/10-P
9. JURISDICTION: COUNTY OF RIVERSIDE, CALIFORNIA
10. METHOD OF SURVEY: ORIGINAL SURVEY, 19-1-8
11. UTILITIES AND SERVICES: WATER, SEWER, GAS, TELEPHONE, CABLE TELEVISION, ELECTRICITY, MAIL SERVICE, FIRE DEPARTMENT, POLICE DEPARTMENT, COUNTY OF RIVERSIDE, CALIFORNIA
12. SCHOOL DISTRICT: MERRILL VALLEY SCHOOL DISTRICT
13. ADJACENT PARCELS: SEE 950-100-101
14. DESIGN BASE: SEE SECTION PE 008 12
15. MAP PREPARATION DATE: MAY 2019
16. SOURCE OF TOPOGRAPHIC VERTICAL DATUM: NAVD83
17. THE PROPERTY IS LOCATED IN TRACT 1000, COUNTY OF RIVERSIDE, CALIFORNIA, NOT PART OF A ZONE OF PUBLIC USE.
18. THIS PROPERTY IS NOT WITHIN A SPECIAL TAX.
19. THE JURISDICTION OF THE LAND IS THE COUNTY OF RIVERSIDE, CALIFORNIA.
20. THIS PROPERTY IS NOT WITHIN A COMPANY SERVICE AREA.
21. SCHEDULE "D" PARCEL MAP
22. THIS PROPERTY IS NOT SUBJECT TO FLOOD HAZARD, SEVERITY, OR LIMITATION.

LEGEND



STATE ENGINEERING EXAMINATION BOARD
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
DJI CONSULTING, INC.
10000
RIVERSIDE, CALIFORNIA 92504
PHONE (951) 502-0441

APPROVED BY:
COUNTY ENGINEER
RIVERSIDE COUNTY
RIVERSIDE, CALIFORNIA
PHONE (951) 955-8871



STATE ENGINEERING EXAMINATION BOARD
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APPROVED BY:
COUNTY ENGINEER
RIVERSIDE COUNTY
RIVERSIDE, CALIFORNIA
PHONE (951) 955-8871

Extension of Time Environmental Determination

Project Case Number: PM32379
 Original E.A. Number: 39564
 Extension of Time No.: 3rd EOT
 Original Approval Date: June 14, 2006
 Project Location: North of Mazoe St, East of Pourroy Rd, South of Auld Rd, and West of Dickson Path
 Project Description: Schedule E - subdivision of 21.01 acres into 3 commercial lots, and the realignment to Butterfield Stage Road and Auld Road. The proposed parcels range in size from a minimum of 3.72 gross acres to a maximum of 10.97 gross acres.

On June 14, 2006, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Matthew Fagan <matthewfagan@roadrunner.com>
Sent: Monday, April 16, 2018 10:33 AM
To: Villalobos, Gabriel
Cc: angie doves; Mark Swannie
Subject: Re: Recommended Conditions for PM32379 3rd EOT

Gabriel:

Good morning.

I hope all is well.

We, as applicant are in concurrence with your e-mail regarding the conditions of approval.

Seeing that there are no new conditions of approval, we accept that fact.

We look toward to the approval process continuing at this time.

Could you please let me know what the next steps are?

Please contact me if you have any questions or comments.

Thank you.

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

Work hard, Play hard, Laugh hard!!

From: "Villalobos, Gabriel" <GVillalo@rivco.org>
Date: Tuesday, April 3, 2018 at 10:58 AM
To: Matthew Fagan <matthewfagan@roadrunner.com>
Subject: Recommended Conditions for PM32379 3rd EOT

Attn: Matthew Fagan Consulting Services

c/o Matthew Fagan
42011 Avenida Vista Ladera
Temecula, CA 92591

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 32379.

The County Planning Department has determined it necessary to recommend the addition of **no 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:

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

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

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

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

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

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



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

Confidentiality Disclaimer

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[County of Riverside California](#)



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.12

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR34677	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	Applicant(s):	Ranchos Property
Zoning Area/District:	Winchester Area	Applicant(s):	c/o Jim Lytle
Supervisory District:	Third District		
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 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one 2.0-acre park, one 2.1-acre park, 2 lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways. The project is located north of Olive Avenue, east of La Ventana Rd, west of Leon Road, and south of Simpson Road.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34677**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 16, 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. 34677 was originally approved at Planning Commission on February 4, 2009. It proceeded to the Board of Supervisors where it was approved on June 16, 2009.

The Third Extension of Time was received May 1, 2018, ahead of the expiration date of June 16, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 16, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 16, 2018) indicating the acceptance of the no new 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st and 2nd extensions of time each granted 1 year for a total of 2 years. This, 3rd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on June 16, 2022.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become June 16, 2021. If a Final Map has not been recorded prior to this date, the next 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 (Land Use) 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 Tentative Tract 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.

3rd EOT for TR34677

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.

REPORT PRINTED ON... 5/17/2018 10:52:33 AM

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Extension of Time Environmental Determination

Project Case Number: TR34677

Original E.A. Number: 41071

Extension of Time No.: 3rd EOT

Original Approval Date: June 16, 2009

Project Location: North of Olive Avenue, East of La Ventana Rd, West of Leon Road, and South of Simpson Road

Project Description: Schedule "A" Subdivision of 73.22 acres into 200 front-loaded single family residential lots with a minimum lot size of 2,900 sq. ft., one 2.0-acre park, one 2.1-acre park, 2 lots for a flood control channel, 14 lots for water quality swales and drainage, and 10 lots for expanded parkways.

On June 16, 2009, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
Gabriel Villalobos, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director



THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

To: Gabriel Villalobos

From: Jim Lytle

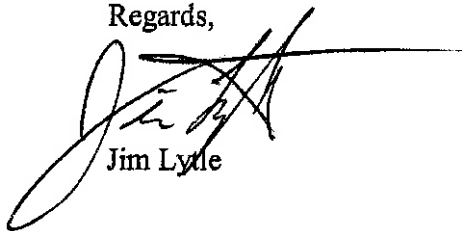
Date: May 16, 2018

Re: Acceptance of EOT-3 No New Conditions of Approval for CASE TR34677

Mr. Villalobos:

I am the applicant for the EOT Case TR34677. I accept that there are no new conditions of approval associated with this 3rd Extension of Time Request.

Regards,



Jim Lytle



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


Agenda Item No.:

1.13

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR35815	Applicant(s):	
Area Plan:	Southwest	Applicant(s):	Frances E. White
Zoning Area/District:	Rancho California Area		
Supervisory District:	First District		
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 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres will be held in conservation on proposed lots 1 through 5, and lot 8. The project is located on the northwest corner of El Calamar Road and Carancho Road.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35815**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 5, 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. 35815 was originally approved at Planning Commission on September 15, 2010. It proceeded to the Board of Supervisors along with Change of Zone No. 7659 where both applications were approved on June 5, 2012.

The Second Extension of Time was received May 2, 2018, ahead of the expiration date of June 5, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 4, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 4, 2018) indicating the acceptance of the no new 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.

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Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st extension of time granted 1 year. This, 2nd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on June 5, 2023.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become June 5, 2021. If a Final Map has not been recorded prior to this date, the next 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 (Land Use) 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 Tentative Tract 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 TR35815

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.

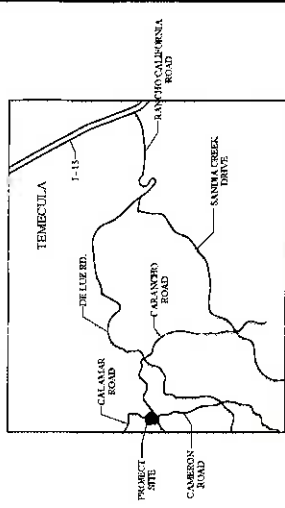


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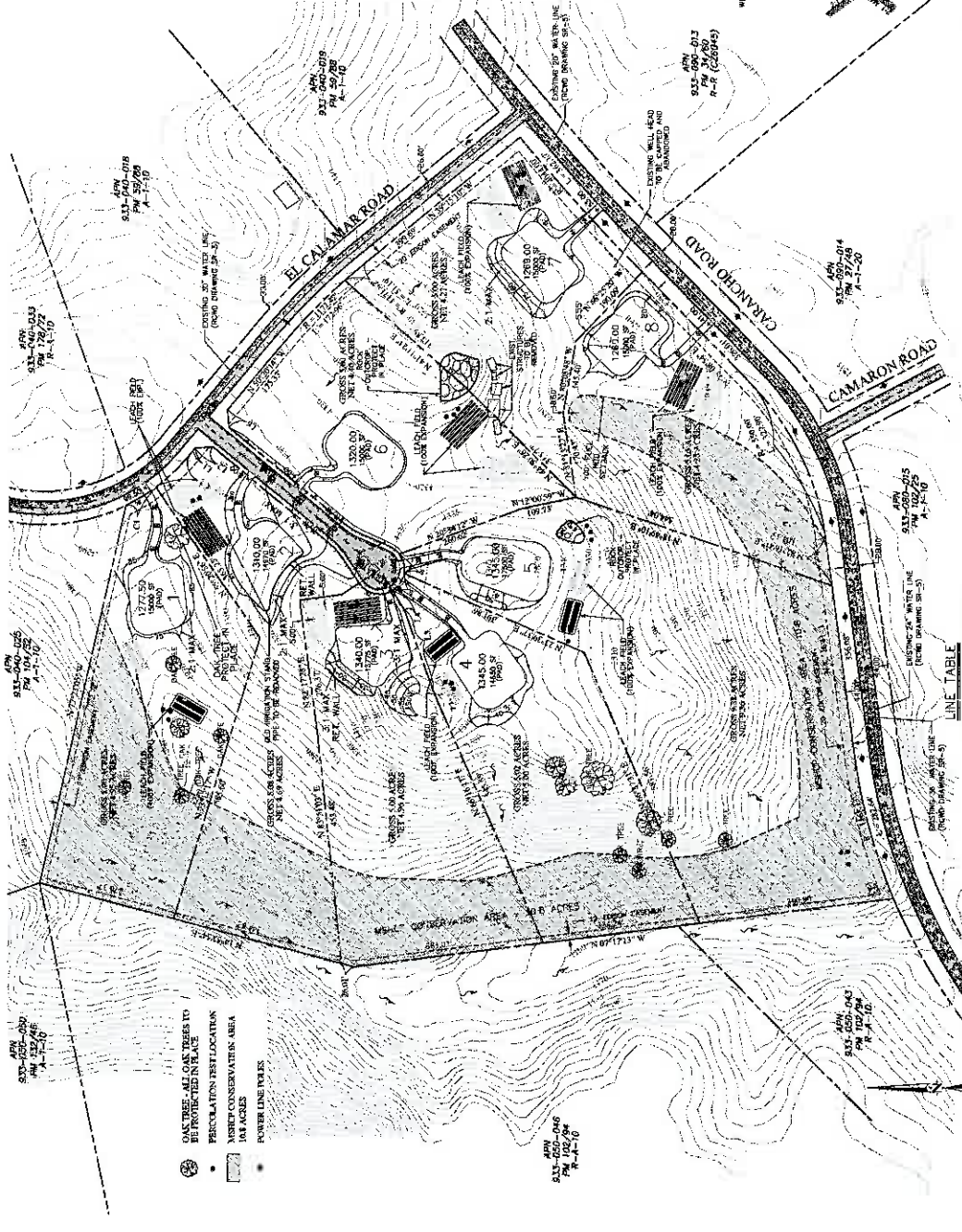
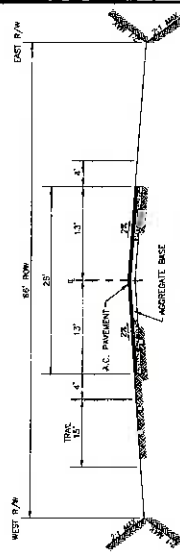
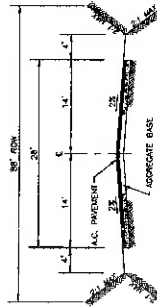
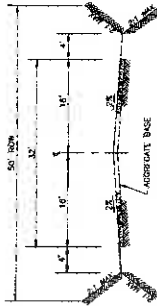
TENTATIVE TRACT MAP 35815 AMENDED NO. 2



VICINITY MAP

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE
2. SLOPES ARE NOT TO EXCEED 2%
3. ALL UTILITIES SHALL BE LOCATED AND DEPTH AS SHOWN ON THE UTILITY MAPS AND RECORDS THEREOF.
4. CURB AND LANDINGS AND VARIOUS UTILITIES SHALL BE CONSTRUCTED WITHIN THE TRACT MAP.



NOTES:
FOR FIRE PROTECTION PURPOSES, ALL FUTURE STRUCTURES SHALL HAVE A MINIMUM 100' FOOT SETBACK TO PROPERTY LINE OR A FUEL MITIGATION TREATMENT WILL BE PROVIDED ON ADJACENT PROPERTY.

LINE TABLE

NO.	BEARING	LENGTH
(1)	N 82° 02' 17" W	8.40'
(2)	N 82° 02' 17" W	53.35'
(3)	N 82° 02' 17" W	65.17'
(4)	N 82° 02' 17" W	173.35'
(5)	N 82° 02' 17" W	253.35'

CURVE TABLE

NO.	BEARING	LENGTH	TANGENT
(1)	N 82° 02' 17" W	314.00'	70.00'
(2)	N 82° 02' 17" W	314.00'	70.00'
(3)	N 82° 02' 17" W	314.00'	70.00'



GRAPHIC SCALE
1 inch = 200 feet
N

NO.	BEARING	LENGTH	REVERSE
(1)	N 82° 02' 17" W	8.40'	
(2)	N 82° 02' 17" W	53.35'	
(3)	N 82° 02' 17" W	65.17'	
(4)	N 82° 02' 17" W	173.35'	
(5)	N 82° 02' 17" W	253.35'	
(6)	N 82° 02' 17" W	314.00'	
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(9)	N 82° 02' 17" W	314.00'	
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(13)	N 82° 02' 17" W	314.00'	
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(90)	N 82° 02' 17" W	314.00'	
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(96)	N 82° 02' 17" W	314.00'	
(97)	N 82° 02' 17" W	314.00'	
(98)	N 82° 02' 17" W	314.00'	
(99)	N 82° 02' 17" W	314.00'	
(100)	N 82° 02' 17" W	314.00'	

Extension of Time Environmental Determination

Project Case Number: TR35815
 Original E.A. Number: 41950
 Extension of Time No.: 2nd EOT
 Original Approval Date: June 5, 2012
 Project Location: Northwest corner of El Calamar Road and Carancho Road
 Project Description: Schedule D - subdivision 44.66 acres into eight (8) residential parcels with a minimum parcel size of 5 acres. A total of 10.8 acres will be held in conservation on proposed lots 1 through 5, and lot 8.

On June 5, 2012, 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: fran white <franwhite3@gmail.com>
Sent: Friday, May 04, 2018 10:15 AM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for TR35815 2nd EOT

Gabriel,

I understand/acknowledge/concur that no new conditions of approval are required . I am asking that you prepare staff report and schedule the case for the next available Planning Commission hearing.

Thank you,
Fran white

On Thu, May 3, 2018 at 2:47 PM Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Frances White

P.O. Box 1762

Fallbrook, CA 92088

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 35815.

The County Planning Department has determined it necessary to recommend the addition of no 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.

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.

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](#)



How are we doing? Click the Link and tell us

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County of Riverside California



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.14

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR29010	Applicant(s):	
Area Plan:	REMAP	Lea M. Ward	
Zoning Area/District:	Aguanga Area	c/o Fayres Hall	
Supervisory District:	Third District		
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 195.16 gross acres into 32 residential lots with 2-acre minimum lot size, four (4) open space lots, three (3) water utility lots, and one (1) private road lot. 102.71 gross acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes. The project is located south of Highway 79 and east of Sage Road.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29010**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 11, 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. 29010 was originally approved at Planning Commission on June 11, 2008. It proceeded to the Board of Supervisors where it was approved on July 15, 2008.

The Second Extension of Time was received April 17, 2018, ahead of the expiration date of June 11, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 4, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 4, 2018) indicating the acceptance of the no new 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

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The 1st extension of time granted 1 year. This, 2nd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on June 11, 2023.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become June 11, 2021. If a Final Map has not been recorded prior to this date, the next 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 (Land Use) 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 Tentative Tract 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 TR29010

Vicinity Map





Legend

- County Centerlines
- Blueline Streams
- City Areas

Notes

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TEMECULA CREEK TENTATIVE MAP NO. 29010

A PORTION OF SECTION 29, TOWNSHIP 8 SOUTH, RANGE 1 EAST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

UTILITIES:
ELECTRICITY, CALIFORNIA GAS CO.
SAN BERNARDINO COUNTY
TEMECULA WATER TREATMENT PLANT
(240) 946-6800

OWNER/APPLICANT:
CORREY J. HARR
PO BOX 100
700 W. MAIN STREET
TEMECULA, CA 92591
TEL: (951) 946-1800

DATE:
SUBMITTED: CALIFORNIA GAS CO.
DATE: 11/17/03
STATE HIGHWAY NO. 78
DATE: 11/16/03

BOUNDARY DISTRICT:
SOUTH SAN BERNARDINO COUNTY
OFFICE: 15150 AVENUE
TEMECULA, CA 92591
(951) 946-2000

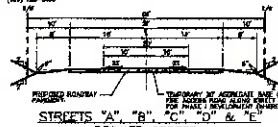
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PROPOSED DRAINAGE

ZONING AND USE:
DENSITY AND/OR RESIDENTIAL

ADJUST:
15,000 SQUARED FEET

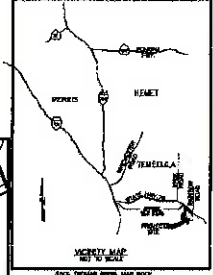
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15,000 SQUARED FEET

FLOOD HAZARD:
AS SHOWN ON THE FLOOD HAZARD MAP AND AS SHOWN ON THE FLOOD HAZARD MAP



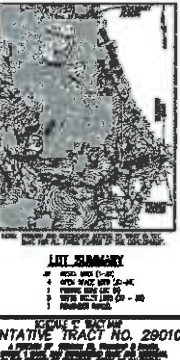
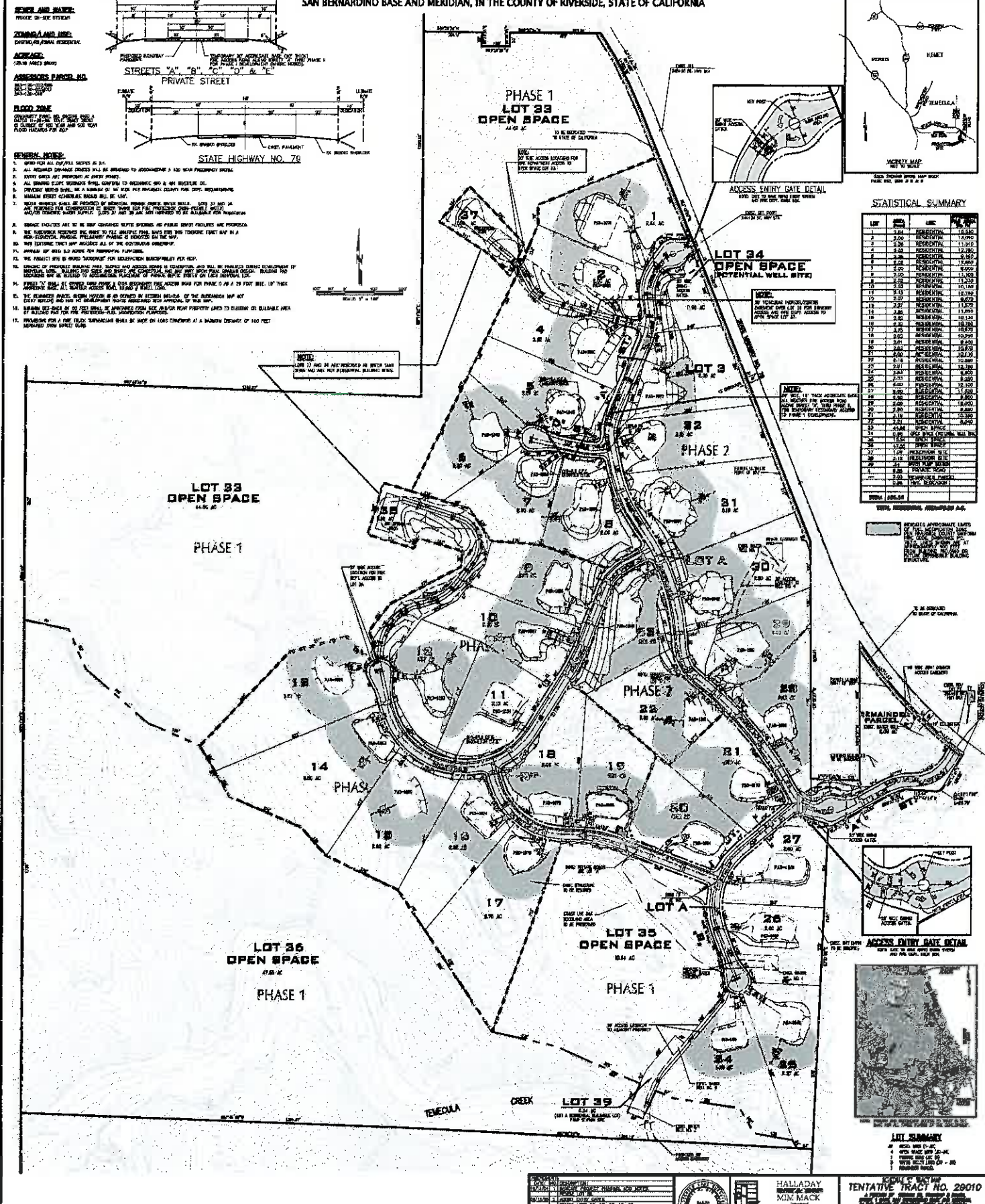
REMARKS:

1. REFER TO ALL APPLICABLE MAPS IN THIS TENTATIVE MAP.
2. ALL REQUIRED DRAINAGE DITCHES SHALL BE PROVIDED TO ACCOMMODATE A 100 YEAR FREQUENCY STORM.
3. EXISTING UTILITIES SHALL BE PROTECTED AT ALL TIMES.
4. ALL EXISTING UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR 6" RIBBED IRON.
5. EXISTING UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR 6" RIBBED IRON.
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17. EXISTING UTILITIES SHALL BE PROTECTED BY 18" CONCRETE OR 6" RIBBED IRON.



STATISTICAL SUMMARY

LOT	AREA (AC)	USE	VAL (AC)
1	2.30	RESIDENTIAL	12,950
2	2.20	RESIDENTIAL	12,000
3	2.20	RESIDENTIAL	11,800
4	2.20	RESIDENTIAL	11,800
5	2.20	RESIDENTIAL	11,800
6	2.20	RESIDENTIAL	11,800
7	2.20	RESIDENTIAL	11,800
8	2.20	RESIDENTIAL	11,800
9	2.20	RESIDENTIAL	11,800
10	2.20	RESIDENTIAL	11,800
11	2.20	RESIDENTIAL	11,800
12	2.20	RESIDENTIAL	11,800
13	2.20	RESIDENTIAL	11,800
14	2.20	RESIDENTIAL	11,800
15	2.20	RESIDENTIAL	11,800
16	2.20	RESIDENTIAL	11,800
17	2.20	RESIDENTIAL	11,800
18	2.20	RESIDENTIAL	11,800
19	2.20	RESIDENTIAL	11,800
20	2.20	RESIDENTIAL	11,800
21	2.20	RESIDENTIAL	11,800
22	2.20	RESIDENTIAL	11,800
23	2.20	RESIDENTIAL	11,800
24	2.20	RESIDENTIAL	11,800
25	2.20	RESIDENTIAL	11,800
26	2.20	RESIDENTIAL	11,800
27	2.20	RESIDENTIAL	11,800
28	2.20	RESIDENTIAL	11,800
29	2.20	RESIDENTIAL	11,800
30	2.20	RESIDENTIAL	11,800
31	2.20	RESIDENTIAL	11,800
32	2.20	RESIDENTIAL	11,800
33	2.20	RESIDENTIAL	11,800
34	2.20	RESIDENTIAL	11,800
35	2.20	RESIDENTIAL	11,800
36	2.20	RESIDENTIAL	11,800
37	2.20	RESIDENTIAL	11,800
38	2.20	RESIDENTIAL	11,800
39	2.20	RESIDENTIAL	11,800
40	2.20	RESIDENTIAL	11,800
41	2.20	RESIDENTIAL	11,800
42	2.20	RESIDENTIAL	11,800
43	2.20	RESIDENTIAL	11,800
44	2.20	RESIDENTIAL	11,800
45	2.20	RESIDENTIAL	11,800
46	2.20	RESIDENTIAL	11,800
47	2.20	RESIDENTIAL	11,800
48	2.20	RESIDENTIAL	11,800
49	2.20	RESIDENTIAL	11,800
50	2.20	RESIDENTIAL	11,800
51	2.20	RESIDENTIAL	11,800
52	2.20	RESIDENTIAL	11,800
53	2.20	RESIDENTIAL	11,800
54	2.20	RESIDENTIAL	11,800
55	2.20	RESIDENTIAL	11,800
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58	2.20	RESIDENTIAL	11,800
59	2.20	RESIDENTIAL	11,800
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61	2.20	RESIDENTIAL	11,800
62	2.20	RESIDENTIAL	11,800
63	2.20	RESIDENTIAL	11,800
64	2.20	RESIDENTIAL	11,800
65	2.20	RESIDENTIAL	11,800
66	2.20	RESIDENTIAL	11,800
67	2.20	RESIDENTIAL	11,800
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70	2.20	RESIDENTIAL	11,800
71	2.20	RESIDENTIAL	11,800
72	2.20	RESIDENTIAL	11,800
73	2.20	RESIDENTIAL	11,800
74	2.20	RESIDENTIAL	11,800
75	2.20	RESIDENTIAL	11,800
76	2.20	RESIDENTIAL	11,800
77	2.20	RESIDENTIAL	11,800
78	2.20	RESIDENTIAL	11,800
79	2.20	RESIDENTIAL	11,800
80	2.20	RESIDENTIAL	11,800
81	2.20	RESIDENTIAL	11,800
82	2.20	RESIDENTIAL	11,800
83	2.20	RESIDENTIAL	11,800
84	2.20	RESIDENTIAL	11,800
85	2.20	RESIDENTIAL	11,800
86	2.20	RESIDENTIAL	11,800
87	2.20	RESIDENTIAL	11,800
88	2.20	RESIDENTIAL	11,800
89	2.20	RESIDENTIAL	11,800
90	2.20	RESIDENTIAL	11,800
91	2.20	RESIDENTIAL	11,800
92	2.20	RESIDENTIAL	11,800
93	2.20	RESIDENTIAL	11,800
94	2.20	RESIDENTIAL	11,800
95	2.20	RESIDENTIAL	11,800
96	2.20	RESIDENTIAL	11,800
97	2.20	RESIDENTIAL	11,800
98	2.20	RESIDENTIAL	11,800
99	2.20	RESIDENTIAL	11,800
100	2.20	RESIDENTIAL	11,800
TOTAL	220.00		1,180,000



Extension of Time Environmental Determination

Project Case Number: TR29010
 Original E.A. Number: 37649
 Extension of Time No.: 2nd EOT
 Original Approval Date: June 11, 2008
 Project Location: South of Highway 79 and East of Sage Road

Project Description: Schedule C - subdivision of 195.16 gross acres into 32 residential lots with 2-acre minimum lot size, four (4) open space lots, three (3) water utility lots, and one (1) private road lot. 102.71 gross acres of open space will be dedicated to the Western Riverside Regional Conservation Authority (RCA) for conservation purposes.

On June 11, 2008, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director



Trust
Management
Entities

Lea M. Ward

May 4, 2018

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

RE: Acceptance of Conditions for the Second Extension of Time for TR29010

Dear Mr. Villalobos:

I am the applicant for the Extension of Time Case TR29010. I understand that there are no new conditions being added to this project since the new standard conditions were added and accepted during the first extension of time processed last year. I accept the terms of the Second Extension of Time for TR33145.

Thank you,

A handwritten signature in black ink, appearing to read "Lea M. Ward".

Lea M. Ward
Manager
Temecula Creek Ranch, LLC

LMW/ms



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.15

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR30972	Applicant(s):
Area Plan:	Harvest Valley/Winchester	Lansing Stone Star, LLC
Zoning Area/District:	Homeland Area	c/o Trip Hord
Supervisory District:	Third District	
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 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) three mini-park lots, (1) water quality/detention basin lot, and (4) open space lots. The project is located south of State Highway 74, north of McLaughlin Road, east of Emperor Road and west of Sultanas Road.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30972**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 11, 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. 30972 was originally approved at Planning Commission on May 11, 2005. It proceeded to the Board of Supervisors where it was approved on September 13, 2005.

The Fourth Extension of Time was received April 10, 2018, ahead of the expiration date of May 11, 2018. The applicant and the County discussed conditions of approval and reached consensus on April 19, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no 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 (April 19, 2018) indicating the acceptance of the no new 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st, 2nd, and 3rd extensions of time each granted 1 year for a total of 3 years. This, 4th extension will grant another 3 years. There will be no remaining number of years available to extend this tentative map after this approval will expire on May 11, 2021.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become May 11, 2021. If a Final Map has not been recorded prior to this date, the next 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 (Land Use) 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 Tentative Tract 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.

4th EOT for TR30972

Vicinity Map



- Legend**
- 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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Extension of Time Environmental Determination

Project Case Number: TR30972
 Original E.A. Number: 38851
 Extension of Time No.: 4th EOT
 Original Approval Date: May 11, 2005
 Project Location: South of State Highway 74, North and South of McLaughlin Road, East of Emperor Road and West of Sultanas Road
 Project Description: Schedule A - subdivision of 72.1 acres into 91 residential lots with a minimum lot size of 6,000 square feet, (3) three mini-park lots, (1) water quality/detention basin lot, and (4) open space lots.

On May 11, 2005, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Trip Hord <ambrosehord@gmail.com>
Sent: Thursday, April 19, 2018 9:34 AM
To: Villalobos, Gabriel
Cc: glansing@lansingcompanies.com; James Hoxie
Subject: Re: Recommended Conditions for TR30972 4th EOT

Gabriel:

The Owner / Applicant is in full agreement with your 4th EOT Email dated 04/18/18.
Lansing Stone Star concurs with your statement:

The County Planning Department has determined it necessary to recommend the addition of no 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 schedule this Extension of Time for the next available Planning Commission agenda with a recommendation that the TR 30972 be extended for an additional (3) year period.

Thanks you very much for your assistance with this case.

Trip Hord

On Wed, Apr 18, 2018 at 4:43 PM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Lansing Stone Star, LLC
c/o Trip Hord
P.O. Box 1235
Riverside, CA 92502

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30972.

The County Planning Department has determined it necessary to recommend the addition of no 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.

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.

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](#)

[951-355-6184](#)



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County of Riverside California



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

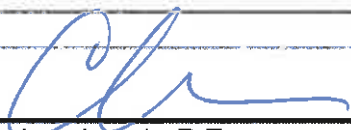
Agenda Item No.:

1.16

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR34552	Applicant(s):	
Area Plan:	Western Coachella Valley	VLP Capital, Inc.	
Zoning Area/District:	Pass and Desert District	c/o Sean M. Runnels	
Supervisory District:	Fourth District		
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 165.5 gross acres into 437 single-family residential lots, 3 open space lots, 1 open space/flood control facility lot, 3 water quality feature lots, 2 storm drain easements lots, 3 landscaping lots, 1 sewer easement lot and 1 bicycle easement lot. The project is located north of 20th Ave, east of Palm Dr, south of 18th Ave, and west of Bubbling Wells Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34552**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 7, 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. 34552 was originally approved at Planning Commission on December 19, 2012. It proceeded to the Board of Supervisors along with Change of Zone No. 7715 where both applications were approved on May 7, 2013.

The First Extension of Time was received May 3, 2018, ahead of the expiration date of May 7, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 17, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 17, 2018) indicating the acceptance of the seven (7) 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This, 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on May 7, 2024.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become May 7, 2021. If a Final Map has not been recorded prior to this date, the next 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

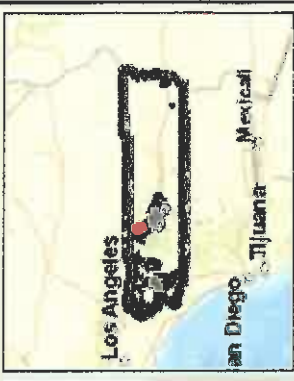
In order for the County to approve a proposed project, the following findings are required to be made:

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 (Land Use) 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 Tentative Tract 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.

1st EOT for TR34552

Vicinity Map



Legend

- County Centerlines
- Blue-line 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.

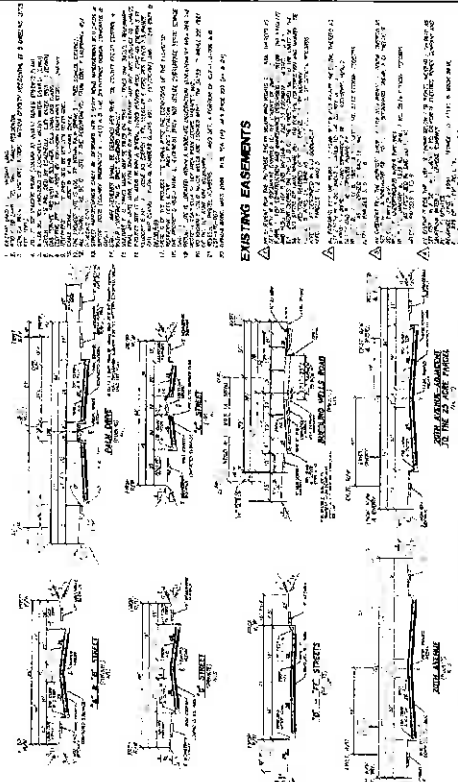
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**SOLERA AT DESERT DUNES
TENTATIVE TRACT NO. 34552
RIVERSIDE COUNTY, CALIFORNIA**

STREET SECTIONS

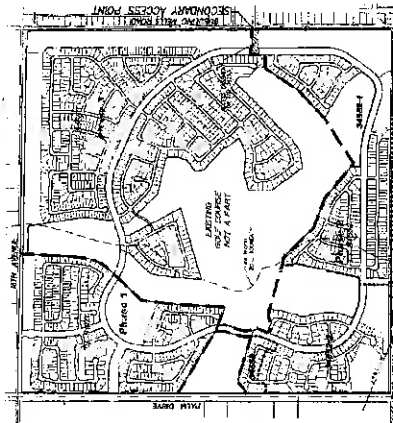


NOTES

1. ALL LOTS SHALL BE SUBDIVIDED AS SHOWN ON THIS PLAN.
2. THE TRACT IS BOUND BY THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE WEST AND THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE EAST.
3. THE TRACT IS BOUND BY THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE NORTH AND THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE SOUTH.
4. THE TRACT IS BOUND BY THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE WEST AND THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE EAST.
5. THE TRACT IS BOUND BY THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE NORTH AND THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE SOUTH.
6. THE TRACT IS BOUND BY THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE WEST AND THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE EAST.
7. THE TRACT IS BOUND BY THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE NORTH AND THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE SOUTH.
8. THE TRACT IS BOUND BY THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE WEST AND THE 100' WIDE RIVERSIDE COUNTY HIGHWAY 52 TO THE EAST.

EXISTING EASEMENTS

1. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN ALONG THE WEST LINE OF LOT 1.
2. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN ALONG THE WEST LINE OF LOT 2.
3. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN ALONG THE WEST LINE OF LOT 3.
4. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN ALONG THE WEST LINE OF LOT 4.
5. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN ALONG THE WEST LINE OF LOT 5.
6. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN ALONG THE WEST LINE OF LOT 6.
7. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN ALONG THE WEST LINE OF LOT 7.
8. A 10' EASEMENT FOR UTILITY PURPOSES IS SHOWN ALONG THE WEST LINE OF LOT 8.



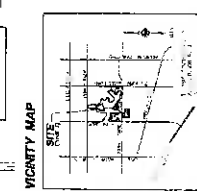
INDEX MAP, ACCESS LOCATIONS & PRELIMINARY FINAL MAP PHASING

LEGEND

APPROXIMATE RAW EARTHWORK QUANTITIES

LOT SUMMARY

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000
2	10,000	10,000	10,000
3	10,000	10,000	10,000
4	10,000	10,000	10,000
5	10,000	10,000	10,000
6	10,000	10,000	10,000
7	10,000	10,000	10,000
8	10,000	10,000	10,000



VICINITY MAP

LEGAL DESCRIPTION

That certain parcel of land, more particularly described as follows: ...

STATEMENT OF OWNERSHIP

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

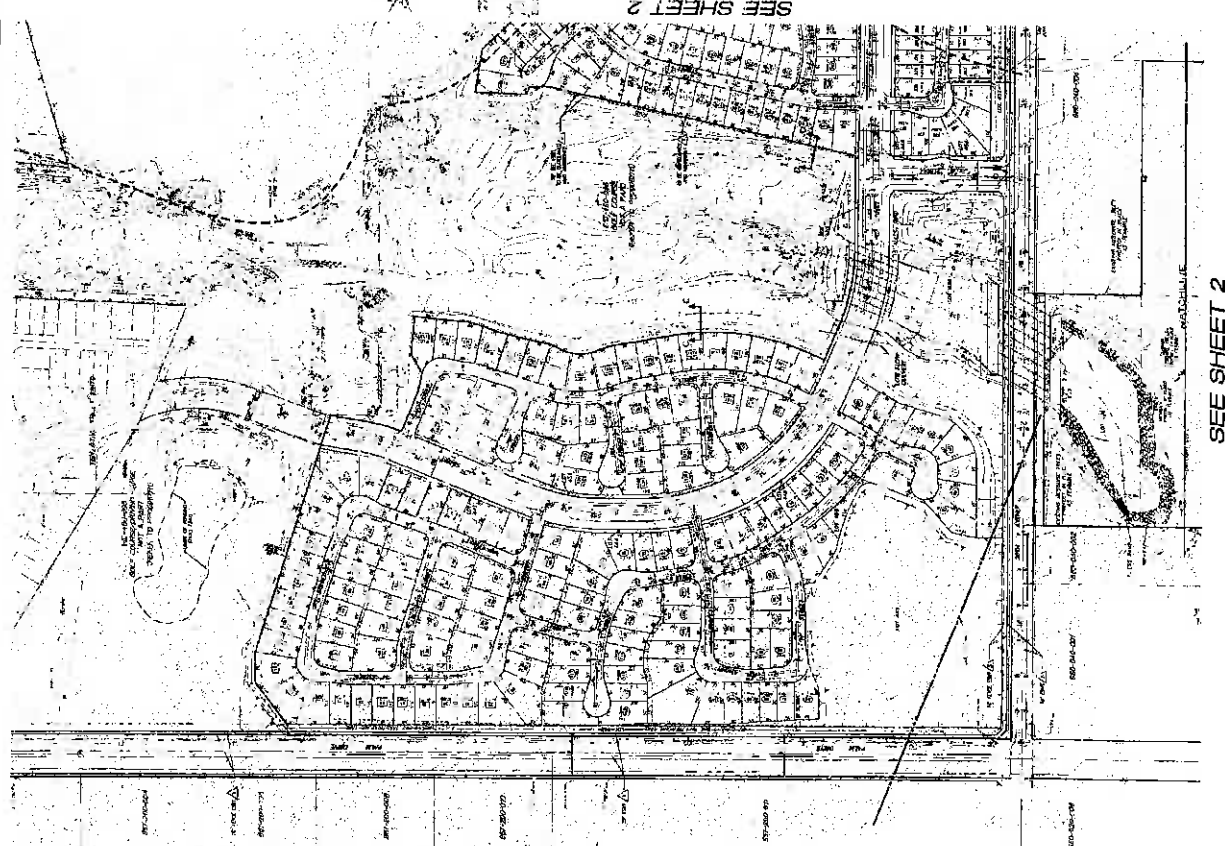
PREPARED BY:

H&A

PREPARED FOR:

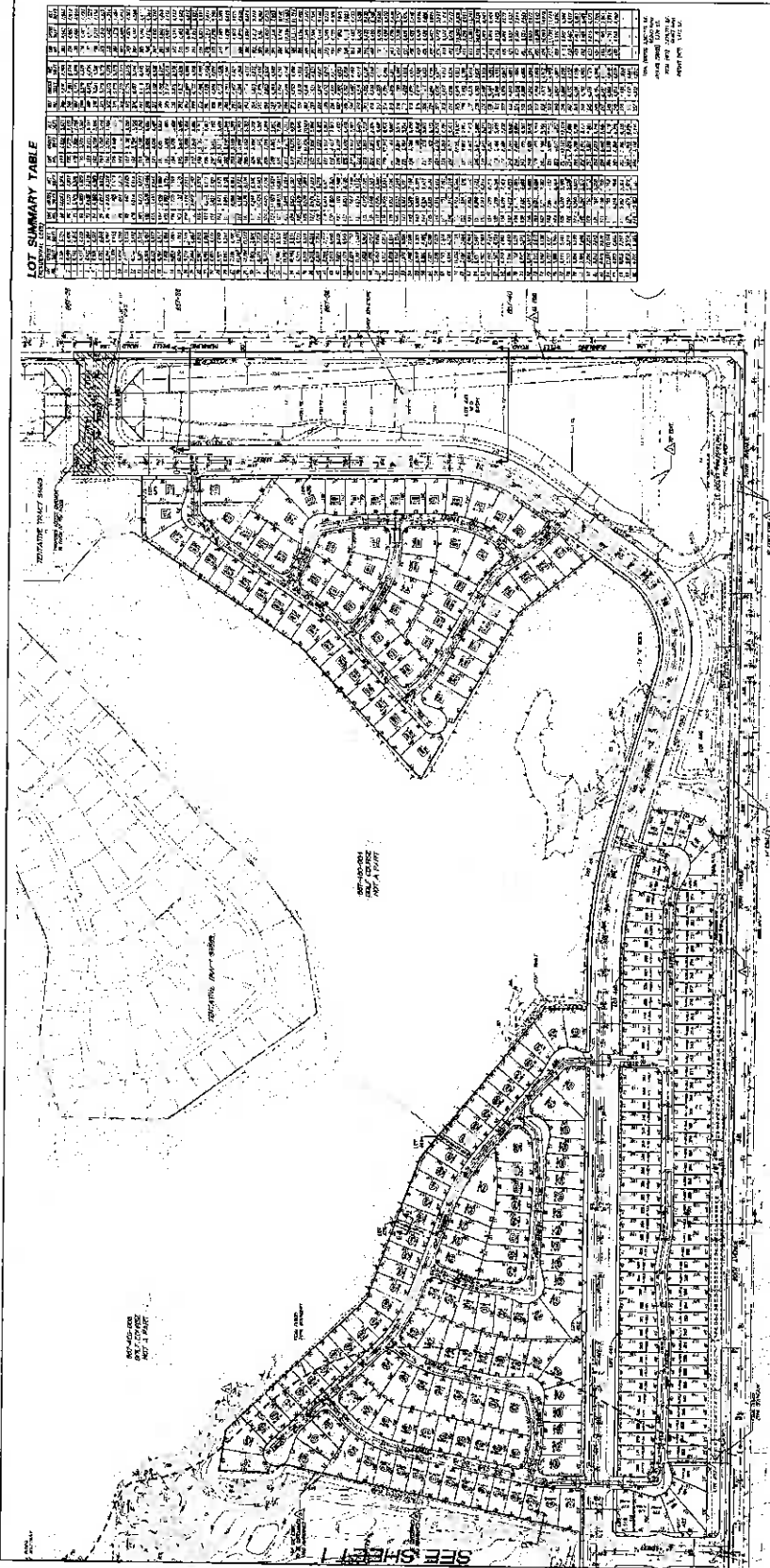
M/TE HOMES/
DEL WEBB
11111 DEL WEBB
RIVERSIDE, CALIFORNIA 92504
PHONE: (951) 514-2200
FAX: (951) 514-2201

**SCHEDULE "M" SUBDIVISION
TENTATIVE TRACT
NO. 34552**



SEE SHEET 2

SEE SHEET 1



LOT SUMMARY TABLE

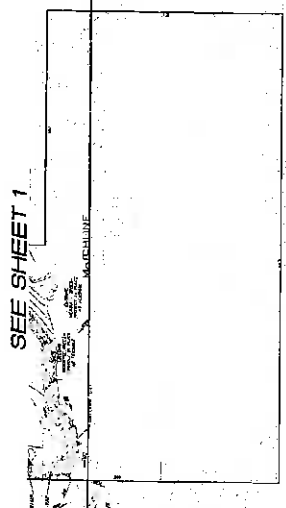
LOT NO.	AREA (SQ. FT.)	AREA (SQ. METERS)	ACRES	APPROX. DIMENSIONS (FT.)
1	1000	92.9	0.022	20.0 x 50.0
2	1000	92.9	0.022	20.0 x 50.0
3	1000	92.9	0.022	20.0 x 50.0
4	1000	92.9	0.022	20.0 x 50.0
5	1000	92.9	0.022	20.0 x 50.0
6	1000	92.9	0.022	20.0 x 50.0
7	1000	92.9	0.022	20.0 x 50.0
8	1000	92.9	0.022	20.0 x 50.0
9	1000	92.9	0.022	20.0 x 50.0
10	1000	92.9	0.022	20.0 x 50.0
11	1000	92.9	0.022	20.0 x 50.0
12	1000	92.9	0.022	20.0 x 50.0
13	1000	92.9	0.022	20.0 x 50.0
14	1000	92.9	0.022	20.0 x 50.0
15	1000	92.9	0.022	20.0 x 50.0
16	1000	92.9	0.022	20.0 x 50.0
17	1000	92.9	0.022	20.0 x 50.0
18	1000	92.9	0.022	20.0 x 50.0
19	1000	92.9	0.022	20.0 x 50.0
20	1000	92.9	0.022	20.0 x 50.0
21	1000	92.9	0.022	20.0 x 50.0
22	1000	92.9	0.022	20.0 x 50.0
23	1000	92.9	0.022	20.0 x 50.0
24	1000	92.9	0.022	20.0 x 50.0
25	1000	92.9	0.022	20.0 x 50.0
26	1000	92.9	0.022	20.0 x 50.0
27	1000	92.9	0.022	20.0 x 50.0
28	1000	92.9	0.022	20.0 x 50.0
29	1000	92.9	0.022	20.0 x 50.0
30	1000	92.9	0.022	20.0 x 50.0
31	1000	92.9	0.022	20.0 x 50.0
32	1000	92.9	0.022	20.0 x 50.0
33	1000	92.9	0.022	20.0 x 50.0
34	1000	92.9	0.022	20.0 x 50.0
35	1000	92.9	0.022	20.0 x 50.0
36	1000	92.9	0.022	20.0 x 50.0
37	1000	92.9	0.022	20.0 x 50.0
38	1000	92.9	0.022	20.0 x 50.0
39	1000	92.9	0.022	20.0 x 50.0
40	1000	92.9	0.022	20.0 x 50.0
41	1000	92.9	0.022	20.0 x 50.0
42	1000	92.9	0.022	20.0 x 50.0
43	1000	92.9	0.022	20.0 x 50.0
44	1000	92.9	0.022	20.0 x 50.0
45	1000	92.9	0.022	20.0 x 50.0
46	1000	92.9	0.022	20.0 x 50.0
47	1000	92.9	0.022	20.0 x 50.0
48	1000	92.9	0.022	20.0 x 50.0
49	1000	92.9	0.022	20.0 x 50.0
50	1000	92.9	0.022	20.0 x 50.0

LEGEND

- 4" WATER MAIN
- 8" SEWER
- 12" GAS
- 12" ELECTRIC
- 18" ELECTRIC
- 24" ELECTRIC
- 30" ELECTRIC
- 36" ELECTRIC
- 42" ELECTRIC
- 48" ELECTRIC
- 54" ELECTRIC
- 60" ELECTRIC
- 66" ELECTRIC
- 72" ELECTRIC
- 78" ELECTRIC
- 84" ELECTRIC
- 90" ELECTRIC
- 96" ELECTRIC
- 102" ELECTRIC
- 108" ELECTRIC
- 114" ELECTRIC
- 120" ELECTRIC
- 126" ELECTRIC
- 132" ELECTRIC
- 138" ELECTRIC
- 144" ELECTRIC
- 150" ELECTRIC
- 156" ELECTRIC
- 162" ELECTRIC
- 168" ELECTRIC
- 174" ELECTRIC
- 180" ELECTRIC
- 186" ELECTRIC
- 192" ELECTRIC
- 198" ELECTRIC
- 204" ELECTRIC
- 210" ELECTRIC
- 216" ELECTRIC
- 222" ELECTRIC
- 228" ELECTRIC
- 234" ELECTRIC
- 240" ELECTRIC
- 246" ELECTRIC
- 252" ELECTRIC
- 258" ELECTRIC
- 264" ELECTRIC
- 270" ELECTRIC
- 276" ELECTRIC
- 282" ELECTRIC
- 288" ELECTRIC
- 294" ELECTRIC
- 300" ELECTRIC

PREPARED BY:
H&A
 HENNINGSON & ASSOCIATES, INC.
 10000 WILSON AVENUE, SUITE 100
 BOSTON, MASSACHUSETTS 02116
 TELEPHONE: (617) 338-1100
 FACSIMILE: (617) 338-1101

**SCHEDULE "A" SUBDIVISION
 TENTATIVE TRACT
 NO. 34552**



Extension of Time Environmental Determination

Project Case Number: TR34552
 Original E.A. Number: 40920
 Extension of Time No.: 1st EOT
 Original Approval Date: December 19, 2012
 Project Location: North of 20th Ave, East of Palm Dr, South of 18th Ave, West of Bubbling Wells Rd
 Project Description: a Schedule "A" subdivision of 165.5 gross acres into 437 single-family residential lots, 3 open space lots, 1 open space/flood control facility lot, 3 water quality feature lots, 2 storm drain easements lots, 3 landscaping lots, 1 sewer easement lot and 1 bicycle easement lot.

On December 19, 2012, 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: Sean M. Runnels <seanrunnels@earthlink.net>
Sent: Thursday, May 17, 2018 11:22 AM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for TR34552 1st EOT

Hi Gabriel:

These are standard conditions I've seen on other TTM extensions and as such VLP is fine accepting them as new conditions to the TTM. Please let me know if you need anything further from me or VLP. Thank you for contacting me.

Best,

Sean M. Runnels

VLP Capital, Inc.

On May 16, 2018, at 10:37 AM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: VLP Capital, Inc.
c/o Sean M. Runnels
36953 Cook Street, Suite 103
Palm Desert, CA 92211

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34552.

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
50. FINAL ACCESS AND MAINT
60. REQ BMP SWPPP WQMP

80. WQMP AND MAINTENANCE
90. WQMP REQUIRED
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

<image001.jpg>

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

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[County of Riverside California](#)

<TR34552 1st EOT COA.pdf>

Plan: TR34552E01

Parcel: 657460007

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT1 - 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)

Transportation

050 - Transportation. 1 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

Prior to the map recordation, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.
Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT1 - 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)

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

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

Plan: TR34552E01

Parcel: 657460007

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED Not Satisfied

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.

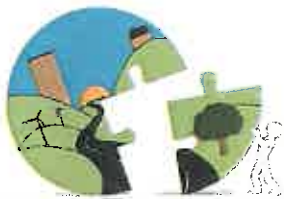
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

090 - Transportation. 1 EOT1 - WQMP COMP AND BNS REG Not Satisfied

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

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



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


Agenda Item No.:

1.17

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR34553	Applicant(s):
Area Plan:	Western Coachella Valley	VLP Capital, Inc.
Zoning Area/District:	Pass and Desert District	c/o Sean M. Runnels
Supervisory District:	Fourth District	
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 207.6 gross acres into 896 single-family residential lots, 1 well site lot, 2 water quality feature lots, 3 storm drain easement lots, 1 common access lot, 9 landscaping lots, and 5 open space lots. The project is located north of 20th Ave, east of Palm Dr, south of 18th Ave, and east of Bubbling Wells Rd.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34553**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 7, 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. 34553 was originally approved at Planning Commission on December 19, 2012. It proceeded to the Board of Supervisors where it was approved on May 7, 2013.

The First Extension of Time was received May 3, 2018, ahead of the expiration date of May 7, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 16, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 16, 2018) indicating the acceptance of the seven (7) 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

This, 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on May 7, 2024.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become May 7, 2021. If a Final Map has not been recorded prior to this date, the next 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

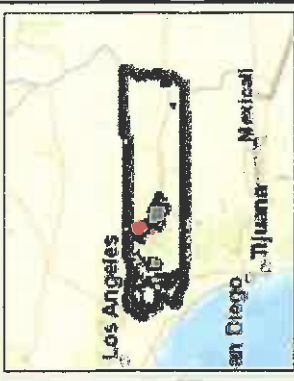
In order for the County to approve a proposed project, the following findings are required to be made:

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 (Land Use) 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 Tentative Tract 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.

1st EOT for TR34553

Vicinity Map



Legend

- 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... 5/22/2018 1:20:17 PM

© Riverside County GIS

SOLERA AT DESERT DUNES TENTATIVE TRACT NO. 34553 RIVERSIDE COUNTY, CALIFORNIA

SEE SHEET 2

LOT SUMMARY TABLE
APPROXIMATE 50% COMPLETION

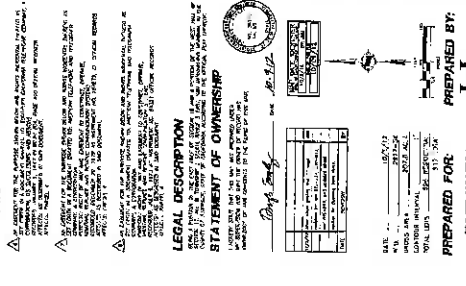
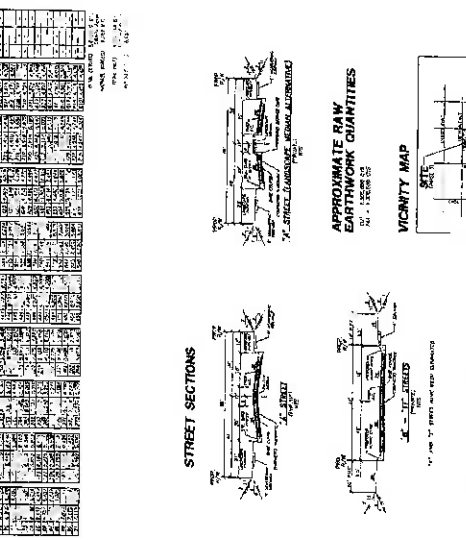
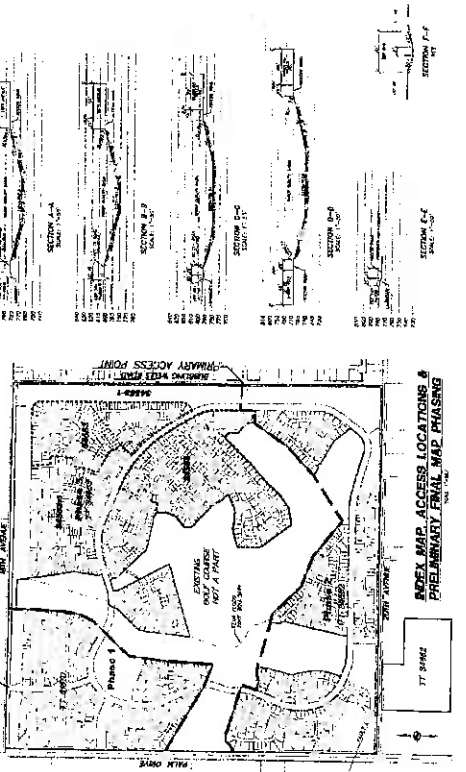
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NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL EARTHWORK SHALL BE TO FINISH GRADE UNLESS OTHERWISE NOTED.
3. ALL EXISTING UTILITIES SHALL BE SHOWN AS SUCH AND PROTECTED THEREAFTER.
4. ALL UTILITY LOCATIONS SHALL BE AS SHOWN ON THE ATTACHED UTILITY MAP.
5. ALL EXISTING TREES SHALL BE PRESERVED UNLESS OTHERWISE NOTED.
6. ALL NEW TREES SHALL BE PLANTED AT THE TIME OF COMPLETION OF THE PROJECT.
7. ALL NEW CONCRETE SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
8. ALL NEW ASPHALT SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
9. ALL NEW IRON PIPE SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
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17. ALL NEW ROOFING SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
18. ALL NEW MECHANICAL SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
19. ALL NEW ELECTRICAL SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
20. ALL NEW HEATING SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
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25. ALL NEW SEWER SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
26. ALL NEW RAINWATER SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
27. ALL NEW LANDSCAPING SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
28. ALL NEW FURNITURE SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
29. ALL NEW LIGHTING SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.
30. ALL NEW SIGNAGE SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.

EXISTING EASEMENTS

1. ALL EASEMENTS SHALL BE AS SHOWN ON THE ATTACHED UTILITY MAP.
2. ALL EASEMENTS SHALL BE PRESERVED UNLESS OTHERWISE NOTED.
3. ALL EASEMENTS SHALL BE PROTECTED THEREAFTER.
4. ALL EASEMENTS SHALL BE MAINTAINED AT ALL TIMES.
5. ALL EASEMENTS SHALL BE REPAIRS TO THE CALIFORNIA DEPARTMENT OF TRANSPORTATION.



LEGAL DESCRIPTION

STATEMENT OF OWNERSHIP
THIS TRACT IS THE PROPERTY OF THE STATE OF CALIFORNIA.

PREPARED FOR: **H&A**

STATE OF CALIFORNIA
RIVERSIDE COUNTY

DATE: 05/17/07
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES

LOT SUMMARY
LOT # 1-100
ACRES 12.00
SQ. FT. 833,333
TYPE RES
STATUS AS-PAID

Extension of Time Environmental Determination

Project Case Number: TR34553
 Original E.A. Number: 41060
 Extension of Time No.: 1st EOT
 Original Approval Date: December 19, 2012
 Project Location: North of 20th Ave, East of Palm Dr, South of 18th Ave, East of Bubbling Wells Rd
 Project Description: a Schedule "A" subdivision of 207.6 gross acres into 896 single-family residential lots, 1 well site lot, 2 water quality feature lots, 3 storm drain easement lots, 1 common access lot, 9 landscaping lots, and 5 open space lots

On December 19, 2012, 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: seanrunnels@earthlink.net
Sent: Wednesday, May 16, 2018 5:07 PM
To: Villalobos, Gabriel
Subject: RE: Recommended Conditions for TR34553 1st EOT

Hi Gabriel:

These are standard conditions I've seen on other TTM extensions and as such VLP is fine accepting them as new conditions to the TTM. Please let me know if you need anything further from me or VLP. Thank you for contacting me.

Best,

Sean M. Runnels
VLP Capital, Inc.

From: Villalobos, Gabriel <GVillalo@rivco.org>
Sent: Wednesday, May 16, 2018 10:54 AM
To: seanrunnels@earthlink.net
Subject: Recommended Conditions for TR34553 1st EOT

Attn: VLP Capital, Inc.
c/o Sean M. Runnels
36953 Cook Street, Suite 103
Palm Desert, CA 92211

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34553.

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



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

Confidentiality Disclaimer

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County of Riverside California

Plan: TR34553E01

Parcel: 657460009

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT1 - 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)

Transportation

050 - Transportation. 1 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

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

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated easements and that sufficient legal access to the BMPs are provided. This requirement is for both onsite and offsite property.

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT1 - 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)

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

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

Plan: TR34553E01

Parcel: 657460009

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

Quality Board. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

Watersheds: Santa Ana No. R8-2013-0024 / Santa Margarita No. R9-2010-0016 / Whitewater No. R7-2013-0011
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT1 - WQMP AND MAINTENANCE Not Satisfied

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

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 EOT1 - WQMP REQUIRED Not Satisfied

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 EOT1 - WQMP COMP AND BNS REG Not Satisfied

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

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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.18

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	TR30807	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	SR Conestoga, LLC	
Zoning Area/District:	Winchester Area	c/o James A. Lytle	
Supervisory District:	Third District		
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 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan (SP) 293 (Winchester Hills). The project is located east of Leon Road, west of State Highway 79, and south of Domenigoni Parkway.

PROJECT RECOMMENDATION

APPROVAL of the **FIFTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30807**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 28, 2020, 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. 30807 was originally approved at Planning Commission on July 28, 2004. It proceeded to the Board of Supervisors where it was approved on September 14, 2004.

The Fifth Extension of Time was received May 11, 2018, ahead of the expiration date of July 28, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 22, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (May 22, 2018) indicating the acceptance of the no new 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 Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

On September 12, 2017, the Board of Supervisors adopted an amendment to Ordinance No. 460 (Subdivision Regulations), allowing for the 2 separate, 3-year extensions. Prior to the amendment, 5 separate, 1-year extensions, for a total Tentative Map life-span of 8-years, was permissible.

The 1st, 2nd, 3rd and 4th extensions of time each granted 1 year for a total of 4 years. This, 5th extension will grant another 2 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on July 28, 2020.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become July 28, 2020. If a Final Map has not been recorded prior to this date, the next 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 (Land Use) 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 Tentative Tract 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.

5th EOT for TR30807

Vicinity Map





Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

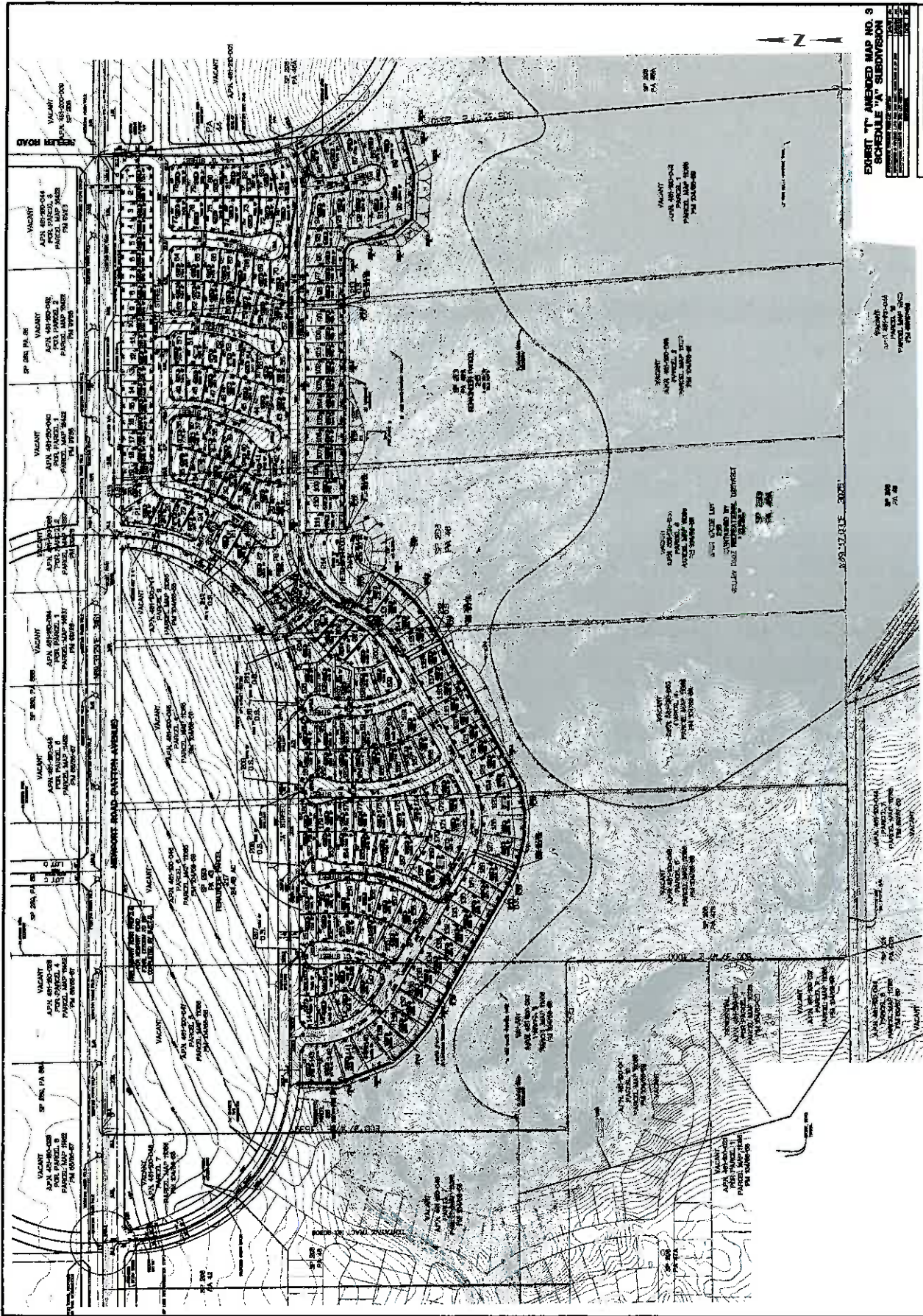
Notes

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.

REPORT PRINTED ON... 5/22/2018 4:56:20 PM

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**EXHIBIT "T" AMENDED MAP NO. 9
BOHEMIA "A" SUBDIVISION**

APPLICANT	DATE	FILE NO.
PROJECT NAME	FILE NO.	FILE NO.
APPLICANT	DATE	FILE NO.

**TENTATIVE MAP
TRACT NO. 30837**



VACANT
APN 48-30-00-00
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

Extension of Time Environmental Determination

Project Case Number: TR30807
 Original E.A. Number: 38777
 Extension of Time No.: 5th EOT
 Original Approval Date: July 28, 2004
 Project Location: East of Leon Road, West of State Highway 79, and South of Domenigoni Parkway
 Project Description: Schedule "A" Subdivision of 201.67 acres into 206 residential lots and 10 open space lots for Planning Areas 44 and 46 of Specific Plan (SP) 293 (Winchester Hills).

On July 28, 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



THE RANCON GROUP

41391 Kalmia Street, Suite 200 • Murrieta, CA 92562 Tel 951.696.0600 Fax 951.834.9801 www.rancongroup.com

To: Gabriel Villalobos

From: Jim Lytle

Date: May 22, 2018

Re: Acceptance of EOT-5 No New Conditions of Approval for CASE TR30807

Mr. Villalobos:

I am the applicant for the EOT Case TR30807. I accept that there are no new conditions of approval associated with this 5th Extension of Time Request.

Regards,


Jim Lytle

FORTY
• SINCE 1971 •



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

1.19

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Receive and File of Riverside Unified School District Request


Area Plan: Highgrove

Zoning Area/District: University District

Supervisory District: Second District

Project Planner: Larry Ross

Project APN(s): 255-170-016


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

This is a notification and request from the Riverside Unified School District ("RUSD") pursuant to Section 21151.2 of the California Public Resources Code, Section 65402 of the California Government Code, and Section 212.2 of Riverside County Ordinance No. 348, notifying the Planning Commission of RUSD's proposed acquisition of property within the Spring Mountain Ranch Specific Plan for an elementary school site, and requesting a finding of conformity with the General plan as well as a recommendation concerning acquisition of the site.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

FIND the proposed acquisition and use of APN 255-170-016 for a future elementary school within the Riverside Unified School District appropriate and consistent with the Riverside County General Plan.

FINDINGS AND CONCLUSIONS

Section 65402 of the California Government Code and Section 212.2 of Riverside County Ordinance No. 348 require a finding by the Planning Commission that the proposed acquisition be consistent with the General Plan. Section 21151.2 of the California Public Resources Code requires the Planning Commission to investigate and provide a recommendation concerning acquisition of the site. The proposed acquisition is designated on the Spring Mountain Ranch (SP No. 323) Specific Plan Land Use Plan (attached hereto) as "School". Therefore, the proposed acquisition for a future elementary school is appropriate and consistent with the Riverside County General Plan.

BACKGROUND - CEQA

The proposed site is consistent with the approved Specific Plan and therefore nothing further is required under CEQA. By this action the County is only finding consistency with the Specific Plan, the County is not approving the construction or making a discretionary action regarding the approval of the school.



Riverside Unified School District
Operations Division – Planning and Development

3070 Washington Street, Riverside, CA 92504-4697 • (951) 788-7496 • (951) 778-5646

May 9, 2018

Ms. Charissa Leach
Assistant Director TMLA
County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502

SUBJECT: REQUEST FOR GENERAL PLAN CONFORMITY & SITE ACQUISITION FINDINGS CONCERNING A NEW ELEMENTARY SCHOOL (SPRING ST. & MT. VERNON AVE. APN 255-170-016)

Dear Ms. Leach:

The Riverside Unified School District is considering the purchase of real property consisting of one parcel for the development of a future elementary school. Pursuant to Section 21151.2 of the California Public Resources Code and Section 65402 of the California Government Code, the Riverside Unified School District is required to give the Planning Commission having jurisdiction over a proposed school site notice in writing of proposed acquisition of property for a school site. Accordingly, this letter shall serve as such formal notice and formal request for the following:

- Request that the County of Riverside Planning Commission investigate the proposed site and submit within 30 days written findings to RUSD of the results of the investigation as to the conformity of the proposed project with the current adopted County of Riverside General Plan.
- Request that the County of Riverside Planning Commission investigate the proposed site and within thirty days after receipt of this notice submit to the RUSD Board of Education a written report of the investigation and its recommendations concerning acquisition of the site.

PROPOSED PROJECT:

The RUSD intends to construct an elementary school that would provide seats for a maximum of 1000 students in grades K through 6. This elementary school is expected to open in 2023. The proposed elementary school site is in the County of Riverside on Spring Street, east of Mt. Vernon Avenue (APN 255-170-016). This property is within the Spring Mountain Ranch Specific Plan.

Your earliest response to this request would be greatly appreciated. Should you have any questions, please call me at (951) 788-7496 xt 84003.

Sincerely,



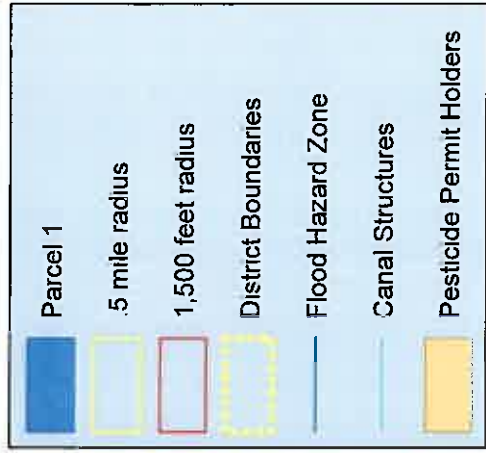
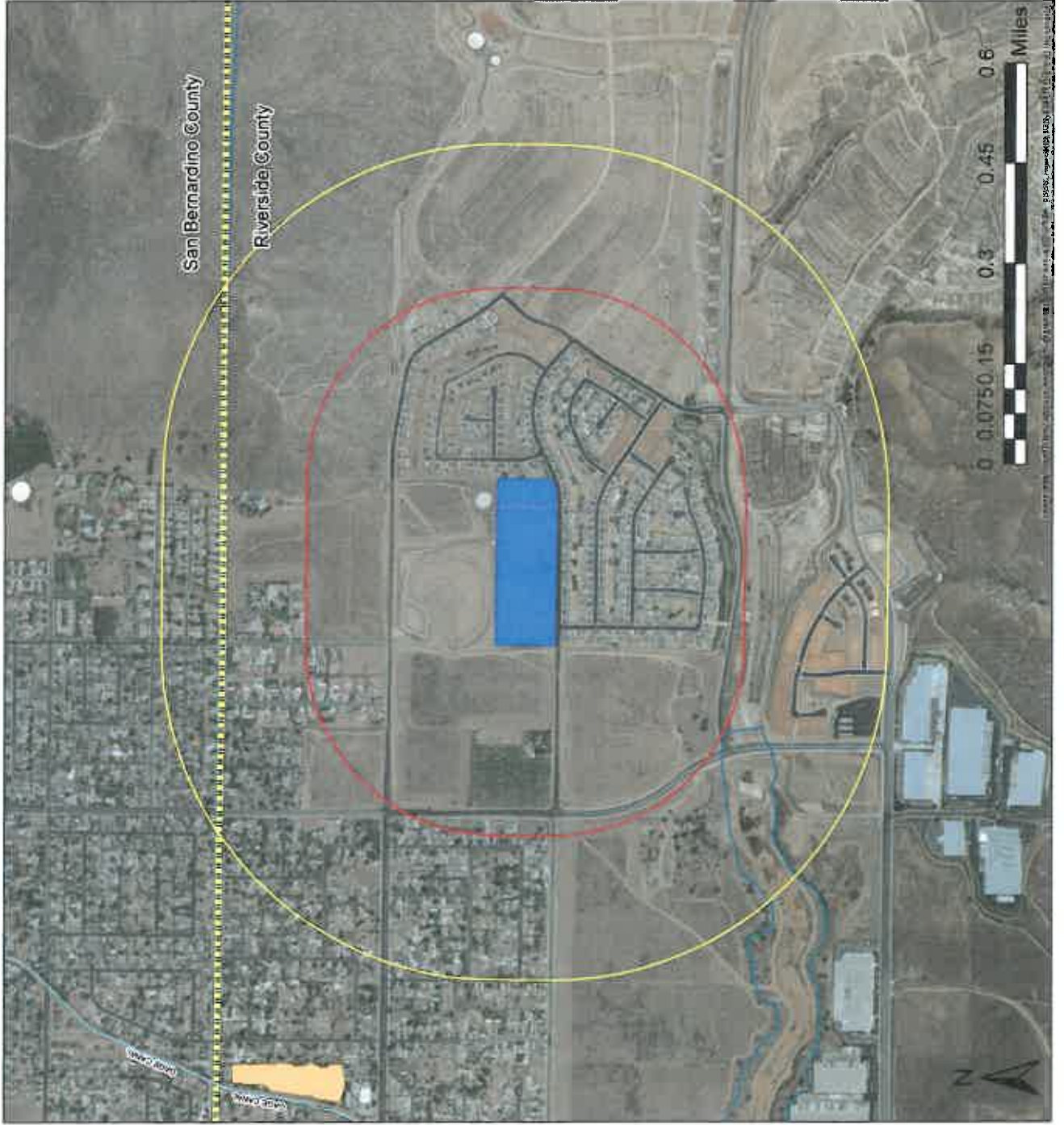
Ana Gonzalez
Director, Planning & Development

Cc: Dr. David Hansen, Superintendent
Mays Kakish, Chief Business Officer/Governmental Relations
Sergio San Martin, Asst. Superintendent of Operations

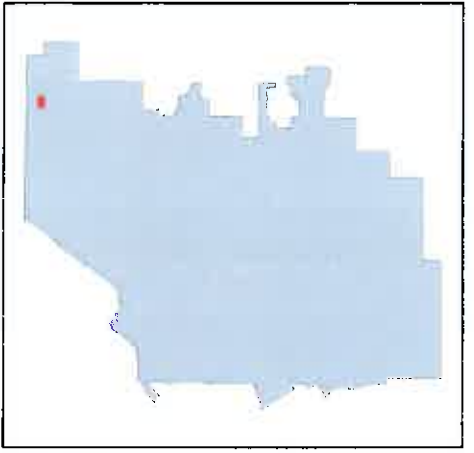
Site 1 Aerial

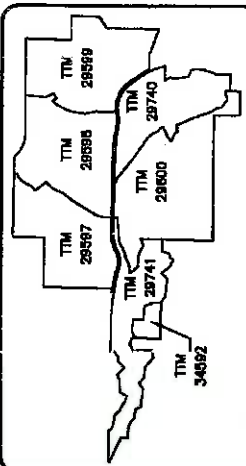


Site Selection Evaluation: Parcel 1



APN 255-170-016
Approx. 13.9 Acres
Owner: SFI SMR
Zone: Spring Mountain Ranch Specific Plan and MDR-Medium Density Residential General Plan Area
Location: Site is located at the northwestern corner of the Silverspot Road and Spring Street intersection. This site is located in the Spring Mt. Ranch development area.



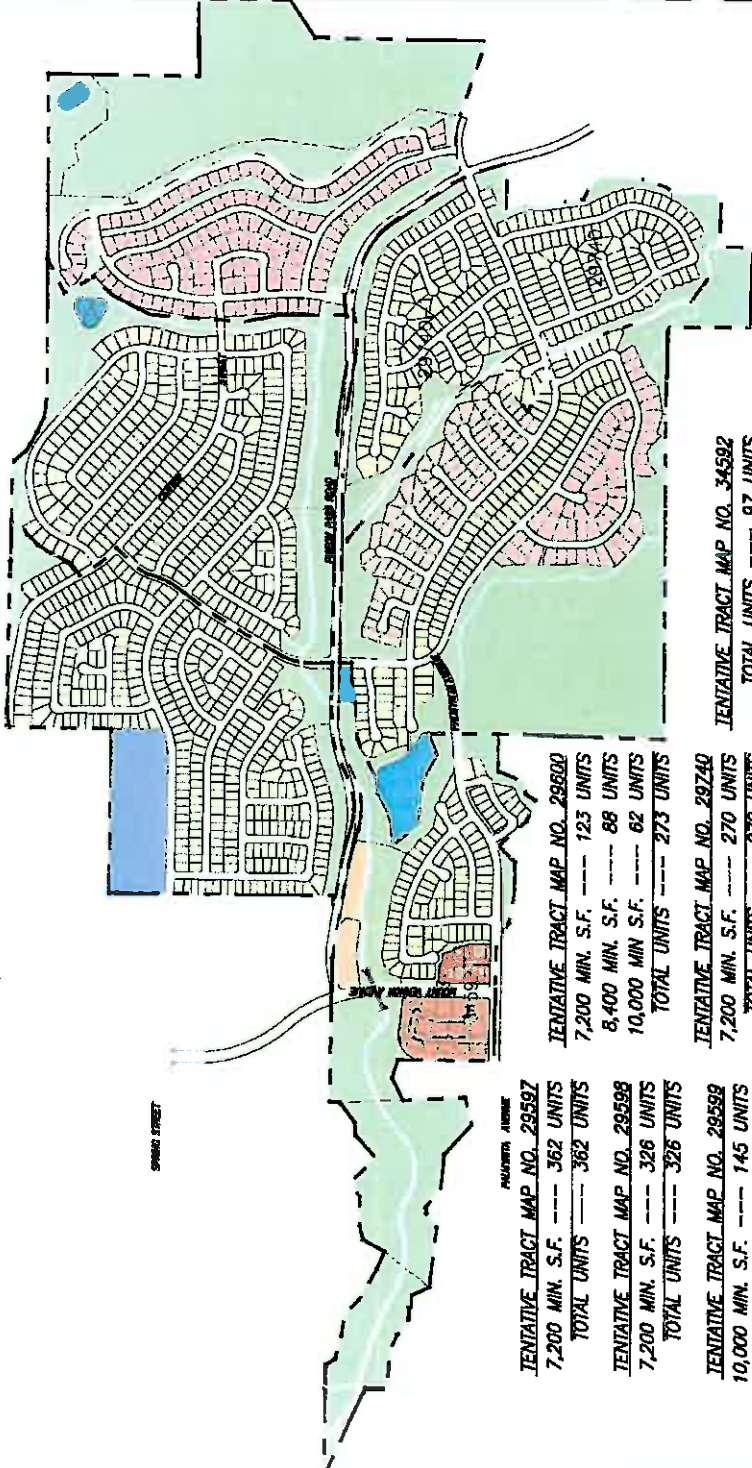


**SPRING MOUNTAIN RANCH
SPECIFIC PLAN NO. 323**

**SPRING MOUNTAIN RANCH
CITY OF IRVINE PLANNING COMMUNITY**

LEGEND

- 7,200 S.F. LOTS
- 8,400 S.F. LOTS
- 10,000 S.F. LOTS
- COMMUNITY DEVELOPMENT FOUNDATION
- RESIDENTIAL HIGH DENSITY
- INSTITUTIONAL/SPECIAL USE
- OPEN SPACE/PARKS
- PUBLIC FACILITIES
- SCHOOL
- TRAILS
- TRACT BOUNDARY



INITIATIVE TRACT MAP NO. 29597
7,200 MIN. S.F. --- 362 UNITS
TOTAL UNITS --- 362 UNITS

INITIATIVE TRACT MAP NO. 29598
7,200 MIN. S.F. --- 326 UNITS
TOTAL UNITS --- 326 UNITS

INITIATIVE TRACT MAP NO. 29599
10,000 MIN. S.F. --- 145 UNITS
TOTAL UNITS --- 145 UNITS

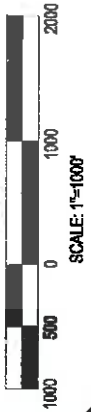
INITIATIVE TRACT MAP NO. 29600
7,200 MIN. S.F. --- 123 UNITS
8,400 MIN. S.F. --- 88 UNITS
10,000 MIN. S.F. --- 62 UNITS
TOTAL UNITS --- 273 UNITS

INITIATIVE TRACT MAP NO. 29740
7,200 MIN. S.F. --- 270 UNITS
TOTAL UNITS --- 270 UNITS

INITIATIVE TRACT MAP NO. 29741
7,200 MIN. S.F. --- 85 UNITS
TOTAL UNITS --- 85 UNITS

INITIATIVE TRACT MAP NO. 34592
TOTAL UNITS --- 97 UNITS

TOTAL
7,200 MIN. S.F. --- 1166 UNITS
8,400 MIN. S.F. --- 88 UNITS
10,000 MIN. S.F. --- 207 UNITS
TOTAL UNITS --- 1,558 UNITS



Source: Specific Plan 323 / Substantial Conformance 8F323S1, August 2003.

**FIGURE III-3
ILLUSTRATIVE SITE PLAN**

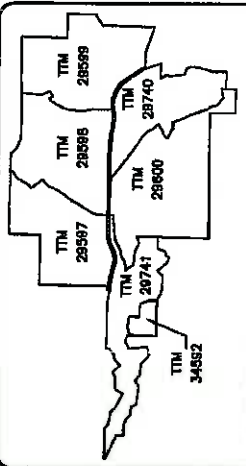
URBAN ERRORS

133 E. VINE STREET
REDLANDS, CA 92373
TEL: (909) 798-4446
FAX: (909) 335-9747



Michael Brandman Associates

220 Commerce, Suite 200
Irvine, CA 92602
714-508-4100



**SPRING MOUNTAIN RANCH
SPECIFIC PLAN NO. 323**



LEGEND

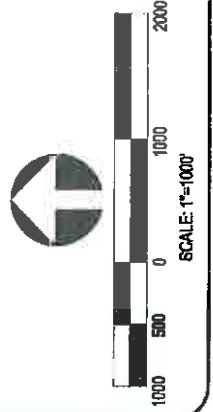
ACRES	UNITS
R-1 RESIDENTIAL	1461
OPEN SPACE/PARKS	-
PUBLIC FACILITIES	-
INSTITUTIONAL	-
INSTITUTIONAL/SPECIAL USE	-
COMMUNITY DEVELOPMENT FOUNDATION	97
RESIDENTIAL HIGH DENSITY	-
SCHOOL	13.90
TOTAL	792.24
	1558

**FIGURE V-1
MASTER LAND USE PLAN**

URBAN EMBRONS
133 E. VINE STREET
REDLANDS, CA 92373
TEL: (909) 798-4446
FAX: (909) 335-8747



Michael Brandman Associates
220 Commerce, Suite 200
Irvine, CA 92602
714-508-4100



Source: Specific Plan 323 / Substantial Conformance SPC23S1, August 2003.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.1

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s): CUP03766

Applicant(s): Karl Kaiser

Select Environ. Type 42988

Area Plan: Lake Mathews/Woodcrest

Representative(s): Andersen
Architecture

Zoning Area/District: Woodcrest District

Supervisory District: First District

Project Planner: Desiree Bowdan

Project APN(s): 274-060-022


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

CONDITIONAL USE PERMIT NO. 3766 proposes to construct a 4,820 square foot two-story car wash facility ("project"), which includes a car wash tunnel, office, storage space, and guest waiting area, including (18) eighteen parking spaces, and (1) one accessible space on a single parcel, totaling 0.97 acres.

Hours of operation:

Winter: Monday thru Saturday, 7am to 7pm

Summer: Monday thru Saturday 7am to 8pm

The project is located northerly of Van Buren Blvd., southerly of Sage Ave., easterly of Gardner Ave., and westerly of Porter Ave.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42988**, 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 **CONDITIONAL USE PERMIT 3766**, 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:	Community Development
Existing General Plan Land Use Designation:	Commercial Retail (CR) (0.20-0.35*FAR)
Proposed General Plan Land Use Designation:	Commercial Retail (CR) (0.20-0.35*FAR)
Policy / Overlay Area:	Not within a Policy / Overlay Area
Surrounding General Plan Land Uses	Very Low Density Residential (VLDR)
North:	Very Low Density Residential (VLDR)
East:	Very Low Density Residential (VLDR)
South:	Very Low Density Residential (VLDR)
West:	Commercial Retail (CR) (0.20-0.35*FAR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	Residential Agriculture (R-A)
North:	Residential Agriculture (R-A)
East:	Residential Agriculture (R-A)
South:	Scenic Highway Commercial (C-P-S)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Vacant Land
Surrounding Uses	Commercial Businesses and Residential
North:	Commercial Businesses and Residential
South:	Commercial Businesses and Residential
East:	Commercial Businesses and Residential
West:	Commercial Businesses and Residential

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	.97	N/A
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	4,820	N/A
Floor Area Ratio:	3,958	25%
Building Height (FT):	28 foot height	Not to exceed 50 feet
Proposed Minimum Lot Size:	37,060	No minimum lot area required
Total Proposed Number of Lots:	1	No minimum lot requirement

Parking: Section 18.12 (Off-Street Vehicle Parking) of Ordinance No. 348 determines the minimum off-street parking and loading spaces for all land uses within the unincorporated area of the County of Riverside. The Off-street parking requirement for automobile washing and cleaning establishments are based on net assembly area as demonstrated in the table below:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Employee	4,820	1:2	2	17
Vacuum Spaces		17	0	17
Accessible			1	1
TOTAL:	4,820			18

Located Within:

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	Yes – Riverside County
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	No
Fault Zone:	No
Fire Zone:	Yes – LRA
Mount Palomar Observatory Lighting Zone:	No
WRMSHCP Criteria Cell:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Partially within
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base Zone E

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Project Description:

The project site is currently vacant, but proposes to construct a 4,820 square foot two-story car wash facility, which includes a car wash tunnel, 15 vacuum stalls, 2-Lane Pay Station canopy, equipment enclosure, office, storage space, and guest waiting area, including (18) eighteen parking spaces, and (1) one accessible space on a single parcel, totaling 0.97 acre (“project”).

The project located northerly of Van Buren Blvd., southerly of Sage Ave., easterly of Gardner Ave., and westerly of Porter Ave.

FINDINGS AND CONCLUSIONS

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

General Plan Consistency

1. The project site is designated Community Development: Commercial Retail (CD: CR) (0.20-0.35*FAR) within the Lake Mathews/Woodcrest Area Plan. Development in this area consists of a mixture of residential and commercial uses along the Van Buren Boulevard corridor. Woodcrest is located in the northeast portion of the Lake Mathews/Woodcrest area. The community is generally characterized by lots one acre and larger, with a substantial estate residential enclave located near Mockingbird Canyon Road. Various commercial and service commercial uses are located along Van Buren Boulevard. Additionally, this project is not located within a General Plan Policy Overlay area.

- 2. 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.*

Sufficient public street right-of-way along Van Buren Boulevard shall be conveyed for public use to provide for a 76 foot half-width right-of-way per County Standard No. 91, of Ordinance 461. (80. TRANS. 1) Van Buren Boulevard along the project boundary is a paved County maintained road designated Urban Arterial Highway, and shall be improved with 8" concrete curb and gutter located 55 feet from the construction centerline to the curb line, and 8" curbed landscape median, and must match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 76 feet half width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461 (90. TRANS.15). Furthermore, Gardner Avenue along the project boundary is a paved maintained road designated Local Road, and shall be improved with 6" concrete curb and gutter, sidewalk (project side), 32 foot part-width AC pavement (20 feet on the project side and 12 feet on the opposite side of the centerline), must match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by Transportation within the 60 foot full-width dedicated right-of-way (30 feet 105, Section "C", Ordinance 461 (90. TRANS. 16.).

Zoning Consistency

3. The proposed use is consistent with the development standards set forth in Ordinance 348, Article IXb, within the Scenic Highway Commercial (C-P-S) zone based on the following: Uses permitted by Conditional Use Permit pursuant to the provisions of Ordinance No. 348 Article IXb, Section 18.28.4, which allow for commercial retail, therefore would allow for an automobile cleaning establishment.

Logical Development and Compatibility

4. 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. The project will be required to adhere to conditions of approval and be required to obtain building permits. Therefore, the project design, condition of approval, and permitting will ensure that the project will conform to the logical development of the land and is compatible with the present and future logical development of the surrounding property.

General Public Health & Welfare

5. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health, and Flood. The review of the project design by these departments and agencies ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of

the project's implementation (i.e – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.

6. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, shall be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The scope of this project does not include the subdivision of any land, nor would the selling of an individual building be appropriate. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.

Development Standards

- a. In accordance with Section 9.53.a. of Ordinance No. 348, there is no minimum lot area requirement for this zoning classification. Therefore, the project meets the requirement.
- b. In accordance with Section 9.53.b. of Ordinance No. 348, there are no yard requirements for buildings which do not exceed 35 feet in height. This project meets this requirement because the proposed building will be 28 feet in height. Therefore, the project meets this requirement.
- c. In accordance with Section 9.53.c. of Ordinance No. 348, no building or structure shall exceed fifty (50') feet in height, unless a greater height is approved. The building height proposes to be 28 feet, therefore the project meets this requirement.
- d. In accordance with Section 9.53.d. of Ordinance No. 348, automobile storage space shall be provided as required by Section 18.12. The project meets the parking requirement of 2 spaces because the project proposes 18 parking spaces and one accessible space.
- e. Roof mounted mechanical equipment is required to be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The project is consistent with this requirement because all mechanical equipment will be screened from public view by portions of the building.

Other Findings

7. This project site is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan or Conservation Area. Habitat assessment for burrowing owl and riverine/riparian/vernal pool areas were conducted by Jericho Systems, Inc. The result of the habitat of the habitat assessment was that no jurisdictional features or Riverine/Riparian/Vernal Pool areas occur on site and no suitable habitat for burrowing owl was observed.
8. This project is within the City of **Riverside** Sphere of Influence. The City of Riverside was notified of the proposed project on January 31, 2017. They did not provide any comments. Therefore it is assumed that the project conforms to the MOU.

High Fire Area

This project is located within a CAL FIRE low responsibility area, within a very high fire hazard severity zone.

9. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRAs. 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 has 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:

This project has been designed so that as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code. Condition of Approval (10. FIRE. 1), which states all required water systems, including fire hydrants shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. While the site is located within a CAL Fire state LRA, and within a very high fire hazard severity zone, development of this project is in compliance with sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, signage, building numbering, and emergency water standards. Fire protection services can easily access the site, with primary access on Van Buren Boulevard, and secondary access on Gardner Avenue.

Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

Stephen's Kangaroo Rat Habitat Conservation Plan

10. The project site is located 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.

Assembly Bill 52 ("AB 52")

11. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to ten requesting tribes on July 13, 2016. Consultations were requested by the Soboba Band of Luiseno Indians. The Pala Band of Luiseno Indians deferred to closer tribes and there was no response

from either Agua Caliente Band of Cahuilla Indians, the Cahuilla Band of Indians, the San Manuel Band of Mission Indians, Colorado River Indian tribes, Pechanga Band of Luiseno Mission Indians, the Rincon Band of Luiseno Indians or the Gabrieleno Band of Mission Indians Kizh Nation. Consultation with Soboba was held on May 15, 2017 and July 18, 2017. Soboba requested that a condition be included for procedures to be followed in the case of unanticipated resources and/or human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribe on November 28, 2017 and consultation was concluded on the same day.

Airport Land Use Compatibility Zone

12. The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is not restricted. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of 27,785 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top roof exceeding 1,812.8 feet AMSL. The site's elevation is approximately 1,509 feet AMSL, and has a proposed maximum building height of 28 feet, resulting in a top point elevation of 1,537 feet AMSL. Therefore, FAA obstruction evaluation review for height/elevation reasons is not required.
1. The project is not located within a Community Service Area (CSA).
2. The project is not located within a Recreation and Parks District.
3. The project is not located within an Area Drainage Plan.
4. The project is not located within a Dam Inundation Area.
5. The project is not located within an Agricultural Preserve.
6. The project is not susceptible to Liquefaction.
7. The project is not within a ½ mile of a Fault Zone.
8. The Mt. Palomar Observatory Lighting Zone is not applicable in this case.
9. Based on the above, the proposed use conforms to all of the requirements of the General Plan, and with all applicable requirements of State law and the ordinances of Riverside County. In addition, the overall development of the land will not be detrimental to the public health, safety and general welfare of the community.

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 anyone who indicated support/opposition to the proposed project.

This project was presented before the (Lake Mathews/Woodcrest MAC) on January 11, 2018 at 6pm in the evening. The project was received well by those in attendance.

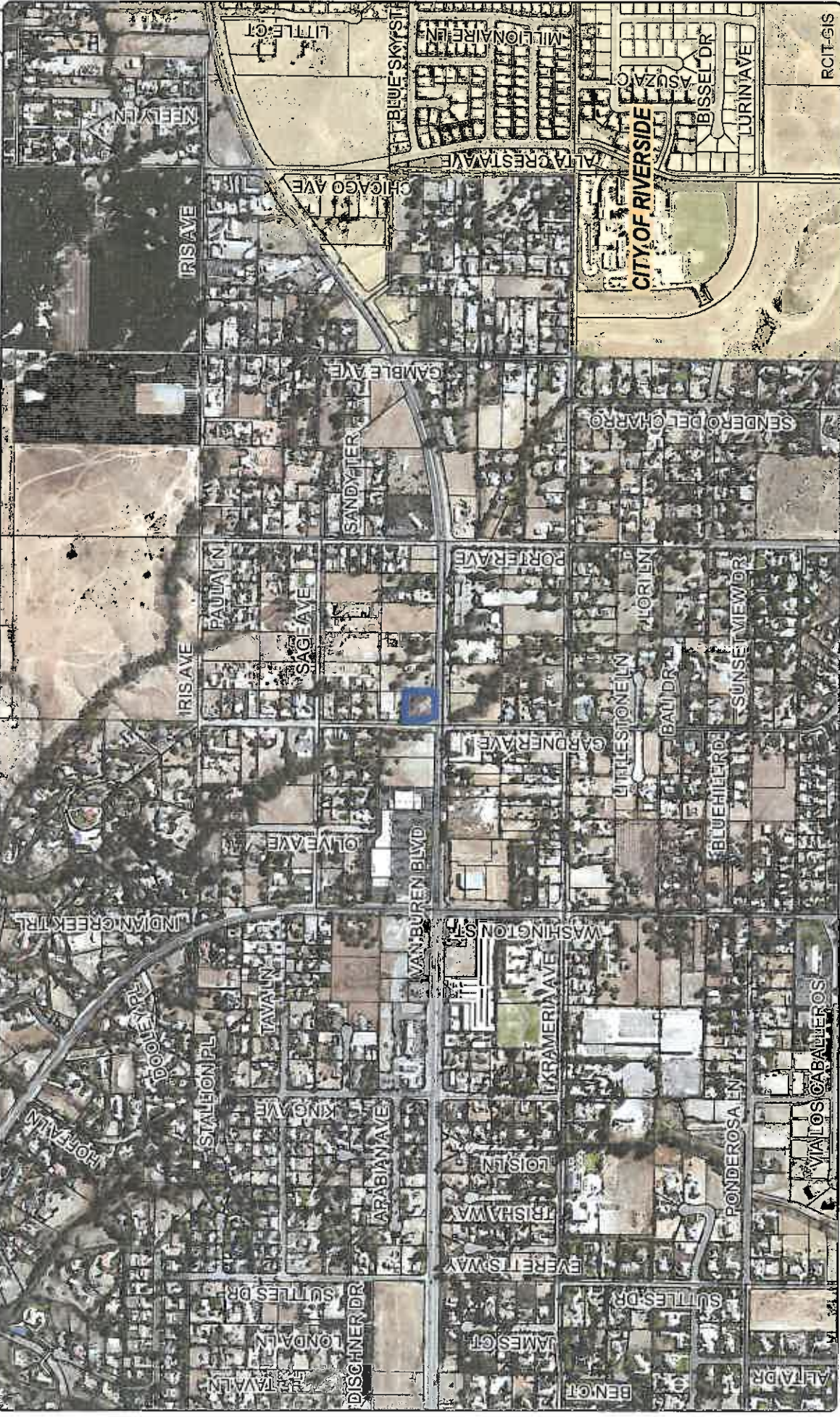
APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing and accompanied by the fee set forth in Ordinance No. 671 to the Clerk of the Board within 10 days of the notice of decision appearing on the Board of Supervisor's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03766
VICINITY/POLICY AREAS

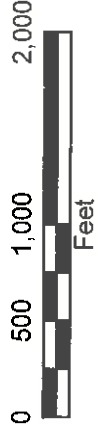
Supervisor: Jeffries
 District 1

Date Drawn: 01/30/2018
 Vicinity Map



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing a new set of designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided in the existing General Plan. For more information, please contact the Riverside County Planning Department at (951) 955-8500 or visit the website at www.riversidecountyplanning.com.
 Date Drawn: 01/30/2018 (Esri/MapInfo) or Microsoft (MapInfo/MapInfo)

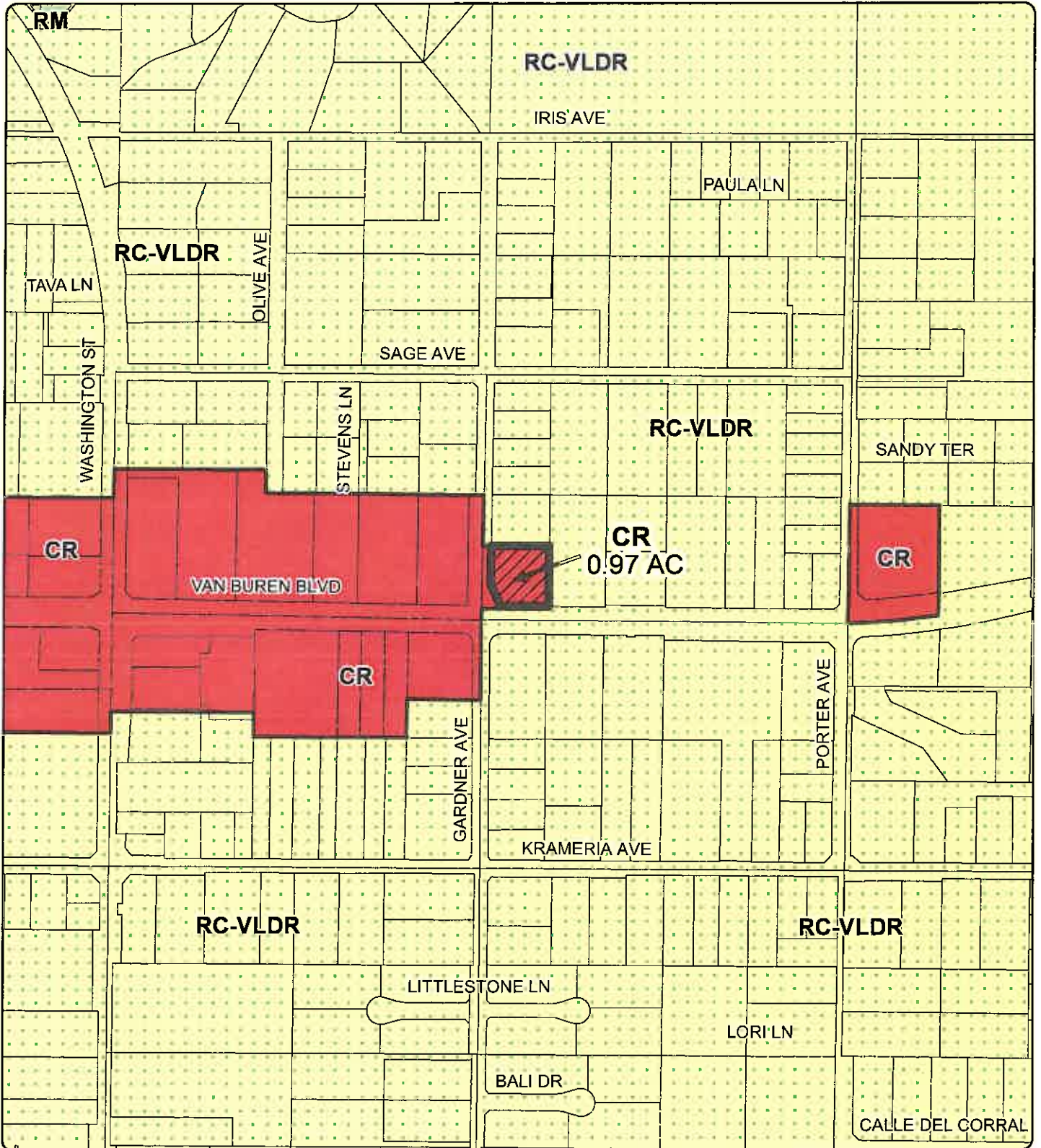
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03766

Supervisor: Jeffries
District 1

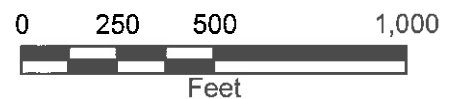
EXISTING GENERAL PLAN

Date Drawn: 01/30/2018
Exhibit 5



Zoning Dist: Woodcrest

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.rcidma.org>

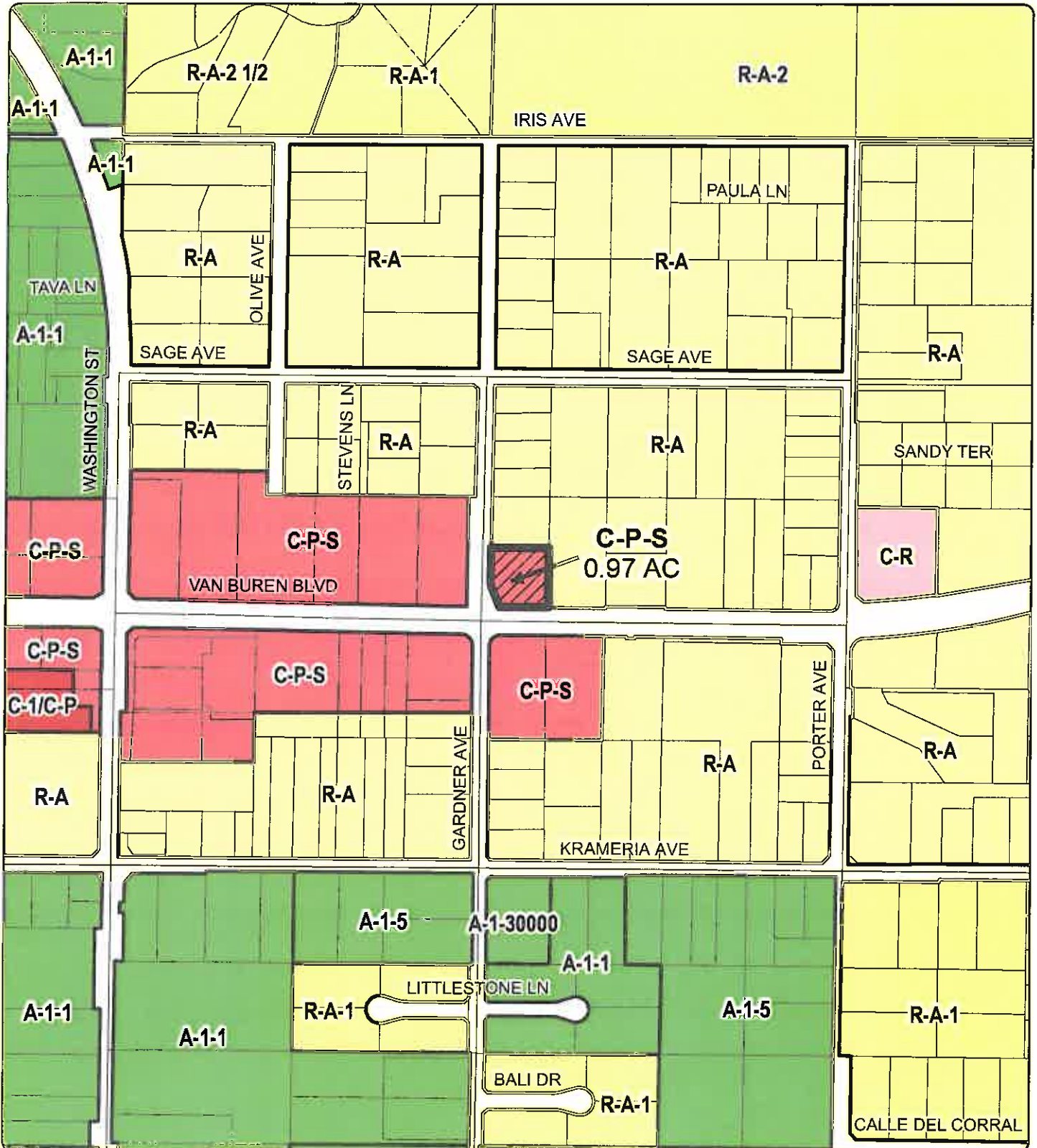
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03766

EXISTING ZONING

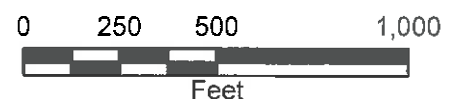
Supervisor: Jeffries
District 1

Date Drawn: 01/30/2018
Exhibit 2



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planning.crlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03766

LAND USE

Supervisor: Jeffries
District 1

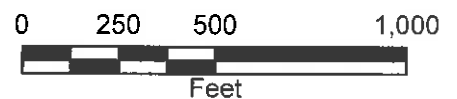
Date Drawn: 01/30/2018

Exhibit 1



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctdms.org>

CASE: CUP03766
EXHIBITS: A, B & C (SHEETS 1-4)
DATE: 12/22/2017
PLANNER: D. Bowdan

Proposed Car Wash Building For:
Zipline Carwash

NE Corner Van Buren & Gardner, Riverside CA



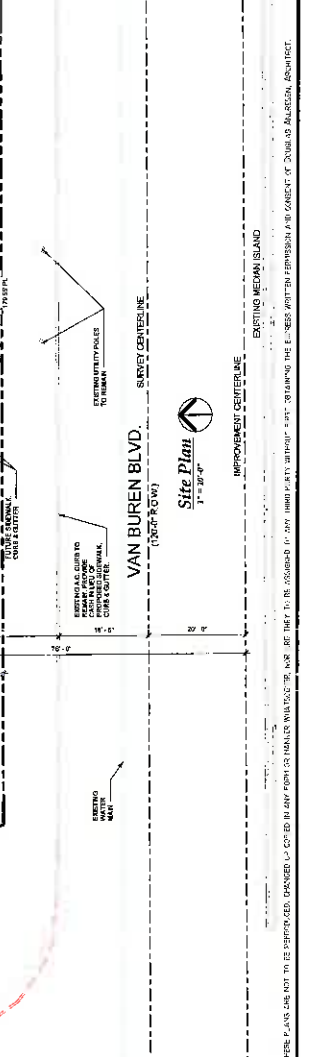
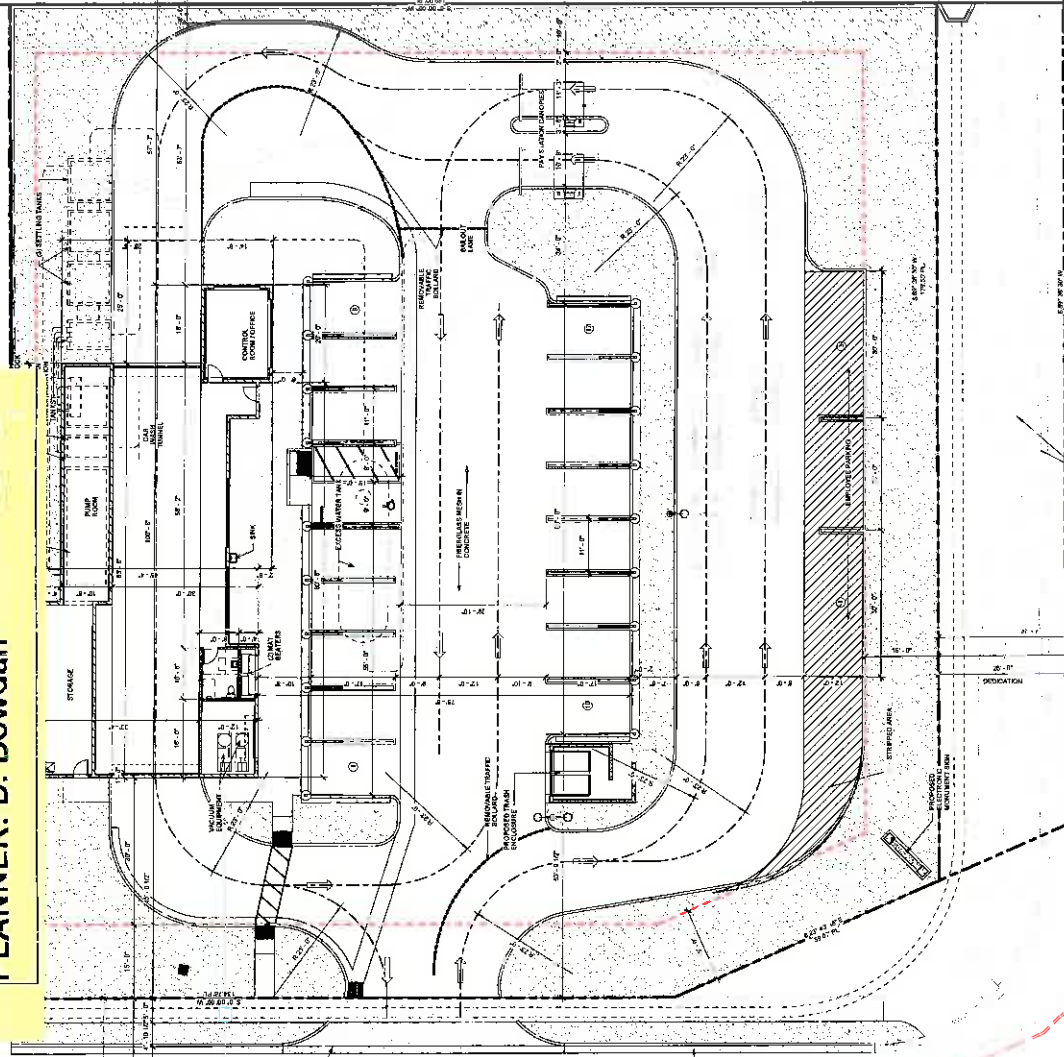
Photo 1



Photo 2



Photo 3



Project Information

OWNER: GAIL ALBERT
 1600 GARDNER AVE
 RIVERSIDE, CA 92503
 951-753-1122
 gail@albert.com

PROJECT ARCHITECT: MARISSA ARCHITECTURE INC.
 1000 VAN BUREN BLVD
 SUITE 100
 RIVERSIDE, CA 92507
 951-753-1122
 info@marissa.com

CVA: MARISSA ARCHITECTURE INC.
 1000 VAN BUREN BLVD
 SUITE 100
 RIVERSIDE, CA 92507
 951-753-1122
 info@marissa.com

CONTRACTOR: COUNTY OF CALIFORNIA FACTORY
 1000 VAN BUREN BLVD
 SUITE 100
 RIVERSIDE, CA 92507
 951-753-1122
 info@marissa.com

CLOSED SYSTEM SOLAR: SOLARTECH TECHNOLOGIES
 1000 VAN BUREN BLVD
 SUITE 100
 RIVERSIDE, CA 92507
 951-753-1122
 info@marissa.com

UTILITY CONSULTANT: ELEC TRAIL INC.
 1000 VAN BUREN BLVD
 SUITE 100
 RIVERSIDE, CA 92507
 951-753-1122
 info@marissa.com

ENVIRONMENTAL: ELEC TRAIL INC.
 1000 VAN BUREN BLVD
 SUITE 100
 RIVERSIDE, CA 92507
 951-753-1122
 info@marissa.com

CONTRACT: COUNTY OF CALIFORNIA FACTORY
 1000 VAN BUREN BLVD
 SUITE 100
 RIVERSIDE, CA 92507
 951-753-1122
 info@marissa.com

HOME DESIGN: COUNTY OF CALIFORNIA FACTORY
 1000 VAN BUREN BLVD
 SUITE 100
 RIVERSIDE, CA 92507
 951-753-1122
 info@marissa.com

CONTRACT: COUNTY OF CALIFORNIA FACTORY
 1000 VAN BUREN BLVD
 SUITE 100
 RIVERSIDE, CA 92507
 951-753-1122
 info@marissa.com

Building Data

APN: 704-04-0022

USE: OFFICE (SINGLE-FAMILY COMMERCIAL)
 S.I.R. 6
 MUST BE OBTAINED FROM THE COUNTY OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY, 1400 CALIFORNIA STREET, SACRAMENTO, CA 95833, BY FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PERIOD DESCRIPTION: PROPOSED 12000 SQ. FT. CAR WASH BUILDING WITH 17 STALLS AND 2000 SQ. FT. OFFICE BUILDING.

Area	Area	Area
LOT AREA	37,780 SQ. FT.	
IMPROVEMENT NET LOT AREA	34,200 SQ. FT. (90%)	
LANDSCAPE AREA	12,500 SQ. FT. (33%)	
HAZARDOUS AREA	7,100 SQ. FT. (19%)	
BASEMENT:	NONE	

PROPOSED LABEL REQUIREMENTS:

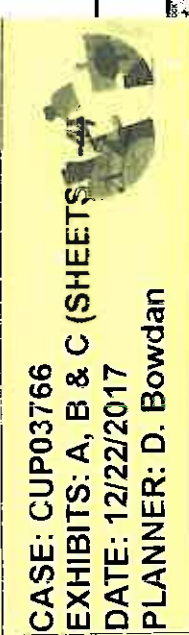
PERMITS CALCULATIONS:
 1. SPACES
 17 SPACES
 VEHICLE PARKING
 10 SPACES
 FOOT LOCKER
 10 SPACES

Seal of the City of Riverside, California

Proposed Car Wash Building For:
Zipline Carwash
 NE Corner Van Buren & Gardner Aves
 21 Dec 2017
 16-2655
 21 Dec 2017

Site Plan

PL-1





Site Plan Utilization
11-2017

PREPARED FOR: Urban Building, Inc. Zipline Construction 16-2555 Zipline Road, Suite 100, Denver, CO 80231	
DATE:	11 Dec 2017
SCALE:	AS SHOWN
PROJECT NO.:	16-2555
DATE:	11 Dec 2017
Cond. of	

Approval & Site PL-1.1 Plan

1. PROJECT INFORMATION

PROJECT NO: 16-2555

PROJECT NAME: Zipline Construction

CLIENT: Urban Building, Inc.

DATE: 11 Dec 2017

SCALE: AS SHOWN

PROJECT LOCATION: 16-2555 Zipline Road, Suite 100, Denver, CO 80231

2. SITE PLAN INFORMATION

2.1. SITE PLAN NO: PL-1.1

2.2. SITE PLAN DATE: 11 Dec 2017

2.3. SITE PLAN SCALE: AS SHOWN

2.4. SITE PLAN AREA: 1.5 ACRES

2.5. SITE PLAN ZONING: M-1

2.6. SITE PLAN PERMITS: 16-2555

2.7. SITE PLAN COMMENTS: See attached documents for details.

3. SITE PLAN DESCRIPTION

3.1. SITE PLAN PURPOSE: To show the location and layout of the proposed building and parking areas on the site.

3.2. SITE PLAN FEATURES: The site plan shows the proposed building footprint, parking areas, and landscaping. The building is located on the east side of the site, and the parking areas are located on the west side. Landscaping is shown around the perimeter of the site.

3.3. SITE PLAN NOTES: The site plan is based on the information provided by the client. The architect is not responsible for the accuracy of the information provided. The site plan is subject to change without notice.

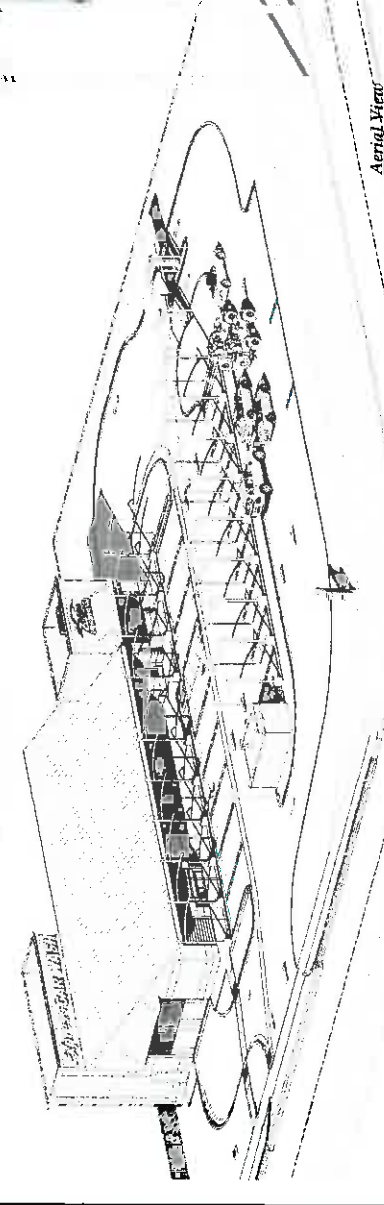
4. SITE PLAN LEGEND

4.1. SITE PLAN SYMBOLS: The site plan uses the following symbols to indicate different features:

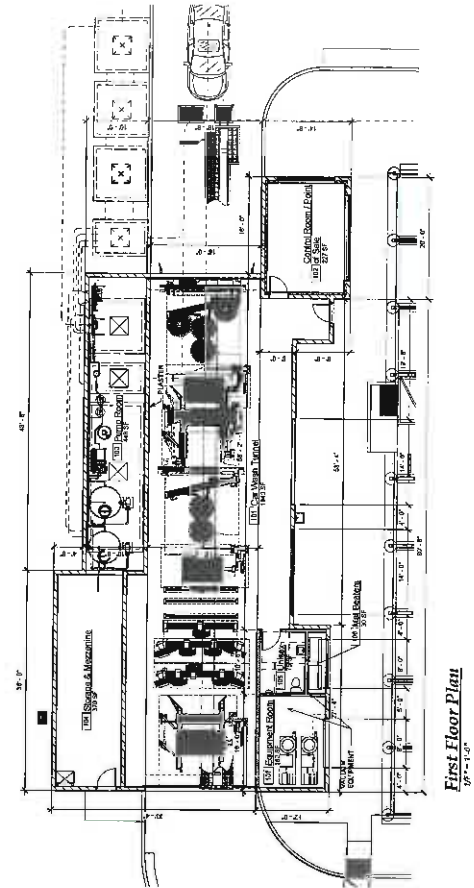
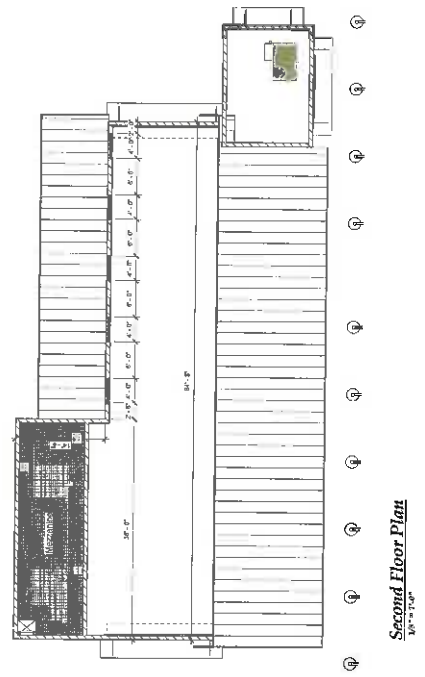
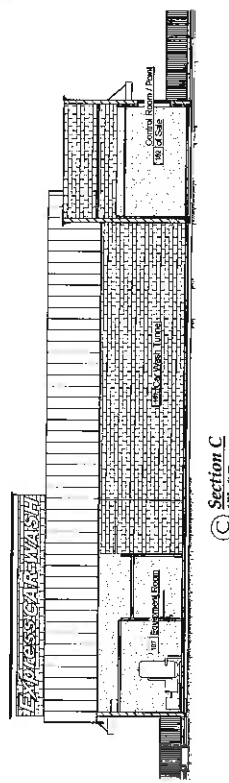
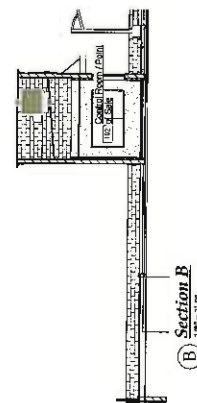
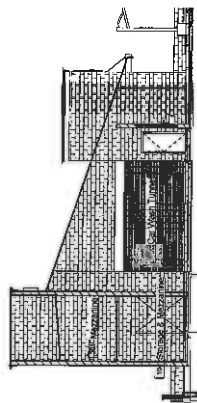
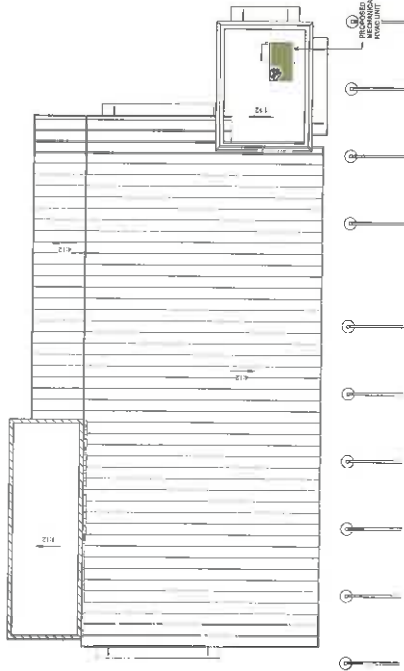
- Building Footprint: Solid black lines
- Parking Areas: Dashed lines
- Landscaping: Stippled areas
- Property Lines: Dotted lines
- Streets: Solid grey lines

4.2. SITE PLAN DIMENSIONS: The site plan shows the following dimensions:

- Site Area: 1.5 Acres
- Building Footprint: 100' x 100'
- Parking Areas: 50' x 50'
- Landscaping: 50' x 50'



Aerial View

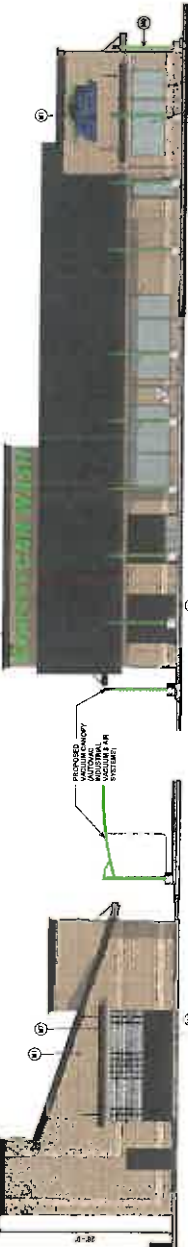


Proposed Car Wash Building For
Zipline Carwash
3100 S. Main Street, Suite 100
San Jose, CA 95128
21 Dec 2017
16-2585

SE: **James Van Buren & Company, Architects - CA**
3100 S. Main Street, Suite 100
San Jose, CA 95128
21 Dec 2017
16-2585

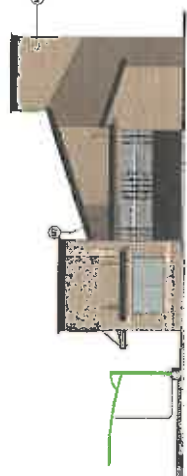
PL-2
Floor Plans, Roof & Sections

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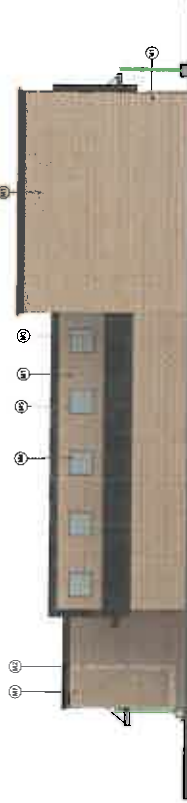


West Elevation - Building #1
3/8" = 1'-0"

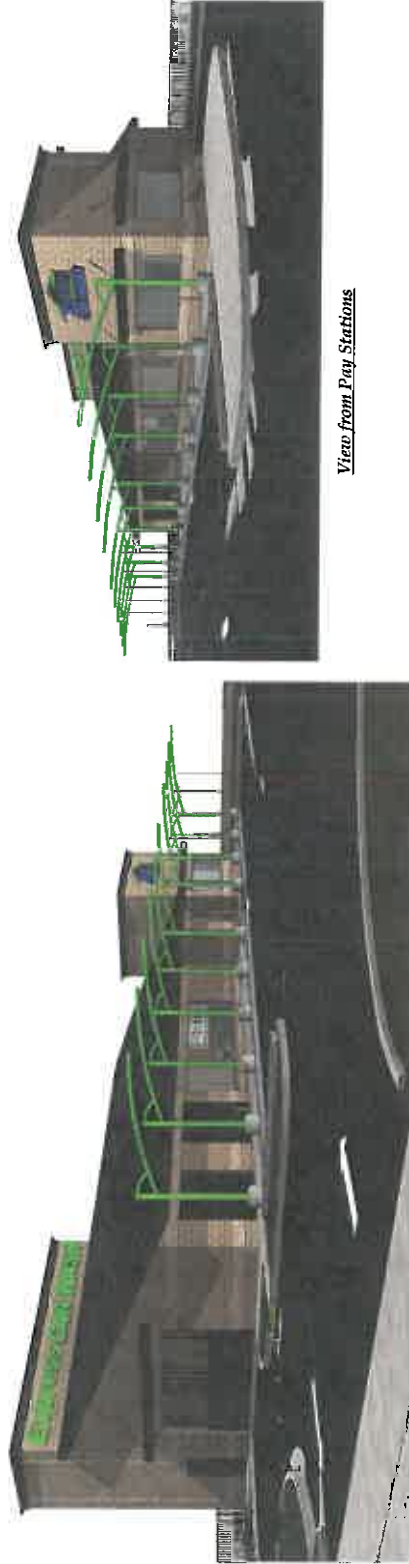
South Elevation - Building #1
3/8" = 1'-0"



East Elevation - Building #1
3/8" = 1'-0"



North Elevation - Building #1
3/8" = 1'-0"



View from Gardner Ave.

View from Play Stations



Item #	Material Type	Manufacturer	Color
01	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
02	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
03	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
04	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
05	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
06	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
07	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
08	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
09	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
10	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
11	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
12	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
13	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
14	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
15	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
16	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
17	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
18	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
19	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR
20	WOOD Siding	WESTERN RED CEDAR	WESTERN RED CEDAR

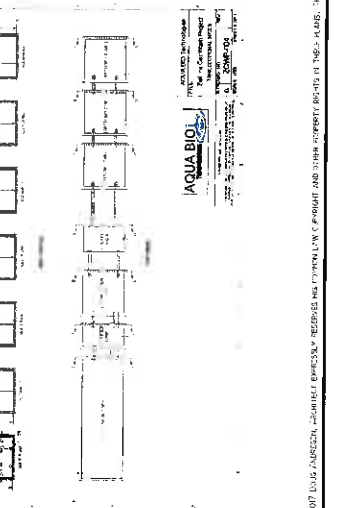
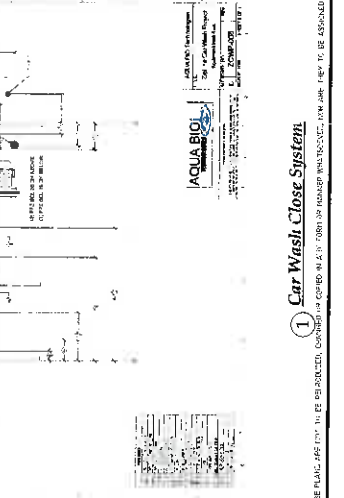
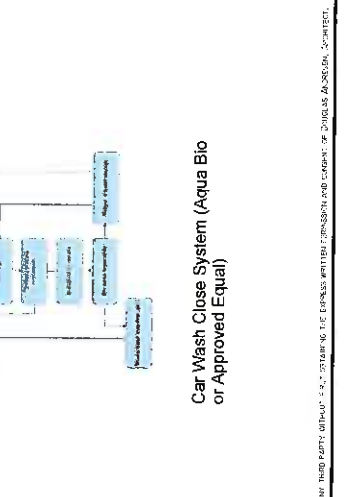
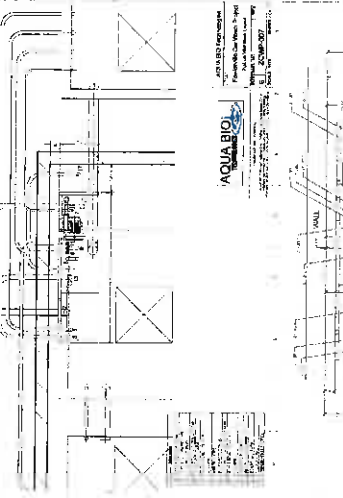
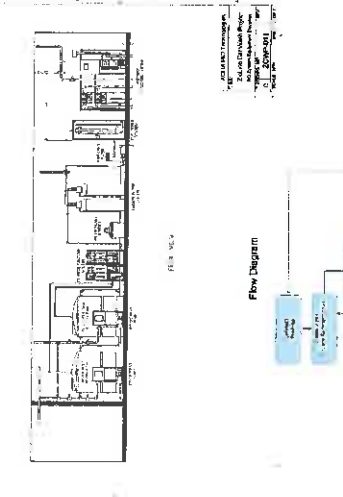
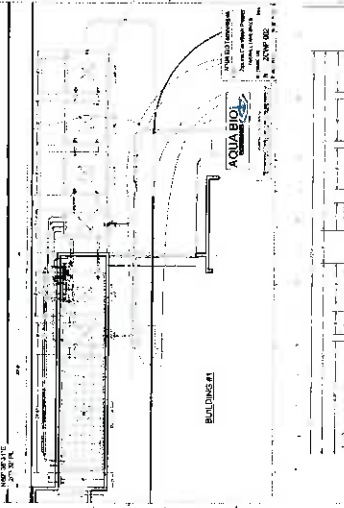
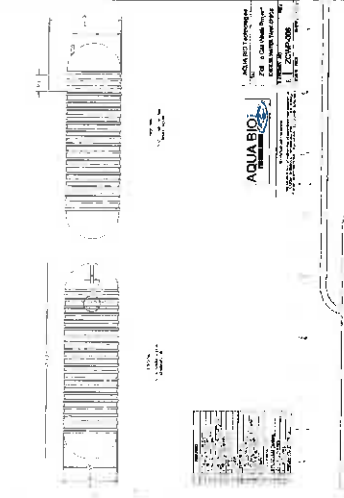
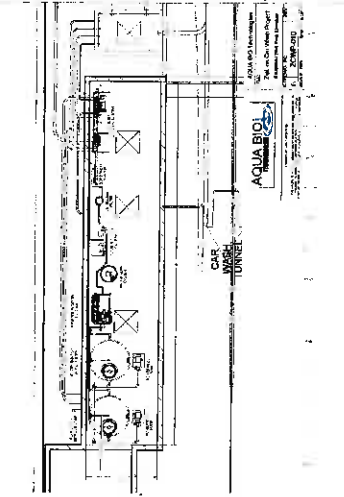
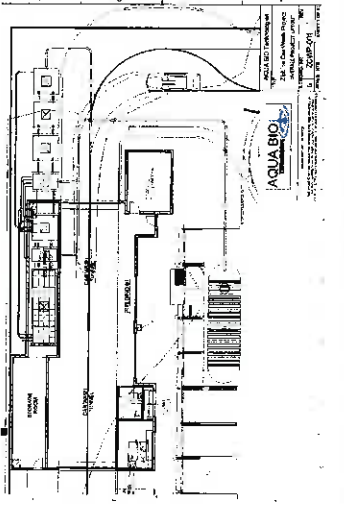
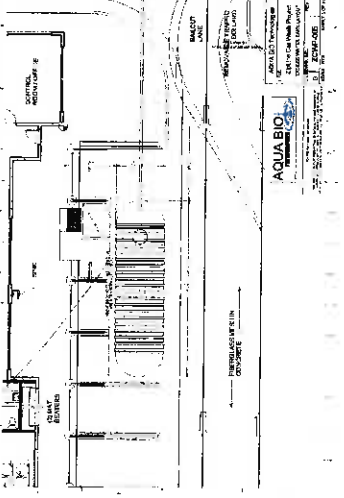
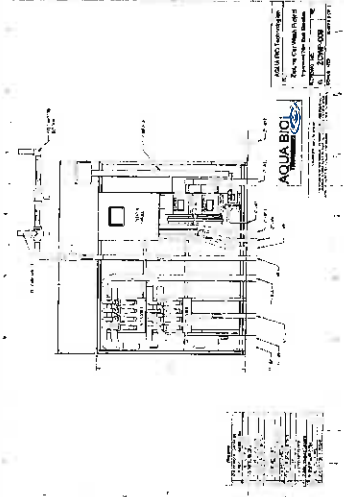
Prepared for Client Building for:
Zip Line Adventure
 3110 Gardner Ave, Gardiner, California, 95921-1000
 21 Dec. 2017
 16-2655

16-2655
 21 Dec. 2017

**Ext. Elevations
& 3D Views**

PL-3

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Car Wash Close System (Aqua Bio or Approved Equal)

1 Car Wash Close System

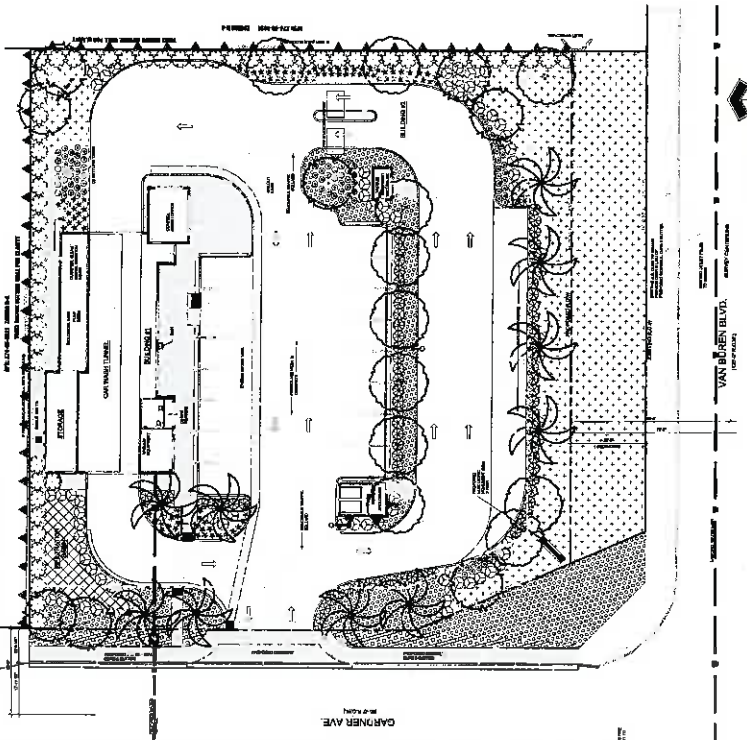
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ZIPLINE CARWASH

CONCEPTUAL LANDSCAPE PLAN

NE CORNER OF VAN BUREN BLVD & GARDNER AVE.
COUNTY OF RIVERSIDE, CALIFORNIA

APN: 274-06-0022
ZONING: C-P-S (SCENIC HIGHWAY COMMERCIAL)
LANDSCAPE AREA: 18,895 Sq. Ft.



NO VEGETATION WILL REMAIN ON SITE AFTER GRADING.
LANDSCAPE PLANS CONTAIN NO SPECIAL LANDSCAPING.
LANDSCAPE IRRIGATION IS DESIGNED TO MAKE USE OF RECYCLED WATER IF WHEN IT BECOMES AVAILABLE IN THE AREA OF THE PROJECT.
ALL PLANTS ARE FROM RIVERSIDE COUNTY FRIENDLY PLANT LIST AND OR ARE NON-INVASIVE SPECIES.
NO MISCOPUS IS LOCATED WITHIN 1 MILE OF PROJECT.
NO ENVIRONMENTALLY SENSITIVE AREAS ARE LOCATED WITHIN 1 MILE OF THE PROJECT.
PLANS SHALL CONFORM TO THE REQUIREMENTS OF THE LAKE MATHENSWOOD FOREST AREA PLAN.
LOCATION IS WITHIN A HIGH-FIRE ZONE HOWEVER, NO UNDISTURBED NATURAL VEGETATION OCCURS WITHIN 200' OF PROJECT.

CASE: CUP03766
EXHIBITS: L (SHEETS 1-2)
DATE: 12/22/2017
PLANNER: D. Bowdan

Applicant:
Karl Kaiser
2872 Tipton Drive
Los Alamitos, CA 90720
(714) 394-1900
kkaiser@votizon.net

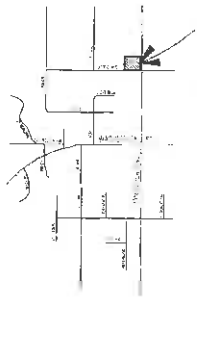
PRIOR TO PROJECT CONSTRUCTION, LARGE TO SUBMIT COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE THAT COMPLETES WITH THE REQUIREMENTS OF APPLICABLE ORDINANCES, INCLUDING BUT NOT NECESSARILY LIMITED TO, THE RIVERSIDE COUNTY LANDSCAPE DESIGN ORDINANCES. THE CONDITIONS OF APPROVAL AND ANY SUBSTITUTIONS CONCERNING THE APPROVED LANDSCAPE CONCEPT PLAN, SHOULD THE ORDINANCES BE REVISED, THESE PLANS MAY BE SUBJECT TO CHANGE.

SIGNED: *[Signature]* DATE: 11/27/2017

SYMBOL	TYPE	SIZE	SPACING	COMMON NAME	WATER USE	MINIMUM HEIGHT (ft.)
[Symbol]	10	8" Spaced	As per irrigation manufacturer	Queen Palm	Med	50' H, 8" SP
[Symbol]	5	10 Gal.	Circular patterns	Arbutus Willow	Med	30' H, 8" SP
[Symbol]	11	15 Gal.	Mulch requirements	Cajon Pine	Med	30' H, 8" SP
[Symbol]	101	4" Pots	As per manufacturer	Urban Tanglefoot	Low	2' H, 8" SP
[Symbol]	102	5 Gal.	As per manufacturer	Dark Awe	Low	2' H, 8" SP
[Symbol]	103	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	104	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	105	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	106	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	107	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	108	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	109	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	110	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	111	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	112	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	113	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	114	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	115	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	116	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	117	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	118	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	119	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP
[Symbol]	120	5 Gal.	As per manufacturer	Dark Starburst	Med	2' H, 8" SP

NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.
IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR SUBSTITUTION APPROVAL.
A 3" DEEP LAYER OF SHEDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS.
PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT COUNT PER PLAN.
ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.

LANDSCAPE NOTES:
1. LANDSCAPE TO CONFORM TO ORDINANCE #858-A
2. ALL PLANTS USED ARE FOUND ON THE RIVERSIDE COUNTY CALIFORNIA FRIENDLY PLANT LIST. PLANTS USED ARE DROUGHT-TOLERANT AND SUITABLE TO THE AREA.
3. IRRIGATION SYSTEM TO BE AUTOMATED WITH LOW WATER VOLUME HEADS.
4. LANDSCAPE PLANTINGS WITHIN TEN FEET OF ANY DRIVE OR EXISTING DRIVEWAY SHALL NOT BE PERMITTED TO OBSTRUCT DRIVEWAY. PLANTINGS WITHIN TEN FEET OF DRIVEWAY, ALLEY, OR STREET INTERSECTIONS, ALL PLANTINGS WITHIN TEN FEET OF DRIVEWAY SHALL BE SET BACK FROM DRIVEWAY.
5. PLANTS USED ARE ON THE RIVERSIDE COUNTY AGRICULTURAL COMMISSIONERS LIST OF ENDANGERED PLANT MATERIAL.
6. ROOT BARRIERS SHALL BE INSTALLED FOR TREES WITHIN 5' (MIN.) OF HARDSCAPE.
7. TREES SHALL BE PLANTED WITHIN 5' (MIN.) OF HARDSCAPE.
8. TREES SHALL BE STAKED WITH 2x2 STAKES AND 4" TIE TIES PER COUNTY STANDARD DETAILS. USE TRIPLE STAKING WITH 2" DIAMETER STAKES IN HIGH WIND AREAS.
9. TREES SHALL HAVE GREATER TRUNK PER COUNTY STANDARD DETAILS.
10. 3" OF MULCH SHALL BE PLACED IN SMALL BEDS AND UNPLANTED AREAS. 4" LAYER OF MULCH IN ROUND OVER AREA. 2" LAYER OF MULCH IN STAKING MULCH BEDS.
11. IRRIGATION NOTES:
1. PLANTING DESIGN SHALL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS.
2. PLANTING DESIGN SHALL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLANS AND SPECIFICATIONS.
3. MASTER VALVE AND FLOW SENSOR SHALL BE INSTALLED TO MONITOR CONTROLLER RUNNING SHALL BE INSTALLED COMMERCIAL.
4. WATER VOLUME SHALL BE MONITORED (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
5. AUTOMATIC BACKFLUSH VALVES
6. WATER SENSING VALVES
7. HYDRO-PROBE SHALL BE PROBABLY DESIGNED
8. IRRIGATION SYSTEM SHALL BE INSTALLED WITHIN 4" OF NON-REMEDIATED SURFACES. (NO RESTRICTIONS TO METHOD) / ADJACENT TO REMEDIATED SURFACE WITH NO SURFACE ON LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS OR AREAS LESS THAN 10 FEET IN WIDTH



Riverside County Ordinance 858-A Landscape Water Use Calculations
City of Riverside
Zipline Carwash - Van Buren Blvd & Gardner Ave, Riverside Co, CA 92506

APPLICANT IS TO USE OPEN ACCESS TO WATER AND IRRIGATION TO BE RESPONSIBLE TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TO MAINTAIN THE HEALTH OF THE PLANTS. WHERE "PERMITTED" AREAS, APPLICANT IS TO USE OPEN ACCESS TO WATER AND IRRIGATION TO BE RESPONSIBLE TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TO MAINTAIN THE HEALTH OF THE PLANTS. PRIOR TO THE SUBMITTAL OF THESE PLANS, APPLICANT IS TO OBTAIN A PERMIT FROM THE CITY OF RIVERSIDE FOR THE USE OF OPEN ACCESS TO WATER AND IRRIGATION TO BE RESPONSIBLE TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TO MAINTAIN THE HEALTH OF THE PLANTS.

1. **Minimum Annual Water Allowance (MAMA)**

PERMITTED AREAS: 18,895 Sq. Ft.
MAMA = 45 GAL / 100 SQ. FT.

2. **Estimated Annual Water Use (EAU)**

Hydrozone #	Plant Type	Plant Name	Plant Spacing	Plant Count	Plant Water Use (GAL)	Total Water Use (GAL)
Hydrozone #1	Tree	Queen Palm	8" Spaced	10	100	100
Hydrozone #2	Tree	Arbutus Willow	10 Gal.	5	50	50
Hydrozone #3	Tree	Cajon Pine	15 Gal.	11	165	165
Hydrozone #4	Shrub	Urban Tanglefoot	4" Pots	101	404	404
Hydrozone #5	Shrub	Dark Awe	5 Gal.	102	510	510
Hydrozone #6	Shrub	Dark Starburst	5 Gal.	103	515	515
Hydrozone #7	Shrub	Dark Starburst	5 Gal.	104	520	520
Hydrozone #8	Shrub	Dark Starburst	5 Gal.	105	525	525
Hydrozone #9	Shrub	Dark Starburst	5 Gal.	106	530	530
Hydrozone #10	Shrub	Dark Starburst	5 Gal.	107	535	535
Hydrozone #11	Shrub	Dark Starburst	5 Gal.	108	540	540
Hydrozone #12	Shrub	Dark Starburst	5 Gal.	109	545	545
Hydrozone #13	Shrub	Dark Starburst	5 Gal.	110	550	550

PERCENTAGE OF WATER RELATIVE TO ALLOWED: ON

PERMITTED AREAS: 18,895 Sq. Ft.
MAMA: 45 GAL / 100 SQ. FT.

EAU: 1,895 GAL

PERMITTED AREAS: 18,895 Sq. Ft.
MAMA: 45 GAL / 100 SQ. FT.

EAU: 1,895 GAL

PERMITTED AREAS: 18,895 Sq. Ft.
MAMA: 45 GAL / 100 SQ. FT.

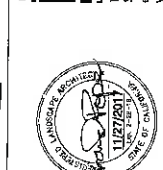
EAU: 1,895 GAL

PERMITTED AREAS: 18,895 Sq. Ft.
MAMA: 45 GAL / 100 SQ. FT.

EAU: 1,895 GAL



Richard Pope Landscape Architecture
1565 S. D Street, Suite 103
San Bernardino, CA 92408
e-mail: rpa@rpopelandscape.com
www.rpopelandscape.com



Job No. 16-89 LKD OKC
Richard Pope, Landscape Architect CA# 2454
SHEET 1 OF 2

LANDSCAPE PLANS CONTAIN NO SPECIAL LANDSCARING OR RECYCLED WATER.
 ALL PLANTS ARE FROM RIVERSIDE COUNTY FRIENDLY PLANT LIST AND OR ARE
 NON-INVASIVE SPECIES.
 NO NISCRIP IS LOCATED WITHIN 1 MILE OF PROJECT.
 LOCATION IS NOT WITHIN A HIGH-FIRE ZONE.

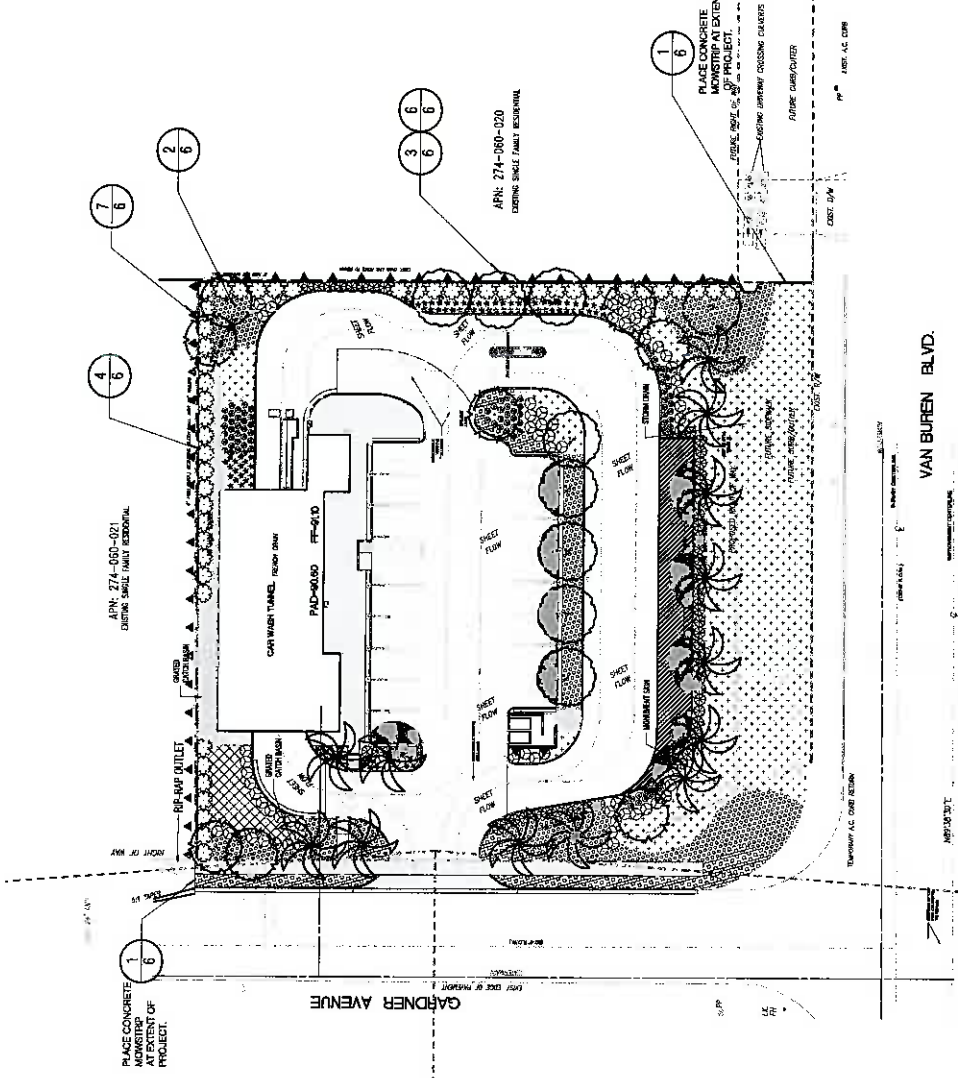
PLANTING NOTES:

NO SUBSTITUTIONS, SPECIES OR VARIETY. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL
 ISSUES RESULTING FROM SUBSTITUTIONS. DESIGN WAS CREATED USING EXACT VARIETY INDICATED.
 IF SUBSTITUTIONS ARE NECESSARY, CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR
 SUBSTITUTION APPROVAL.
 A 2" DEEP LAYER OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS, EXCEPT
 LAWN AREAS.
 PLANT COUNTS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR
 EXACT COUNT PER PLAN.
 THIS PLAN IS FOR AESTHETIC PURPOSES ONLY. RICHARD ROPE AND ASSOCIATES IS NOT
 RESPONSIBLE FOR STRUCTURAL BLOCK WALL DESIGN.

ALL ABOVE GROUND UTILITIES AND IRRIGATION EQUIPMENT SHALL BE SCREENED.
 IN ADDITION TO SPECIFIED BACKFILL MIX, PLANTS SHALL ALSO RECEIVE GRID-POWER 7 GRAM
 PLANTING TABLETS AT THE FOLLOWING RATES:
 3 TABLETS PER 1 GALLON,
 8 TABLETS PER 5 GALLON,
 15 TABLETS PER 15 GALLON,
 16 TABLETS PER 24" BOX,
 30 TABLETS PER 36" BOX.

Planting Legend

SYMBOL	QTY.	SIZE	OFFICIAL NAME	COMMON NAME	MOULTY PLANTING TABLETS	IRRIGATION TABLETS
	1	15" Gal.	American Horned Creeper	Queen Palm	30	50 P.P. 229
	3	15" Gal.	Gardenia variegata	Australian Willow	30	30 P.P. 816
	4	4" Pot	Cordyline allamanda	Compact Tree	30	30 P.P. 829
	4	4" Pot	Cordyline terminalis	Golden Tinsel Aloe	30	2 P.P. 822
	4	4" Pot	Cordyline stricta	Cardinal Aloe	30	2 P.P. 822
	4	4" Pot	Cordyline stricta variegata	Direct Torch Aloe	30	2 P.P. 822
	4	4" Pot	Cordyline stricta variegata	Tree Mahoe	30	2 P.P. 822
	4	4" Pot	Cordyline stricta variegata	Overcast	30	2 P.P. 822
	4	4" Pot	Cordyline stricta variegata	Overcast 7 1/2"	30	2 P.P. 822
	4	4" Pot	Cordyline stricta variegata	Witchy (var. of Cordyline stricta)	30	2 P.P. 822
	4	4" Pot	Cordyline stricta variegata	Compact Yellow Leaves	30	2 P.P. 822
	4	4" Pot	Cordyline stricta variegata	White Spreading Leaves	30	2 P.P. 822
	4	4" Pot	Cordyline stricta variegata	Pine-like Palm	30	2 P.P. 822
	4	4" Pot	Cordyline stricta variegata	3" THICK LAYER OF 1" MULCH		



MAINTENANCE NOTE:
 ALL PLANTS ARE TO BE MAINTAINED BY RICHARD ROPE AND ASSOCIATES.
 THE LANDSCAPE DESIGN IS IN ACCORDANCE WITH
 THE AUTOMATIC IRRIGATION SYSTEM SHALL BE
 DESIGNED IN ACCORDANCE WITH AND CONFORM TO
 COUNTY ORDINANCE 869.2

PROJECT NO: C202768
 COUNTY OF RIVERSIDE
 NE CORNER OF VAN BUREN BLVD. & GARDNER AVE.
 LANDSCAPE PLANS
 PLANTING PLANS
 SHEET NO. 3

PREPARED BY:

 RICHARD ROPE & ASSOCIATES
 1585 S. D STREET, SUITE 103
 SAN BERNARDINO, CA 92408
 TEL: (909) 259-0556 FAX: (909) 258-8854
 CERT. NO. 2384, EXP. 02/2020 DATE:

DIGITALART
 THE DIGITAL ARTISTS OF RIVERSIDE COUNTY
 1100 N. VAN BUREN BLVD., SUITE 100
 RIVERSIDE, CA 92506
 TEL: (951) 514-0000
 FAX: (951) 514-0001
 WWW.DIGITALART.COM

ALL WORK IS SUBJECT TO PERMITS AND REGULATIONS OF THE CITY OF RIVERSIDE, CALIFORNIA.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS.

ZIPLINE CARWASH

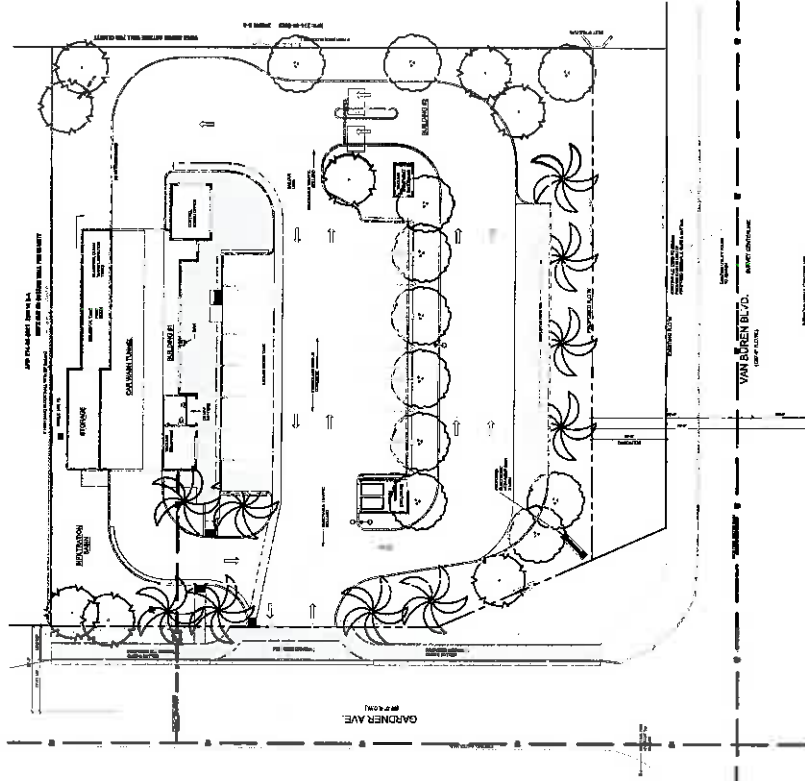
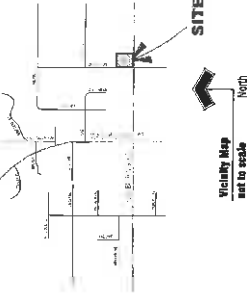
SHADING PLAN

NE CORNER OF VAN BUREN BLVD & GARDNER AVE.
 COUNTY OF RIVERSIDE, CALIFORNIA

APN: 274-06-0022

ZONING: C-P-S (SCENIC HIGHWAY COMMERCIAL)

Applicant:
 Karl Kaiser
 2872 Tigard Drive
 Los Alamitos, CA 90720
 (714) 394-1906
 karkaiser@verizon.net



Shading Plan
 Scale: 1" = 20'



Parking Area Shading Notes:
 A minimum of 50% of the parking spaces shall be shaded with mature trees with in 15 years.

Total Parking Spaces (6x18): 18
 Total Loading Spaces (10x35): 0
 Total Landng Sq.Ft.: 2,516
 Total Shade Sq.Ft. Required (65%): 874
 Total Shade Sq.Ft. Provided (62%): 937



= Usable Tree Shade At Parking Lot

RICHARD DOPE
 LANDSCAPE ARCHITECTURE
 1385 S. 7th Street, Suite 103
 San Bernardino, CA 92408
 (909) 888-5568
 Fax: (909) 364-3854
 e-mail: rdope@verizon.net
 www.richarddopesanbernardino.com



Job No. 16-69 LXD OKE

Richard Dope, Landscape Architect CA# 2664
 SHEET 1 OF 2

ZIPLINE CARWASH

EXISTING PLANTING WITH-IN 200 FT. OF PROJECT
NE CORNER OF VAN BUREN BLVD & GARDNER AVE.
COUNTY OF RIVERSIDE, CALIFORNIA

Applicant:
Karl Kaiser
2872 Tigertail Drive
Los Alamitos, CA 90720
(714) 394-1905
karlkaiser@verizon.net



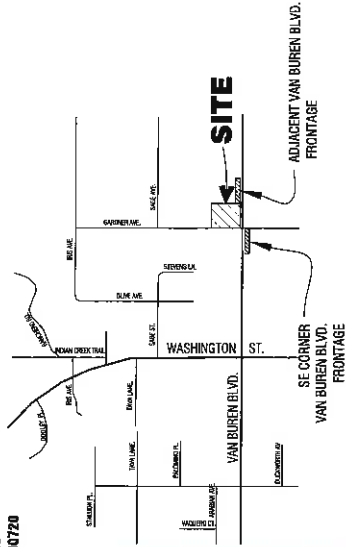
- Ligustrum ovalatum
Privet
- Pinus elderrica
Afghan Pine
- Diets bicolor
Fortnight Lily
- Rhamphiolepis indica
Indian Hawthorn
- Jacaranda mimosifolia
Jacaranda

SE CORNER VAN BUREN BLVD . FRONTAGE



- Schinus polygamous
Peruvian Pepper Tree
- Allanthus altissima
Tree of Heaven
- Washingtonia robusta
Mexican Fan Palm
- Arundo donax
Arundo
- Schinus polygamous
Peruvian Pepper Tree

ADJACENT VAN BUREN BLVD. FRONTAGE



Adjacent Planting Map
not to scale

North

RICHARD POPE ARCHITECTS
LANDSCAPE ARCHITECTS
1585 S. D Street, Suite 103
San Bernardino, CA 92408
Tel: (909) 384-9854
e-mail: rpa@richardpopeandassociates.com
www.richardpopeandassociates.com



Job No. 18-69 LND ONE CA# 2464
SHEET 2 OF 2



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP03766/EA42988

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: Desiree Bowdan Title: Project Planner Date: March 7, 2018

Applicant/Project Sponsor: Karl Kaiser - Zipline Carwash Date Submitted: _____

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 Desiree Bowdan at 951-955-8254.

Revised: 03/19/18
Y:\Planning Master Forms\Templates\CEQA Forms\Cover_Sheet_Mitigated_Negative_Declaration.docx

Please charge deposit fee case#: ZEA42988 ZCFG6357

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42988
Project Case Type (s) and Number(s): CUP03766
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Desiree Bowdan
Telephone Number: (951) 955-8254
Applicant's Name: Karl Kaiser
Applicant's Address: 2872 Tigertail Dr. Rossmoor, CA 90720

I. PROJECT INFORMATION

Project Description:

CONDITIONAL USE PERMIT NO. 3766 proposes to construct a two-story, 4,820 square foot car wash facility ("project"), which includes a car wash tunnel, office and storage space, and guest waiting area, on a single parcel, totaling .97 acres. The project includes 18 parking spaces and 1 accessible space. The winter hours of operation will be from 7 a.m. to 7 p.m., Monday through Saturday. The summer hours of operation will be from 7 a.m. to 8 p.m., Monday through Saturday.

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

B. Total Project Area:

Residential Acres:	Lots: 1	Units:	Projected No. of Residents:
Commercial Acres: .97	Lots: 1	Sq. Ft. of Bldg. Area: 4,820	Est. No. of Employees: 3
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 274-060-022

Street References: The project is located northerly of Van Buren Blvd., southerly of Sage Ave., easterly of Gardner Ave., and westerly of Porter Ave.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township: 3, South Range: 5 West Section 25

E. Brief description of the existing environmental setting of the project site and its surroundings: The project is surrounded by vacant land to the east, west, and south, and residential to the north.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** Commercial Retail (0.20-0.35*Floor Area Ratio)

2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** Open Space designated areas are reserved for urbanized, residential areas. The zoning for this area is Manufacturing-Service Commercial, and therefore does not apply in this case.
4. **Safety:** The proposed project is not located within any special hazard zone (including a fault zone, flood zone, hazard area, high liquefaction area, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project by placing the water filtration recycling system underground and limiting business hours to daytime. 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 carwash facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The project is for a carwash facility and Healthy Communities do not apply to this project.

B. General Plan Area Plan(s): Lake Mathews/Woodcrest

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Commercial Retail (0.20-0.35*FAR)

E. Overlay(s), if any: Not within an Overlay

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Mathews / Wood Crest

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

3. **Land Use Designation(s):** Commercial Retail (0.20-0.35*FAR)

4. **Overlay(s), if any:** Not within an Overlay

5. **Policy Area(s), if any:** Not within a Policy Area

H. Existing Zoning: Scenic Highway Commercial (C-P-S)

I. **Proposed Zoning, if any:** No proposed zoning

J. **Adjacent and Surrounding Zoning:** Residential Agriculture to the north and east

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input 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.

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

Desiree Bowdan

Printed Name

Date

10/25/17

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project site is not located adjacent to a designated or eligible scenic corridor; therefore, the project will have no impact.
- 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 any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The project site is not located within the Mt. Palomar Observatory light boundary. Therefore, there will be 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.

3. Other Lighting Issues	<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) The proposed project will create a new source of light; however this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.3) This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) The proposed project will introduce new sources of nighttime lighting into the area. However, this project has been conditioned to have any outside lighting hooded and directed so not to shine directly upon adjoining property or public right-of-way. (COA 10.PLANNING.3) In addition, the proposed project will comply with Ordinance No. 655 which limits light pollution emissions, thus reducing the amount of light that may interfere with the adjacent residential uses in the area. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project				
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) The project is located on land designated as "Urban-Built up Land" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. There will be no impact.

b) According to GIS database, 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 property and surrounding properties are zoned Scenic Highway Commercial (C-P-S). Parcels west of the project site are for commercial use and are not agriculturally zoned. Therefore, the proposed project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property and will have less than significant impacts.

d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project

5. 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 (AB 52)

Findings of Fact:

a) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to ten requesting tribes on July 13, 2016. Consultations were requested by the Soboba Band of Luiseno Indians. The Pala Band of Luiseno Indians deferred to closer tribes and there was no response from either Agua Caliente Band of Cahuilla Indians, the Cahuilla Band of Indians, the San Manuel Band of Mission Indians, Colorado River Indian tribes, Pechanga Band of Luiseno Mission Indians, the Rincon Band of Luiseno Indians or the Gabrieleno Band of Mission Indians Kizh Nation.

b) Consultation with Soboba was held on May 15, 2017 and July 18, 2017. Soboba requested that a condition be included for procedures to be followed in the case of unanticipated resources and/or human remains being identified during ground disturbing activities related to construction of the project. These conditions of approval were provided to the Tribe on November 28, 2017 and consultation was concluded on the same day.

No Tribal Cultural Resources were identified by any of the tribes. As such, there are no tribal cultural resources present and there will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

6. Forest

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) 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, no impact will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

7. 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"/>

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

Findings of Fact:

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP).

a) The 2016 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designation. Conformance with the AQMP for development projects is determined by demonstration compliance with local land use plans, population projections, and SCAQMD regulations.

b-c) Air quality impacts may occur during site preparation and construction activities required to implement the proposed land uses. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during demolition, site preparation and grading activities, and VOC (ROG) emission during the painting of structures. In order to reduce these short-term construction related impacts, the project shall comply SCAQMD's Rule 403 that governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the project are visible beyond the property boundaries.

The major source of long-term air quality impacts is that associated with the emissions produced from project-generated vehicle trips. The proposed project does not conflict with or obstruct implementation of the applicable air quality plan, because the proposed use does not exceed the thresholds established for air quality concerns by the South Coast Air Quality Management District. All emissions are within their respective threshold values and the impact is less than significant. With regards to stationary source emissions, in addition to vehicle trips, the occupants would produce emissions from on-site sources, including the combustion of natural gas for space and water heating. The use of consumer aerosol products (e.g. cleaners) are also associated with the proposed project. The use of those products are not significant enough to exceed the threshold established by SCAQMD. The site will be paved and landscaped, which will mean little or no wind-blown dust or particulate matter will leave the site. Therefore, the impacts will be less than significant.

d-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 project proposes 4,820

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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square foot carwash facility. Single-family residential uses are located to the north 0.11 miles from the project site. The residence has been demolished since 1995. The project is not anticipated to generate significant odors or substantial point source emissions. Therefore, this impact is considered less than significant.

f) Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. An occasional "whiff" of diesel exhaust from passing equipment and trucks accessing the site from public roadways may result. Such brief exhaust odors are an adverse but less than significant air quality impact. Additionally, some odor would be produced from the application of asphalt, paints, and coatings. Any exposure to these common odors would be short-term duration and, while potentially adverse, are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

8. Wildlife & Vegetation

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

Findings of Fact:

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project will not have a substantial adverse effect, either directly or through habitat modification, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations. The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by California Department of Fish and Game or U.S. Wildlife Service.

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 corridor, or impede the use of native wildlife nursery sites. The project will not 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. The project site will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of Clean Water Act. The proposed project will not conflict with any local policies or ordinances protection biological resources, such as a tree preservation policy or ordinance.

6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

The project site does not have any riparian/riverine or vernal pool habitats on site. No additional surveys are required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species habitat assessment area. No additional surveys are required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the MSHCP Urban/Wildland Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site does not have additional survey requirements for amphibians, mammals, or criteria area species.

The project site is located within the required habitat assessment survey area for burrowing owl. Potential habitat was not identified by Jericho Systems, Inc. in Updated Zipline Carwash Conditional Use Permit Case #CUP03766 Habitat Assessment. No burrowing owl habitat was observed during the 2017 habitat assessment by Jericho Systems, Inc.

b) No impacts to any endangered, or threatened species will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The Riverside County Planning Department, Environmental Programs Division determined the implementation of requiring a nesting bird surveys during the nesting bird season prior to grading, would reduce impacts to special-status species to below a level of significance.

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery. As a result, there will be no impacts.

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. The project supports suitable nesting bird habitat. Removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. However, if habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted prior to ground disturbance or vegetation removal.

The County of Riverside has conditioned the project prior to grading permit issuance for the completions of a pre-construction nesting bird survey. 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 the Riverside County Environmental Programs Department/County Biologist for review and approval. Therefore, there will be no impacts.

The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites with adherence to Riverside County Conditions of Approval.

e-f) The presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property did not exist. No impacts will occur.

g) The proposed project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are located on the project site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring Measures are required.

CULTURAL RESOURCES	Would the project			
9. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) Based upon analysis of records and a survey of the property by the County Archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of Regulations, Section 15064.5 because they do not occur on the project site. There will be no impacts in this regard.

- b) Based upon analysis of records and a survey of the property 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. There will be no impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. 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"/>

Source: Project Application Materials

Findings of Fact:

- a) Based upon analysis of records and a survey of the property by the County Archaeologist, it has been determined that there will be no impacts to archaeological 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 in this regard.
- b) Based upon analysis of records and a survey of the property, 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. As such, no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. 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 will be less than significant.

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

GEOLGY 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?				
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 site is not located within an Alquist-Priolo Earthquake Fault Zone, nor a County of Riverside Fault Hazard Zone. Based on Site mapping and aerial photography review, the Project Geologist concluded that the likelihood of future ground rupture is thought to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geologist's Comments

Findings of Fact:

a) The Project Geologist concluded that due to shallow granitic bedrock and deep groundwater depth beneath the site, the potential for liquefaction is considered to be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. As California Building Code requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No monitoring measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

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

Findings of Fact:

a) The Project Geologist concluded that due to the generally flat nature of the site and surrounding properties, the site is not susceptible to landsliding, debris flows, or rock fall hazards. Therefore, there are no impacts.

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"

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

a) According to RCLIS (GIS database) and the Project Geotechnical Consultant, the proposed project is not located in a susceptible subsistence area. Additionally, with conformance with the California Building Code any potential for ground subsidence would be minimized to a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials, Geologist's Comments

Findings of Fact:

a) The Project Geologist has concluded that the potential for tsunami, seiche or sudden dam failure to impact the site is not considered a significant threat. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

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

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

Findings of Fact:

a) The project is topographically flat and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. Impacts will be less than significant.

b) The project does not propose to construct any cut or fill slopes greater than 2:1 or higher than 10 feet. No impacts will occur.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in 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

Findings of Fact:

a) The development of the site will not result in a significant loss of topsoil from grading activities due to the County's implementation of the National Pollution Discharge Elimination System and the applicant's requirement to implement Best Management Practices (BMPs). Impacts will be less than significant.

b) According to the Project Geologist, the expansion potential of the existing site soils are anticipated to be very low. Impact is less than significant.

c) The project will not result in the construction of a new wastewater treatment facility, and will not significantly affect the environment. Western Municipal Water District (WMWD) will be able to provide water services to the proposed project. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
19. 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

Findings of Fact:

a) The applicant will be required to develop and implement a storm water pollution prevention plan (SWPPP) and incorporate its Best Management Practices (BMPs). This is a requirement under the National Pollution Discharge System (NPDES) general construction permit. The SWPPP is designed to minimize pollutant run-off and to prevent erosion during and after construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within receiving waters located downstream. These requirements are standard conditions that will reduce the project's impact to less than significant.

b) As stated above, once site improvements begin the potential for on-site erosion will increase. However, BMPs implemented from the Project's SWPPP are designed for maintaining water quality and reducing erosion. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

a) 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 removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds.

The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). During grading and other construction activities involving soil exposure or the transport of materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project's SWPPP and WQMP and Riverside County Ordinance no. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, which addresses the reduction of airborne particulate matter. With mandatory compliance to these regulatory requirements, wind erosion impacts would be less than significant during construction and no mitigation is required.

Following construction, wind erosion on the Project site would be very negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would no significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No Monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project
21. Greenhouse Gas Emissions

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) The project 4,820 square foot two-story carwash facility. The installation of the 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. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project proposes a 4,820 square foot carwash facility. The project is not anticipated to create a significant hazard to the public or the environment transport, use, or disposal of hazardous materials or 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. The project proposes an underground purification and water recycling facility which will treat and recycle the water the project will use. Therefore, the impact is considered less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore, there will be a less than significant impact.

d) There are no schools located in close proximity to the project site. However, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The project will have less than significant 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 would not create a significant hazard to the public or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a) The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is not restricted. Therefore impacts are less than significant.

b) Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. CUP03766 (Conditional Use Permit), a proposal to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construct a carwash facility totaling 4, 820 square feet of building area (including carwash tunnel) on a .97-acre parcel located on the northeast corner of Van Buren Boulevard and Gardner Ave. There are no impacts.

c) The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is not restricted. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of 27,785 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top roof exceeding 1,812.8 feet AMSL. The site's elevation is approximately 1,509 feet AMSL, and has a proposed maximum building height of 28 feet, resulting in a top point elevation of 1,537 feet AMSL. Therefore, FAA obstruction evaluation review for height/elevation reasons is not required. Therefore, impacts are less than significant.

d) The project is not located within the vicinity of a private airstrip, or heliport, and the project will not result in a safety hazard for people residing or working in the project area. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

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

Findings of Fact:

a) This project has been designed so that as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code. Condition of Approval (10. FIRE. 1), which states all required water systems, including fire hydrants shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. While the site is located within a CAL Fire state LRA, and within a very high fire hazard severity zone, development of this project is in compliance with sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, signage, building numbering, and emergency water standards. Fire protection services can easily access the site, with primary access on Van Buren Boulevard, and secondary access on Gardner Avenue. less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The site is subject to stormwater runoff from a tributary drainage area of approximately 125 acres to the southeast. These flows travel along the north side of Van Buren Boulevard and enter the site at the southeasterly corner of the site. The flows traverse the site to the northwesterly corner in a natural low before crossing under Gardner Avenue through an existing 24" culvert. It is not clear what size storm the culvert was designed for. The tributary storm flows would be picked up in a "storm drain line". There is no indication of the size of the proposed facility or design flowrates. An emergency escape path for the stormwater runoff shall be provided in order to protect the proposed buildings from flooding in the event the proposed inlet becomes blocked with debris. There will be not substantial alteration of drainage patterns, including the alteration of streams or rivers which would result in erosion, siltation on or off site. Therefore, impacts would be considered less than significant. (10. FLOOD RIV. 1.)

c) The project proposes to use a water recycling system to capture, filter, and reuse the water through a water recycling system. Therefore, this project does not propose to deplete groundwater, nor produce a net deficit in the aquifer volume. Therefore, 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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d-h) The development of this site could impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of this basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development. The project is for commercial use and does not propose any residential use on site. Therefore, impacts will be less than significant. (10. FLOOD RIV. 2.)

Mitigation: Mitigation measures shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. (10. FLOOD RIV. 3.)

Monitoring: 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. (10. FLOOD RIV. 3.)

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "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 development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of this basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development. There is no indication of the size of the proposed facility or design flowrates. An emergency escape path for the stormwater runoff shall be provided in order to protect the proposed buildings from flooding in the event the proposed inlet becomes blocked. Therefore, impacts will be less than significant with mitigation incorporated. (10. FLOOD RIV. 2.)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) The project will not expose people or structures to a significant risk of loss, injury or death involving a flood. The project is not located near a large body of water, levee or dam. Therefore, there will be no impact.

Mitigation: Mitigation measures shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. (10. FLOOD RIV. 3.)

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed use is in compliance with the current land use of Community Development: Commercial Retail in the Lake Mathews/Woodcrest Area Plan. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of the area.

b) The project is located within the city sphere of the City of Riverside. The project will not affect the land use within the city sphere of the City of Riverside. Therefore impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

- a) The project is consistent with the zoning and General Plan. There is no impact.
- b) The project demonstrates adequate transportation infrastructure capacity to accommodate the added traffic growth. There is no impact.
- c) The property to the north, east and south are Very Low Density Residential (VLDR), but most of the land is vacant with scattered residential north of the project site. The project site has a land use designated of Commercial Retail west of the project site along Van Buren Boulevard. The impact is less than significant.
- d) This project is not located within a Policy Area, but the project is consistent with the General Plan of Community Development: Commercial Retail which allows for a carwash facility. Therefore, impacts are less than significant.
- e) The project will not disrupt or divide the physical arrangement of the community. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

The project will not result in the loss of availability of known important mineral resources. The project is a compatible land use since it is not adjacent to a State classified or designated area or existing surface mine. The project is not located on an abandoned quarry or mine.

- a) There are no known minerals of value within the region of this property.
- b) There is no loss of availability of a locally-important mineral resource recovery site.
- c) All land use within this area is compatible.
- d) There will be no hazardous materials exposed to people or property, and there are no abandoned quarries or mines.

Mitigation: No mitigation measures are required.

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

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, nonresidential intensity is not restricted. The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of 27,785 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top roof exceeding 1,812.8 feet AMSL. The site's elevation is approximately 1,509 feet AMSL, and has a proposed maximum building height of 28 feet, resulting in a top point elevation of 1,537 feet AMSL. Therefore, FAA obstruction evaluation review for height/elevation reasons is not required.

b) The project is not located within the vicinity of a private airstrip or heliport. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact: The project is not located adjacent to a rail line. Therefore, there will be no impacts.

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

Monitoring: No monitoring measures are required.

32. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is a commercial use proposing a hands-free carwash facility. The project will not be sensitive to highway noise, because it is not a residential use. Therefore, there will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are 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 generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PALEONTOLOGICAL RESOURCES

35. 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) As indicated on Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", the project is mapped as having "Low Potential" for paleontological resources (fossils). Proposed project grading/earthmoving activities could potentially impact undiscovered resources. The developer/applicant will be required to retain a qualified paleontologist for consultation during all ground-disturbing activities. Through the incorporation of mitigation measures the impact to undiscovered paleontological resources will be less than significant.

Mitigation: The developer/applicant will be required to retain a qualified paleontologist for consultation during all ground-disturbing activities.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

36. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is a 4,820 square foot carwash facility. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The project will have no impact.

d) The project is not located within a County Redevelopment Project Area. The project will have no impact.

e) The project will not cumulatively exceed official regional or local population projections. The project will have no impact.

f) The project could potentially encourage additional residential development in the area since there will be better wireless phone coverage, but the development would have to be consistent with the land uses designated by the General Plan. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 moderated 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, the impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed 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. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, there are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside 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 Palm Springs Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is a 4,820 square foot carwash facility. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The project is for a 4,820 square foot carwash facility, and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project				
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44. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?	<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
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) By the project's design, access on Van Buren Boulevard shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Van Buren Boulevard. (80. SURVEY. 1.) Sufficient public street right-of-way along Van Buren Boulevard shall be conveyed for public use to provide for a 76' half-width right-of-way (measured from construction centerline) per County Standard No. 91, Ordinance 461. (80. TRANS. 1). Impacts will be less than significant.

c-d) At a distance of 27,785 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES), review would be required for any structures with a top roof exceeding 1,812.8 feet above mean sea level (AMSL). The site's elevation is approximately 1,509 feet AMSL, and has a proposed maximum building height of 28 feet, resulting in a top point elevation of 1,537 feet AMSL. Therefore, FAA obstruction evaluation review for height/elevation reasons is not required. Furthermore, the project is not located near any rail system. The nearest rail is located 12.2 miles from the project site. Therefore, there will be no impact.

e-h) Van Buren Boulevard along the project boundary is a paved County maintained road designated URBAN ARTERIAL HIGHWAY, and shall be improved with 8" concrete curb and gutter located 55' from the construction centerline to the curb line, and 8" curbed landscape median, and must match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 76' half width dedicated right-of-way in accordance with County Standard No. 91, Ordinance 461 (90. TRANS. 15.). Furthermore, Gardner Avenue along the project boundary is a paved maintained road designated LOCAL ROAD, and shall be improved with 6" concrete curb and gutter, sidewalk (project side), 32' part-width AC pavement (20' on the project side and 12' on the opposite side of the centerline), must match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by Transportation within the 60' full-width dedicated right-of-way (30' on the project side and 30' on the other side of the centerline) in accordance with County Standard No. 105, Section "C", Ordinance 461 (90. TRANS. 16.). Based upon the information provided by Transportation, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

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

45. Bike Trails	<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 is for a carwash facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 will not result in the construction of a new wastewater treatment facility, and will not significantly affect the environment. Western Municipal Water District (WMWD) will be able to provide water services to the proposed project. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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

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

a-b) The project will not result in the construction of a new wastewater treatment facility, and will not significantly affect the environment. Western Municipal Water District (WMWD) will be able to provide water services to the proposed project. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) 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:

The commercial project is not expected to have an impact on the area landfills, overall impacts are expected to be less than significant. No objections or concerns were raised by the Riverside County Waste Management Department. However, department encourage the applicant to help reduce the amount of solid waste which is generated by the project.

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?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

f) Maintenance of public facilities, including roads?

g) Other governmental services?

Source:

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-g) The project will not require or result in the construction of new community utility or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each lot is connected to the appropriate utilities. The project is not anticipated to be in conflict nor create any impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

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

Source: Staff Review

Findings of Fact:

a) No other issues have been identified during the review of this project, therefore the project will not conflict with any adopted energy conservation plan. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

51. Other:

Source: Staff review

Findings of Fact:

No other issues have been identified during the review of this project and the preparation of this environmental assessment. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Impacts are less than significant.

53. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. There will be no impacts.

54. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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. Impacts will be less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

VII. AUTHORITIES CITED

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,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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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50. Prior To Map Recordation

Planning

050 - Planning. 1

ALUC

Not Satisfied

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

2. The review of this Conditional Use Permit is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest 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 uses which would generate smoke or water vapor or which would attract large concentration of birds, or which may otherwise affect safe air navigation within the area.

d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

3. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.

4. The attached notice shall be provided to all potential purchasers of the property and tenants/lessees of the buildings thereon.

5. Any new aboveground detention or water quality basins on the site 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/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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.

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.

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60. Prior To Grading Permit Issuance

- 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

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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

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-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 - 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-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.

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Planning

- 060 - Planning. 1 0060-Planning-MAP/USE - BURROWING OWL SURVEY Not Satisfied
- Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls.

Planning

60. Prior To Grading Permit Issuance

- 060 - Planning. 1 0060-Planning-MAP/USE - BURROWING OWL SURVEY (cont.) Not Satisfied
- A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

- 060 - Planning. 2 0060-Planning-USE - CALIFORNIA GNATCATCHER Not Satisfied
- Prior to the issuance of any grading permit, the permit holder shall obtain written approval from the United States Fish and Wildlife Service to "take" habitat occupied by the California Gnatcatcher (*Polioptila californica californica*). Said approval shall be obtained through the initiation of a consultation with the United States Fish and Wildlife Service pursuant to Section 7 of the Endangered Species Act of 1973; approval by the Secretary of the Interior of a 10(a) Permit pursuant to Section 10 of the Endangered Species Act of 1973; or participation in the Natural Community Conservation Planning program established by the State of California.

- 060 - Planning. 3 0060-Planning-USE - FEE STATUS Not Satisfied
- Prior to the issuance of grading permits for Conditional Use Permit No. 3766, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

- 060 - Planning. 4 0060-Planning-USE - 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 area, the 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 permit holder 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. 5 0060-Planning-USE - SECTION 404 PERMIT Not Satisfied
- Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-USE - SECTION 404 PERMIT (cont.) Not Satisfied

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 area, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 or the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

060 - Planning. 6 0060-Planning-USE - STABILITY REPORT SLOPES Not Satisfied

Manufactured slopes on the project site exceed 30 vertical feet. The permit holder shall cause a Slope Stability Report to be submitted to the County Engineering Geologist for his/her review and approval. This report may be included as a part of a preliminary geotechnical report for the project site.

Planning-EPD

060 - Planning-EPD. 1 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, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

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

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060 - Transportation. 1

Transportation

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.4 and 90.TRANS.9.

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 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 0060-Transportation-USE-CREDIT/REIMBURSEMENT 4 IMP Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works->

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 0060-Transportation-USE-CREDIT/REIMBURSEMENT 4 IMP Not Satisfied
 Bidding-Requirements.

060 - Transportation. 5 0060-Transportation-USE-Submit Final WQMP Not Satisfied

This project is located in the Santa Ana watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP) in accordance with the currently effective NPDES municipal storm water permit (California Regional Water Quality Board Order No. R8-2010-0033 (Santa Ana) et seq.) to the Transportation Department for review and approval. The project-proponent may be required to comply with the latest version of the WQMP manual as determined by the California Regional Water Quality Board or Transportation Department. All water quality features shall be included on the grading plan. WQMP applicability checklist, templates, LID design requirements, and guidance can be found on-line at: www.rcflood.org/npdes. For any questions, please contact (951) 712-5494.

1. The Area of Impervious Project Footprint (SF) and Proposed Impervious Surface Area (SF) should be DMA D minus the pervious pavement minus the landscaping (16,495 SF), same as D/3 from sheet 11. There are no beneficial uses for Goldenstar Creek in the basin plan. 2. Please revise the values in Tables C.3 and C.4 as marked up, and delete the values in Table C.5. 3. Please add the following statement or something to this effect to the bottom of Page 12 - While the infiltration rates have tested below 1.6 inches per hour, we are handling the water quality volume entirely with self-retaining areas and areas draining to self-retaining areas at a low impervious to pervious ratios (less than 2:1 - see Santa Ana Guidance Document page 51). 4. Please revise pages 13 and 14 as marked up to eliminate the Harvest and Use analysis, as you are handling the entire site with self-retaining and areas that drain to self-retaining areas. 5. Please revise Table D.4 as marked up. 6. Please complete the construction plan checklist in Section H. 7. Please complete Section I regarding operations and maintenance. 8. With regard to the pervious pavement please note the following: a. It appears that the intent is to use pervious asphalt. Based on experience pervious Portland cement concrete has superior infiltration and maintenance characteristics to pervious asphalt over time, and while more expensive initially, in the long run pervious concrete may be a better option. Please consider using pervious concrete rather than pervious asphalt pavement. b. The bottom of the pervious pavement reservoir layer must either be flat across the entire pervious pavement area or you must demonstrate that you capture the DCV (677 cf) considering the slope of the pavement and the thickness of the pavement section. See pages 4 and 5 in Section 3.3 of the LID Design Handbook. 9. Please provide the BMP design details in Appendix 6 and revise the pervious pavement design calculations to reflect the correct DCV. 10. This project is exempt from hydromodification requirements. Please remove the hydrology and hydraulics study from Appendix 7 as it is not relevant to the WQMP. However, the

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060 - Transportation. 6

70. Prior To Grading Final Inspection 0060-Transportation-USE-WQMP ACCESS AND MAINT Not Satisfied

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

070 - Planning. 1

0070-Planning-USE - PLNTLGST CERTIFIED (2) Not Satisfied

A qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impacts to significant resources, a post-grade report by the paleontologist shall be submitted to the Planning Department. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the final results of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to final inspection approval of the project grading.

80. Prior To Building Permit Issuance

BS-Grade 0080-BS-Grade-USE - NO B/PMT W/O G/PMT Not Satisfied

080 - BS-Grade. 1

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.

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80. Prior To Building Permit Issuance

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

Prior to building permit issuance, for domestic waste flows (onsite bathrooms), the applicant must submit for the installation of an Advanced Treatment Unit (ATU) for an OWTS due to historical levels of groundwater as shallow as 8 feet below ground surface. The soils engineer must be able to demonstrate that the primary system and expansion system can be accommodated in the design and meet any and all other requirements of the Local Agency Management Program (LAMP) and any other applicable regulations/standards. Applicant must also include a building and safety verified site plan and floor plan with calculation of waste flows. Soils engineer of records must oversee the installation of ATU.

080 - E Health. 2 RWQCB Clearance Not Satisfied

Prior to building permit issuance, clearance from the Santa Ana Water Quality Control Board (SARWQCB) is required. All wastewater flows for the car wash must be submitted to SARWQCB for evaluation of the closed loop system. Documentation of their review and approval must be provided to the Department of Environmental Health (DEH) prior to DEH providing any clearances. Carwash water waste flow will not be allowed to go to OWTS.

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. 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."

080 - Planning. 2 0080-Planning-USE - CONFORM TO ELEVATIONS Not Satisfied

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

080 - Planning. 3 0080-Planning-USE - CONFORM TO FLOOR PLANS Not Satisfied

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

080 - Planning. 4 0080-Planning-USE - FENCING PLAN REQUIRED Not Satisfied

A fencing plan shall be submitted showing all 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.

080 - Planning. 5 0080-Planning-USE - LIGHTING PLANS Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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80. Prior To Building Permit Issuance

080 - Planning. 6 0080-Planning-USE - SCHOOL MITIGATION Not Satisfied
Impacts to the Riverside Unified school District shall be mitigated in accordance with California State law.

080 - Planning. 7 0080-Planning-USE - WASTE MGMT. 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 conditions contained in their letter, summarized as follows:
The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

Survey
080 - Survey. 1 0080-Survey-USE - ACCESS RESTRICTION Not Satisfied
By the project's design, access on Van Buren Boulevard shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on Van Buren Boulevard.

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 Van Buren Boulevard and Gardner Avenue.
- (2) Streetlights on Van Buren Boulevard and Gardner Avenue.
- (3) 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 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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-USE - LC LANDSCAPE SECURITIES (cont.) Not Satisfied

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. 4 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. 5 0080-Transportation-USE - R-O-W DEDICATION 1 Not Satisfied

Sufficient public street right-of-way along Van Buren Boulevard shall be conveyed for public use to provide for a 76 foot half-width right-of-way (measured from construction Centerline) per County Standard No. 91, Ordinance 461.

080 - Transportation. 6 0080-Transportation-USE - TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

080 - Transportation. 7 0080-Transportation-USE - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines along Gardner Avenue 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 design improvement plans whenever those plans are required.

A written proof for initiating the design and/or application of the installation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

080 - Transportation. 8 0080-Transportation-USE-Establish WQMP Maint Entity Not Satisfied

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

080 - Transportation. 9 0080-Transportation-USE-Implement WQMP Not Satisfied

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

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied
Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 11 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees). Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. 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/registered 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;) 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. Please reference Landscape Plan Checklists available online at RCTLMA.org. NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 12 LSP - LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the project proponent shall submit an estimate to install and replace plantings, irrigation systems, ornamental landscape elements, in amounts to be approved by the Transportation Department, Landscape Section. After approval of the estimate, the estimate shall be resubmitted on the requisite form for County Counsel review. A cash security shall be required when the estimated cost is \$2,500.00 or less. Please allow adequate time to ensure that securities are in place. Bond and Agreements may take at least 30-days for review. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection.

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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 on-site 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

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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

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 Hazmat Clearance Not Satisfied

090 - E Health. 1

Prior to building permit final, this facility shall be required to contact and have a review conducted by the Hazardous Materials Management Branch (HMMB). A business emergency plan for the storage of any hazardous materials, greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances will be required. If further review of the site indicates additional environmental health issues, HMMB reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact HMMB at (951) 358-5055 to obtain information regarding any additional requirements.

Fire 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

090 - Fire. 1

Install a complete fire sprinkler system per NFPA 13 in all buildings 3,600 square feet or greater. The project structural engineer shall certify (wet signature) the stability of the building system for seismic and gravity loads to

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90. Prior to Building Final Inspection

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM (cont.) Not Satisfied

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 in accordance with Riverside County Fire Department standards. A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Applicant or developer shall be responsible to install a Fire Sprinkler Monitoring System. Monitoring system shall monitor the fire sprinkler system water flow, P.I.V. 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*-#77-SUPER FH/FLOW Not Satisfied

Approved super fire hydrants (6"x4"x2-2 1/2") providing the required fire flow shall be installed prior to final inspection.

Planning
090 - Planning. 1 0090-Planning-USE - ACCESSIBLE PARKING Not Satisfied

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

090 - Planning. 2 0090-Planning-USE - COMPLY W/ ACOUSTIC STUDY Not Satisfied

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the Department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study. The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

090 - Planning. 3 0090-Planning-USE - CONDITION COMPLIANCE Not Satisfied

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

090 - Planning. 4 0090-Planning-USE - 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. 5 0090-Planning-USE - INSTALL BIKE RACKS Not Satisfied

A bicycle rack with a minimum of 1 spaces shall be provided in convenient locations to facilitate bicycle access to

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90. Prior to Building Final Inspection

Planning

- 090 - Planning. 5 0090-Planning-USE - INSTALL BIKE RACKS (cont.) Not Satisfied
the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.
- 090 - Planning. 6 0090-Planning-USE - MITIGATION MONITORING Not Satisfied
The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No. 42988. The Planning Director may require inspection or other monitoring to ensure such compliance.
- 090 - Planning. 7 0090-Planning-USE - ORD 810 O S FEE (2) 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. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3766 is calculated to be .97 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required. Not Satisfied
- 090 - Planning. 8 0090-Planning-USE - ROOF EQUIPMENT SHIELDING
Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.
- 090 - Planning. 9 0090-Planning-USE - SKR FEE CONDITION Not Satisfied
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be .97 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.
- 090 - Planning. 10 0090-Planning-USE - TRASH ENCLOSURES Not Satisfied
One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.
- 090 - Planning. 11 0090-Planning-USE - UTILITIES UNDERGROUND 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 11 0090-Planning-USE - UTILITIES UNDERGROUND (cont.) Not Satisfied
refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 12 0090-Planning-USE - WALL & FENCE LOCATIONS Not Satisfied
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A the approved fencing plan.

090 - Planning. 13 0090-Planning-USE - WALL/BERM REQUIRED Not Satisfied
A minimum seven (7) foot high decorative block wall or combination landscaped earthen berm and decorative block wall shall be constructed along the property line abutting residential. The exterior side of all masonry walls shall be surfaced with a protective coating that will facilitate the removal of graffiti. The required wall and/or berm shall be subject to the approval of the Director of the Department of Building and Safety and the Planning Director and the appropriate flood control agency, and shall be shown on all grading and landscaping plans.

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 Van Buren Boulevard and Gardner Avenue.
- (2) Street lights on Van Buren Boulevard and Gardner Avenue.
- (3) 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 - EXISTING MAINTAINED Not Satisfied
Van Buren Boulevard along project boundary is a paved County maintained road designated URBAN ARTERIAL HIGHWAY and shall be improved with 8" concrete curb and gutter located 55 foot from the construction centerline to curb line, 8" curbed landscape median, and MUST match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Transportation Department within the 76' half width dedicated right-of-way (measured from construction centerline) in accordance with County Standard No. 91, Ordinance 461. NOTE: 1. A 5' meandering concrete sidewalk shall be constructed per Standard No. 404, Ordinance 461. 2. A raised curbed landscape median shall be constructed at the centerline per Standard No. 13, Ordinance 461. 3. The project is not required to underground any utilities on Van Buren Boulevard. 4. The County has an active widening project planned on Van Buren Boulevard. In order to reduce throw away improvements the project proponent may be allowed to pay a cash-in-lieu fee for the cost of constructing the street improvements along Van Buren Boulevard.

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90. Prior to Building Final Inspection

Transportation

- 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
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 Van Buren Boulevard and Gardner Avenue.
- 090 - Transportation. 6 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 Van Buren Boulevard and Gardner 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 - PART-WIDTH Not Satisfied
Gardner Avenue along project boundary is a paved County maintained road designated LOCAL ROAD and shall be improved with 6" concrete curb and gutter, sidewalk (project side), 32 feet part-width AC pavement (20' on the project side and 12' on the opposite side of the centerline), MUST match up asphalt concrete paving, reconstruction, or

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90. Prior to Building Final Inspection

Transportation

- 090 - Transportation. 9 0090-Transportation-USE - PART-WIDTH (cont.) Not Satisfied
resurfacing of existing paving as determined by the Director of Transportation within the 60' full-width dedicated right-of-way (30' on the project side and 30' on the other side of the centerline) in accordance with County Standard No. 105, Section "C", Ordinance 461.
NOTE: 1. A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway. 2. The driveway shall be constructed in accordance with County Standard No. 207A, Ordinance 461. 3. Construct a transition AC pavement tapering lane from the north project boundary northerly and join existing AC pavement for the design speed limit of 35 mph or as directed by the Director of Transportation.
- 090 - Transportation. 10 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. 11 0090-Transportation-USE - ST DESIGN/IMP CONCEPT Not Satisfied
The street design and improvement concept of this project shall be coordinated with the capital improvement Van Buren widening project by contacting the project engineer Alfred Martinez at (951) 955-0086.
- 090 - Transportation. 12 0090-Transportation-USE - STREETLIGHTS INSTALL Not Satisfied
Install street lights 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 street lights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).
- 090 - Transportation. 13 0090-Transportation-USE - WQMP Completion Not Satisfied
Prior to Building Final Inspection, the project-proponent is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, registering BMPs with the Transportation Department's Business Registration Division, and ensure that the requirements for inspection and cleaning the BMPs are established.
- 090 - Transportation. 14 0090-Transportation-USE - WQMP Registration Not Satisfied
Prior to Building Final Inspection, the project-proponent is required to register the project's BMPs with the Transportation Department's Business Storm Water Compliance Section..
- 090 - Transportation. 15 0090-Transportation-USE LANDSCAPE 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

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 15 0090-Transportation-USE LANDSCAPE INSPCTN RQRMENTS (cont.) Not Satisfied
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. 16 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 or other electric provider. Not Satisfied

090 - Transportation. 17 0090-Transportation-USE- UTILITY INSTALL
Electrical power, telephone, communication, street lighting, and cable television lines along Gardner Avenue shall be placed 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.

090 - Transportation. 18 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 19 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

Waste Resources 0090-Waste Resources-USE - RECYCLNG COLLECTION AREA Not Satisfied

090 - Waste Resources. 1
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.

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90. Prior to Building Final Inspection

Waste Resources

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*

02/08/18, 12:09 pm

CUP03766

NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03766. 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.

Notification

Notification. 1

ND - Preamble

The following requirements are included as part of the approval for CUP03766 and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.”

Notification. 2

ND - Design Guidelines

Compliance with applicable Design Guidelines: 1. 2nd District Design Guidelines 2. County Wide Design Guidelines and Standards 4. County Design Guidelines • Lakeview Nuevo (Adopted 8/1/2006)

Notification. 3

ND - Exhibits

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

Exhibit A (CUP03766), Amended No. 2, dated 12/22/17. Exhibit B (Elevations), Amended No. 2, dated 12/22/17. Exhibit C (Floor Plans), Amended No. 2, dated 12/22/17. Exhibit L (Conceptual Landscaping and Irrigation Plans), Amended No. 2, dated 12/22/17.

Notification. 4

ND - 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:

NOTIFICATION DOCUMENT

Notification

Notification. 4 ND - Federal, State & Local Regulation Compliance (cont.)

• 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) • 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. 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) 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)

Notification. 5 ND - Project Description

The Conditional Use Permit No. 3766, proposes to establish a two-story, 4,820 square foot car wash facility, which includes a car wash tunnel, office, storage space, and guest waiting area on a single parcel totaling .97 acres.

BS-Grade

BS-Grade. 1 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,

NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

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

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

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

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

NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 1

0010-BS-Grade-USE - NPDES INSPECTIONS (cont.)

throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS-Plan Check

BS-Plan Check. 1

0010-BS-Plan Check-B&S PLAN CHECK SUBMISSION

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

GREEN BUILDING CODE WASTE REDUCTION (Non Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

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

NOTIFICATION DOCUMENT**E Health****E Health. 1** 0010-E Health-USE - ECP COMMENTS (cont.)

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 0010-E Health-USE - WMWD WATER SERVICE

CUP03766 is proposing potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

Any existing onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire**Fire. 1** 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Provide Super Fire Hydrant(s) (6"x4"x 2-2 1/2") within 400 feet of all portions of all structures as measured along approved vehicular travel ways. Fire hydrants shall be spaced in accordance with the California Fire Code.

Fire. 2 0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 3 0010-Fire-USE-#89-RAPID ENTRY BOX

Provide a Knox Rapid Entry box on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

Fire. 4 0010-Fire-USE* - EMERGENCY ACCESS

Provide emergency vehicle access to within 150 feet of all portions of all structures. Emergency vehicle access shall conform to Riverside County Fire Department standards.

NOTIFICATION DOCUMENT

Fire

Fire. 5 0010-Fire-USE*#23-MIN REQ FIRE FLOW (cont.)

Provide the minimum required fire flow in accordance with the California Fire Code. An approved water source for fire protection must be available before any combustible material is placed on the job site.

Flood

Flood. 1 0010-Flood-USE FLOOD HAZARD REPORT

Bluebeam session ID: 485-342-689 Conditional Use Permit (CUP) 3766 is a proposal to construct a carwash facility on a 1-acre site in the Woodcrest area. The site is located on the northeastern corner of Van Buren Boulevard and Gardner Avenue.

The site is subject to stormwater runoff from a tributary drainage area of approximately 125 acres to the southeast. These flows travel along the north side of Van Buren Boulevard and enter the site at the southeasterly corner of the site. The flows traverse the site to the northwesterly corner in a natural low before crossing under Gardner Avenue through an existing 24" culvert. It is not clear what size storm the culvert was designed for.

The exhibit indicates the tributary storm flows would be picked up in a "storm drain line". There is no indication of the size of the proposed facility or design flowrates. An emergency escape path for the stormwater runoff shall be provided in order to protect the proposed buildings from flooding in the event the proposed inlet becomes blocked with debris.

The development of this site would generate an increase in peak flow rates and adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. It is assumed the proposed infiltration basin is intended to provide mitigation for both increased runoff and water quality impacts. There are no District maintained facilities, either existing or proposed, are associated with this project. Therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology/drainage studies including the preliminary and final Water Quality Management Plan (WQMP). The District's standard 'Increase Runoff Criteria' is provided as a reference to the project engineer and plan checker.

NOTIFICATION DOCUMENT

Flood

Flood. 2 0010-Flood-USE INCREASED RUNOFF

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

Flood. 3 0010-Flood-USE INCREASED RUNOFF CRITERIA

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)

NOTIFICATION DOCUMENT

Flood

Flood. 3

0010-Flood-USE INCREASED RUNOFF CRITERIA (cont.)

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.

NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-USE - 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. 2 0010-Planning-USE - COLORS & MATERIALS

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT B.

Planning. 3 0010-Planning-USE - GEO02565 ACCEPTED

County Geologic Report GEO No. 2565, submitted for the project (CUP03766/APN 274-060-022), was prepared by Soil Exploration Company, Inc. The report is titled; "Preliminary Soil Investigation and Infiltration Tests Report, Proposed Zipline Car Wash, NEC Van Buren Boulevard and Gardner Avenue (APN 274-060-022-7), Woodcrest Area, Riverside County, California," dated June 5, 2017. In addition, the following reports have been submitted for the project: "Geologic Supplemental Report for the Property Located at the Northeast Corner of the Intersection of Van Buren Boulevard and Gardner Avenue (APN 274-060-022 & County Geologic Report No. 2565), Riverside, California 92508," by Maddox & Associates, Inc., dated September 12, 2017. "Review Comment #2, County Geologic Report No. 2565," by George E Hawes, Professional Engineer, dated October 25, 2017. These documents are herein incorporated in GEO02565. GEO02565 concluded: 1.The site is not located within an Alquist-Priolo Earthquake Fault Zone, nor a County of Riverside Fault Hazard Zone. 2. based on site mapping and aerial photography review it is concluded that the likelihood of future ground rupture is thought to be very low. 3. Due to shallow granitic bedrock and deep groundwater depth beneath the site, the potential for liquefaction is considered to be very low. 4. Due to the generally flat nature of the site and surrounding properties, the site is not susceptible to landsliding, debris flow, or rock fall hazards. 5. The potential for tsunami, seiche or sudden dam failure to impact the site is not considered a significant threat. 6. The expansion potential of the existing site soils is anticipated to be very low.

NOTIFICATION DOCUMENT

Planning

Planning. 3

0010-Planning-USE - GEO02565 ACCEPTED (cont.)

GEO02565 recommended: 1. Building/structures should be provided with a compacted fill mat that extends to at least 5 feet beyond the structure lines in plan (including any canopies or exterior footings, where practical) and to a depth of at least 4 feet below existing or proposed grade, whichever is deeper. 2. The excavated bottom should be cleaned from roots, soft spots, wet spots, deleterious materials, etc., and removals down to the granitic bedrock are anticipated. 3. If soil is exposed at the recommended depth of removal it must be tested to ensure a minimum density of 115 pcf at approximately 8% moisture content or a relative compaction of 85% or greater; with NO signs of porosity and removed as necessary. 4. If bedrock is exposed it should be generally massive with minimal weathering; disturbance of acceptable bedrock is not recommended. 5. All placed fill must have minimum relative compaction of 90% and be assessed/tested per current county requirements.

GEO No. 2565 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2565 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 Of Riverside upon application for grading and/or building permits.

Planning. 4

0010-Planning-USE - IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes: Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native

NOTIFICATION DOCUMENT

Planning

Planning. 4

0010-Planning-USE - IF HUMAN REMAINS FOUND (cont.)

American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site. Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed the landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following: The nondestructive removal and analysis of human remains and items associated with Native American human remains. Preservation of Native American human remains and associated items in place. Relinquishment of Native American human remains and associated items to the descendants for treatment. Other culturally appropriate treatment. The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures. Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following: Record the site with the commission or the appropriate Information Center. Utilize an open-space or conservation zoning designation or easement. (3)Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

NOTIFICATION DOCUMENT

Planning. 5

0010-Planning-USE - IND 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. 6

0010-Planning-USE - LIMIT ON SIGNAGE

Signage for this project shall be limited to the 1 sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 7

0010-Planning-USE - LOW PALEO

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

NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-USE - LOW PALEO (cont.)

previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4.The paleontologist shall determine the significance of the encountered fossil remains.
- 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 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

NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-USE - LOW PALEO (cont.)

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. 8 0010-Planning-USE - MAINTAIN LICENSING

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

Planning. 9 0010-Planning-USE - 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. 10 0010-Planning-USE - NO RESIDENT OCCUPANCY

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence except the caretaker's dwelling as shown on the APPROVED EXHIBIT A. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-USE - NO USE PRPSED LIMIT

The balance

(undeveloped) portion of the property, APN 274-060-022, shall 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 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. 13 0010-Planning-USE - 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. 14 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 be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be

NOTIFICATION DOCUMENT

Planning

Planning. 14

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

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. 15

0010-Planning-USE - HOURS OF OPERATION

Use of the facilities approved under this

Conditional Use Permit shall be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday and the summer hours of operation will be from 7:00 a.m. to 8:00 p.m., Monday through Saturday in order to reduce conflict with adjacent residential zones and/or land uses.

Planning. 16

0020-Planning-USE - LIFE OF THE PERMIT

The life of Conditional Use Permit No. 3766 shall terminate on July 1, 2037. This permit shall thereafter be null and void and of no effect whatsoever.

Planning-All

Planning-All. 1

0010-Planning-All-USE - 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:

NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1

0010-Planning-All-USE - HOLD HARMLESS (cont.)

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

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

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

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

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

Transportation

Transportation. 1

0010-Transportation-USE - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-USE-CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RB-BD/Public-Works-Bidding-Requirements>.

Transportation. 3

0020-Transportation-USE - LC ANL LNDSCPNG INSPC

Two years following the Certificate of Occupancy or Final Inspection and every subsequent year thereafter, the permit holder shall deposit funds for an annual landscaping inspection. This condition is deemed complete twelve years after the Certificate of Occupancy or Final Inspection provided that all landscape inspections are satisfactory to the Transportation Department. To accomplish the terms of this condition, the permit holder shall annually open a HR case for a minimum of 2 hours at the prevailing Board adopted hourly rate for a Landscape Planner. Such inspections shall be required of the permit holder and the permit holder shall allow for this to happen.

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.

NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)

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 and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

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

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

NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 3 0010-Waste Resources-USE - HAZARDOUS MATERIALS (cont.)

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.

Planning 1. Use-Cause of 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 revocation procedures.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: January 31, 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
P.D. Environmental Programs Division
P.D. Geology Section
Southern California Edison Co. (SCE)
Southern California Gas Co.

Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riverside Transit Agency
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Resources Management Dept.
March Air Reserve Base, Attn. General
Manager

Riv. Co. Airport Land Use Commission
Board of Supervisors - Supervisor: 1st District
Planning Commissioner: 1st District
City of Riverside Sphere of Influence
Riverside Unified School District
Western Municipal Water District (WMWD)

CONDITIONAL USE PERMIT NO. 3766 – EA42988 – Applicant: Karl Kaiser – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD:CR) – Location: Northerly of Van Buren Blvd., southerly of Sage Ave., easterly of Gardner Ave., and westerly of Porter Ave. – .97 Gross Acres – Zoning: General Commercial (C-P-S) – **REQUEST:** A Conditional Use Permit to establish a two-story, 4,368 square foot car wash facility, which includes a car wash tunnel, office and storage space, and guest waiting area, on a single parcel, totaling .97 acres. Related Cases: N/A APN: 274-060-022. **BBID: 485-342-689 UPROJ CASE: CUP03766**

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.

Other listed entities/individuals:

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 13, 2017

Ms. Desiree Bowie, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

File No.: ZAP1276MA17
Related File No.: CUP03766 (Conditional Use Permit)
APN: 274-060-022

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guorin
Paul Ruff
Barbara Santos

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

www.rcaluc.org

(VIA HAND DELIVERY)

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

Dear Ms. Bowie:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. CUP03766 (Conditional Use Permit), a proposal to construct a car wash facility totaling 8,030 square feet of building area (including car wash tunnel) on a 0.97-acre parcel located on the northeast corner of Van Buren Boulevard and Gardner Avenue.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (AMSL). At a distance of 27,785 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding 1,812.8 feet AMSL. The site's elevation is approximately 1,509 feet AMSL, and has a proposed maximum building height of 28 feet, resulting in a top point elevation of 1,537 feet AMSL. Therefore, FAA obstruction evaluation review for height/elevation reasons is not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

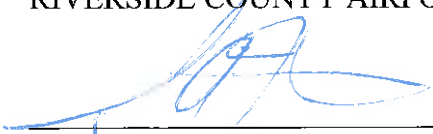
1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

AIRPORT LAND USE COMMISSION

2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
4. The attached notice shall be provided to all potential purchasers of the property and tenants/lessees of the buildings thereon.
5. Any new aboveground detention or water quality basins on the site 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/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

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

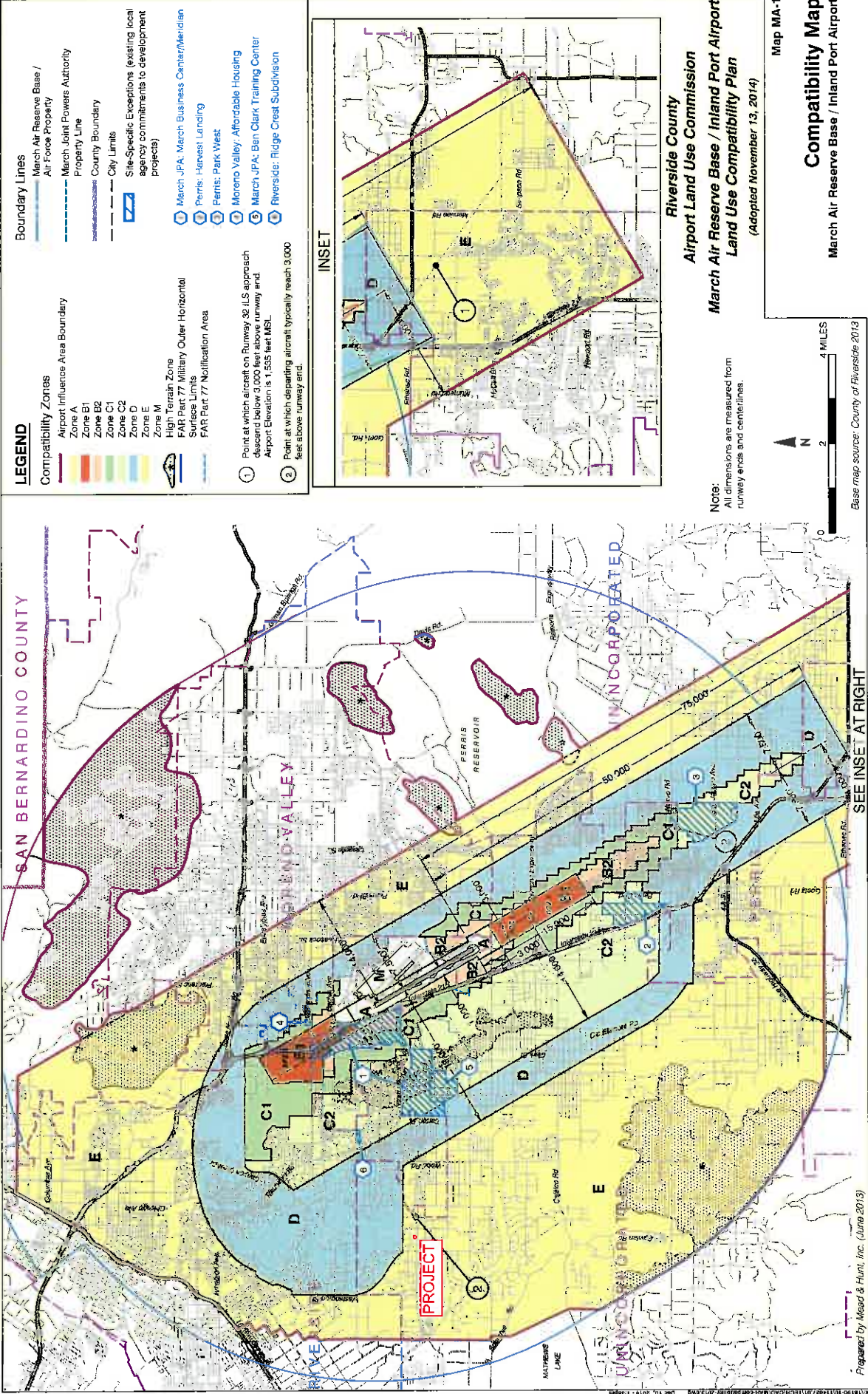
AIRPORT LAND USE COMMISSION

cc: Zipline Express Carwash – Attn.: Karl Kaiser (applicant/landowner)
Andresen Architecture (representative)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1276MA17\ZAP1276MA17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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



LEGEND

- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- Boundary Lines**
- March Air Reserve Base / Air Force Property
 - March Joint Powers Authority Property Line
 - County Boundary
 - City Limits
 - Site-Specific Exceptions (existing local agency commitments to development projects)
- High Terrain Zones**
- FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area
- Other Features**
- March JFA, March Business Center/Meridian
 - Perris: Harvest Landing
 - Perris: Park West
 - Moreno Valley: Affordable Housing
 - March JFA, Ben Clark Training Center
 - Riverside: Ridge Crest Subdivision
- Notes**
- 1 Point at which aircraft on Runway 36 ILS approach descend below 3,000 feet above runway and Airport Elevation is 1,535 feet MSL.
 - 2 Point at which departing aircraft typically reach 3,000 feet above runway end.

INSET



Note: All dimensions are measured from runway ends and centerlines.



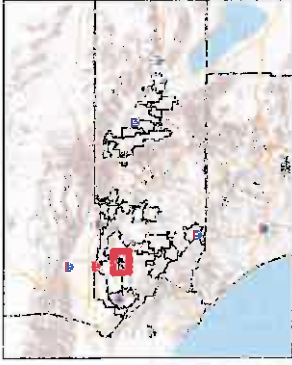
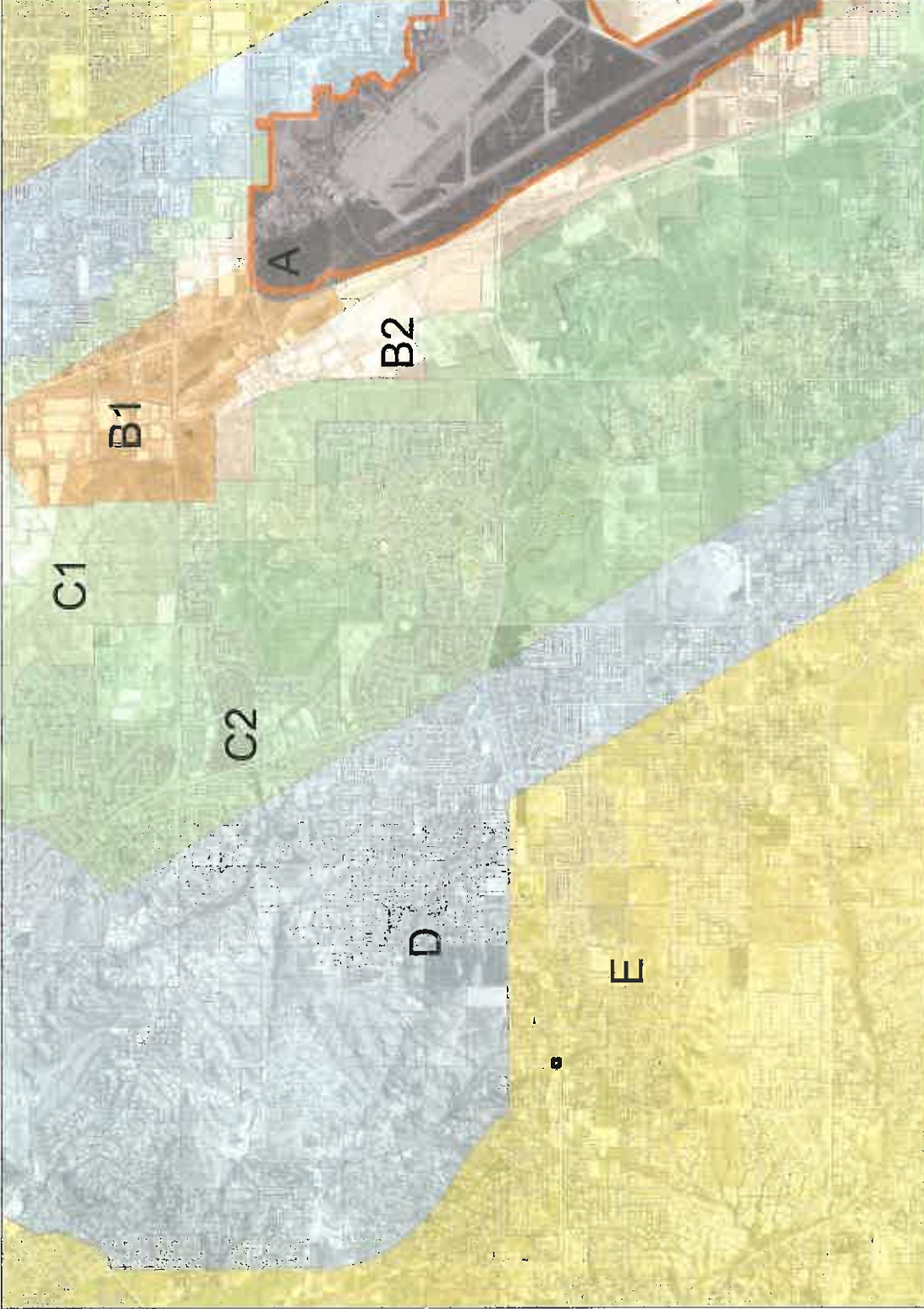
Base map source: County of Riverside 2013

Riverside County
 Airport Land Use Commission
 March Air Reserve Base / Inland Port Airport
 Land Use Compatibility Plan
 (Adopted November 13, 2014)

Map MA-1
Compatibility Map
 March Air Reserve Base / Inland Port Airport

SEE INSET AT RIGHT

My Map



Legend



Airport Compatibility

- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ II-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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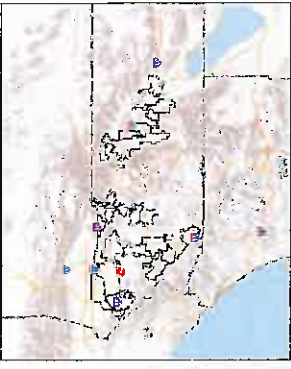
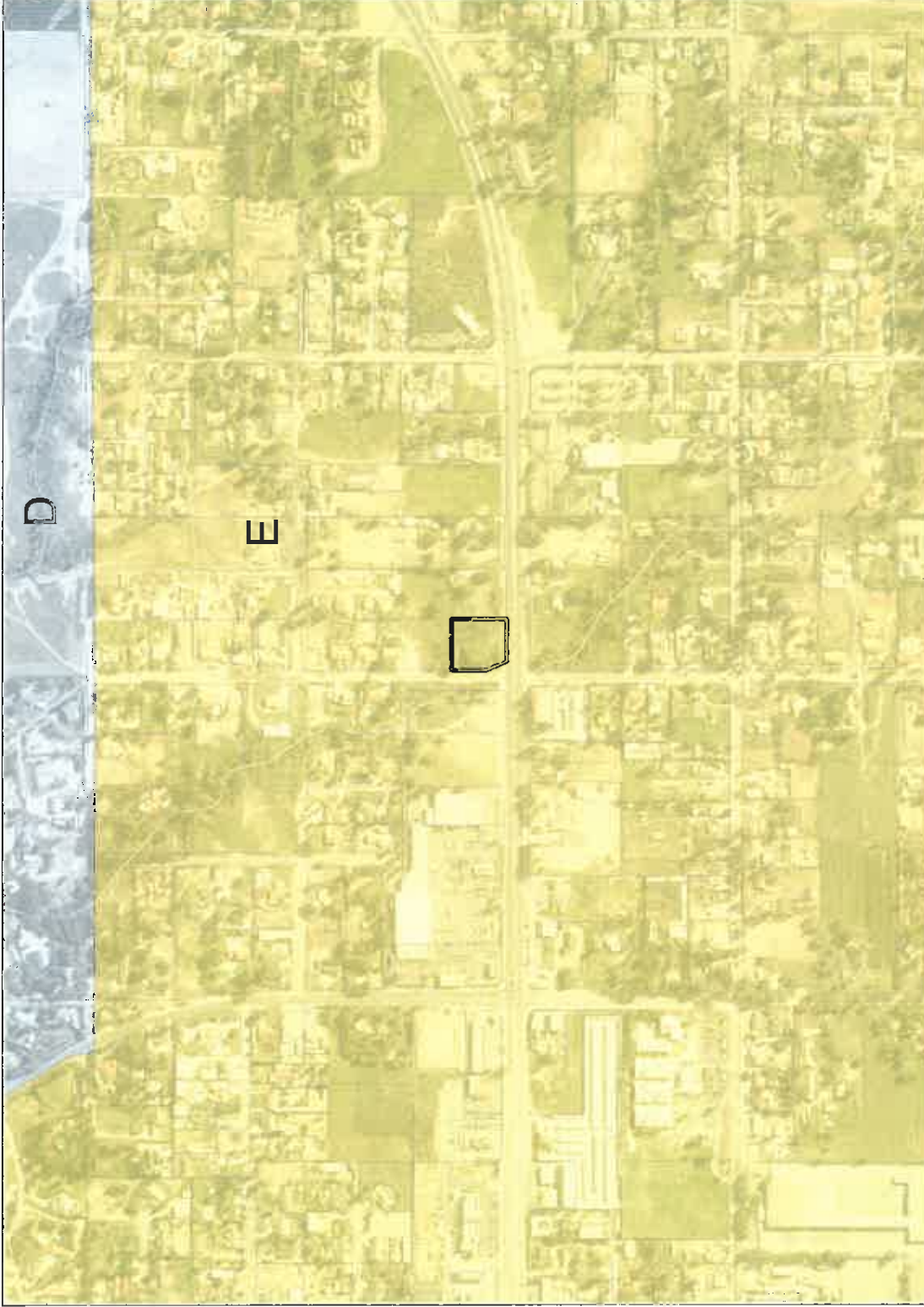
12,326 Feet



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© Riverside County RCIT GIS

My Map



Legend



Airport Compatibility

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



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1,541 Feet



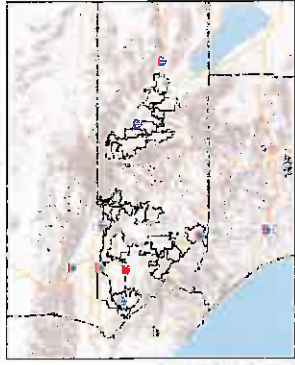
Notes

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My Map



Legend

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

Notes

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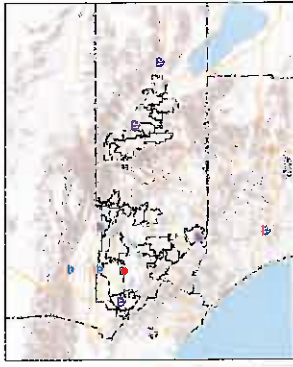
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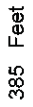
- City Boundaries
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- ONRAMP
- USHWY
- counties
- cities
- hydrography
- waterbodies
 - Lakes
 - Rivers

Notes

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Architecture Planning Engineering
ANDRESEN Architecture
 909-355-6688

Conditional Use Permit For:
Zipline Carwash
 NE Corner Van Buren & Gardner, Riverside CA



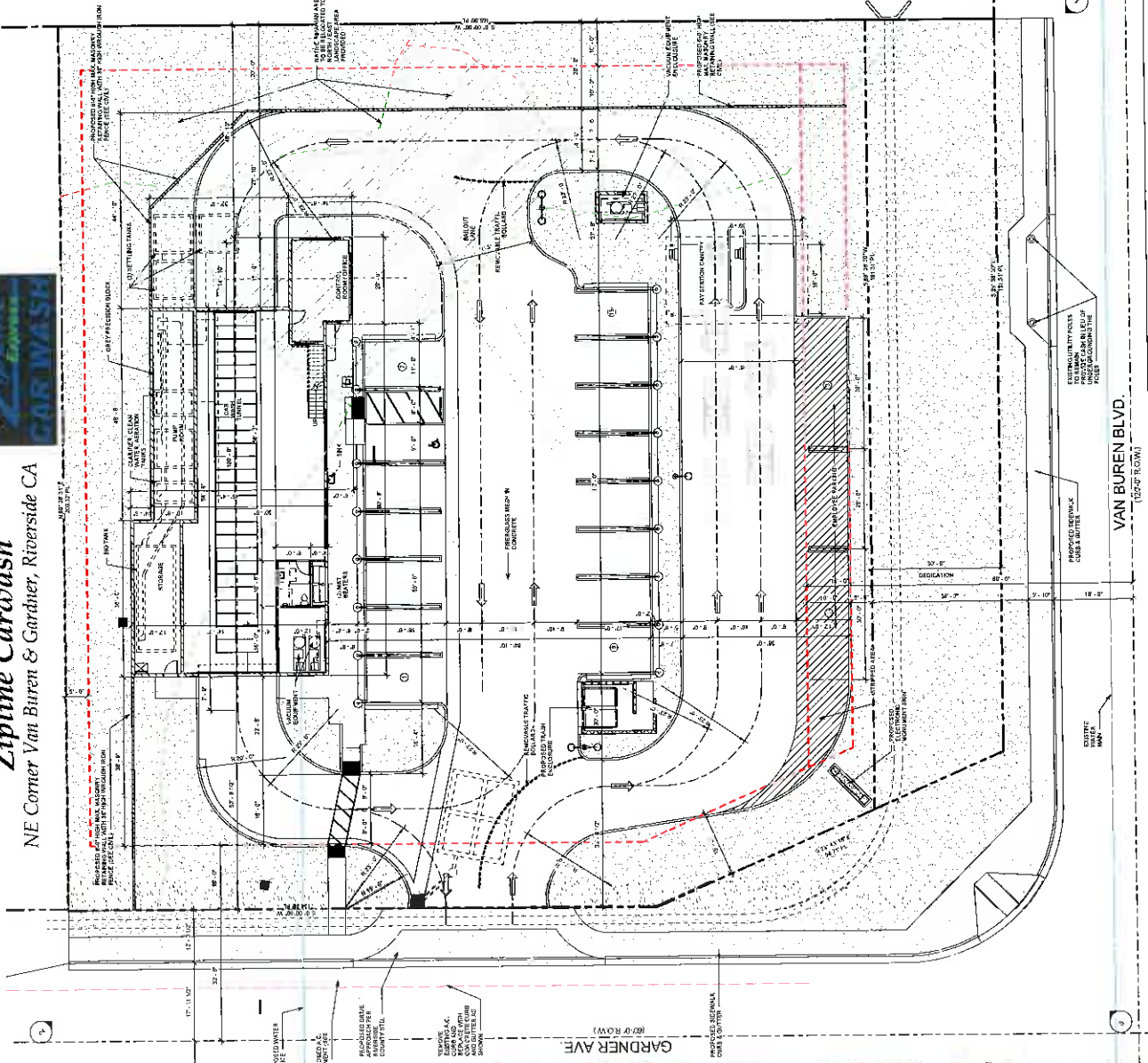
① Photo 1



② Photo 2



③ Photo 3



Site Plan
 PL-1

Southwest Use Permit For
Zipline Carwash
 NE Corner Van Buren & Gardner, Riverside CA

19 Jan 2017 3:30:27 PM
 TPL-2555

Project Information

OWNER: **ANITA GARDNER, INC.**
 10101 N. GARDNER AVE
 RIVERSIDE, CA 92504

PROJECT ADDRESS: **10101 N. GARDNER AVE**
 ARCHITECT: **ANDRESEN ARCHITECTURE INC.**
 909-355-6688

C. E.: **MICHAEL J. ANDRESEN**
 909-355-6688

CONTACT: **MICHAEL J. ANDRESEN**
 909-355-6688

LANDSCAPE: **ANDRESEN ARCHITECTURE INC.**
 909-355-6688

CONTACT: **MICHAEL J. ANDRESEN**
 909-355-6688

CARBON EQUIPMENT: **COOL WASH CARWASH FACTORY**
 10000 N. GARDNER AVE
 RIVERSIDE, CA 92504

CONTACT: **MICHAEL J. ANDRESEN**
 909-355-6688

LOGGED SYSTEM - CAR WASH: **LOGGED SYSTEMS INC.**
 10000 N. GARDNER AVE
 RIVERSIDE, CA 92504

CONTACT: **MICHAEL J. ANDRESEN**
 909-355-6688

PAVING CONTRACTOR: **PAVING CONTRACTORS INC.**
 10000 N. GARDNER AVE
 RIVERSIDE, CA 92504

CONTACT: **MICHAEL J. ANDRESEN**
 909-355-6688

ENVIRONMENTAL: **ENVIRONMENTAL CONSULTANTS INC.**
 10000 N. GARDNER AVE
 RIVERSIDE, CA 92504

CONTACT: **MICHAEL J. ANDRESEN**
 909-355-6688

INSPECTION: **INSPECTION SERVICES INC.**
 10000 N. GARDNER AVE
 RIVERSIDE, CA 92504

CONTACT: **MICHAEL J. ANDRESEN**
 909-355-6688

Building Data

APR: **FR-1002**
 C-1 - 2 - ONE (SEEING) (NON-RESIDENTIAL)
 TYPE: **COMMERCIAL**
 USE: **CARWASH**

PROJECT DESCRIPTION: **10101 N. GARDNER AVE**
ZIPLINE CARWASH
LOGGED SYSTEM
PAVING CONTRACTOR
ENVIRONMENTAL
INSPECTION

Area	Size	Use
Car Wash Bay	3000 SF	Car Wash
Storage	1000 SF	Storage
Office	1000 SF	Office
Parking	2000 SF	Parking

PERMITTED AREA
PROPOSED CAR WASH
PROPOSED OFFICE
PROPOSED STORAGE
PROPOSED PARKING

WATER: **MUNICIPAL WATER DISTRICT**
 WASTE: **SEWER**
 SEWER: **SEWER**

UTILITY PROVIDERS:
MUNICIPAL WATER DISTRICT
SANITARY AGENCIES
WASTE MANAGEMENT

PROPOSED CAR WASH
PROPOSED OFFICE
PROPOSED STORAGE
PROPOSED PARKING

PROPOSED CAR WASH
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PROPOSED OFFICE
PROPOSED STORAGE
PROPOSED PARKING



Site Plan Utilization
 T-2-2017

Approved CIP Permit For
Zipline Carwash
 Site Location: 10000 S. ...
 10 Jan 2017
 16-2655

Cond. of Approval PL-1.1
 & Site Plan

1. PROJECT INFORMATION
 PROJECT NAME: Zipline Carwash
 PROJECT ADDRESS: 10000 S. ...
 PROJECT OWNER: ...
 PROJECT ENGINEER: ...

2. SITE INFORMATION
 The site is located at the intersection of Gardner Ave and Van Buren Blvd. The site area is approximately 1.5 acres. The existing site contains a parking lot and some vegetation. The proposed carwash will be located on the east side of the site, adjacent to the parking lot.

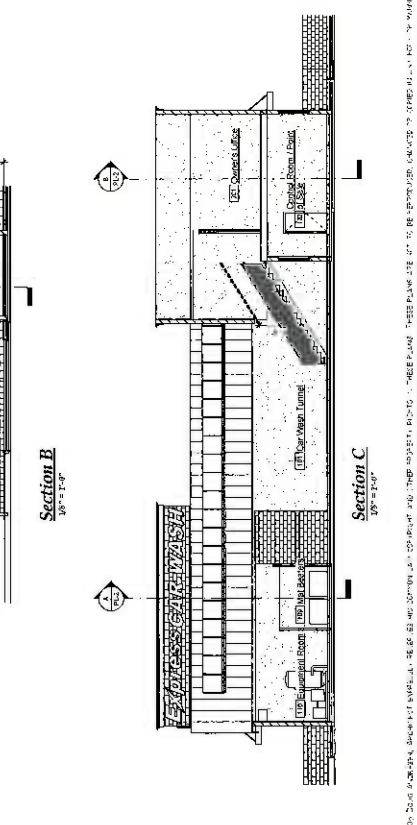
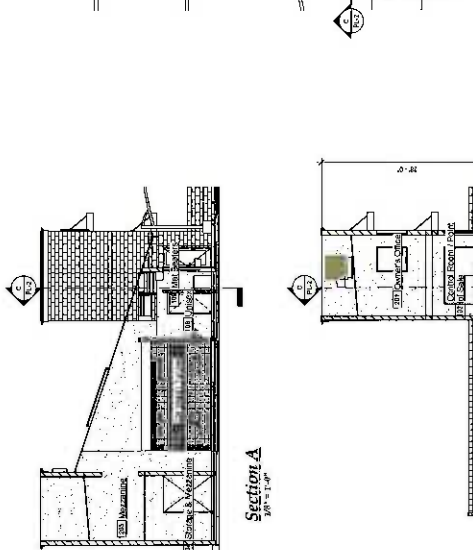
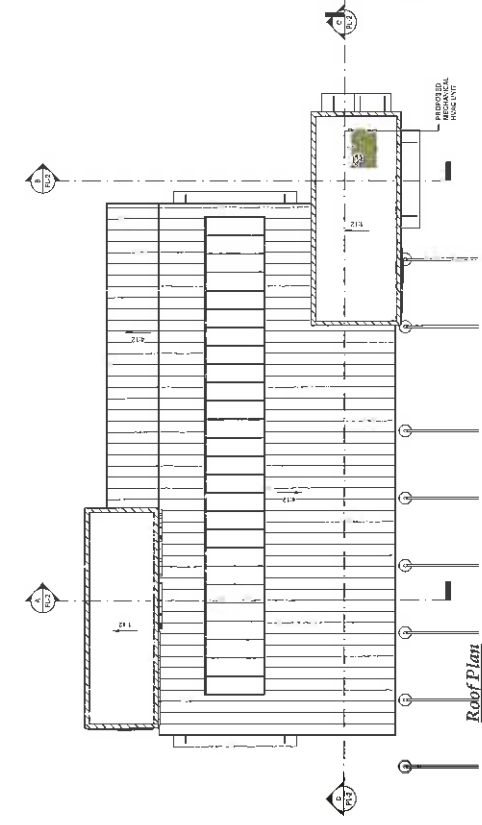
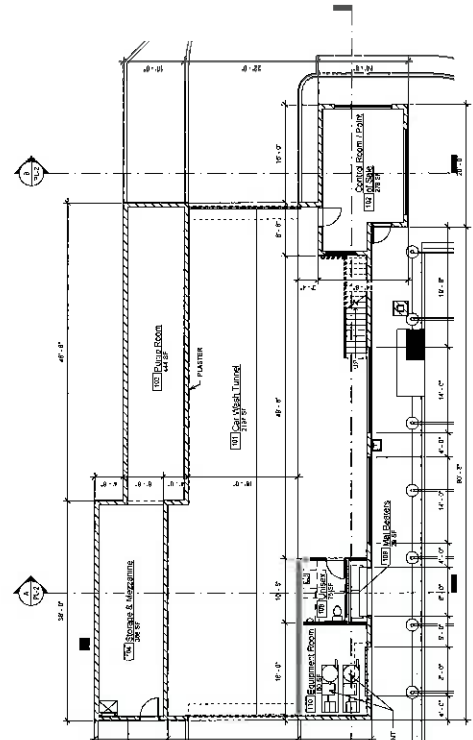
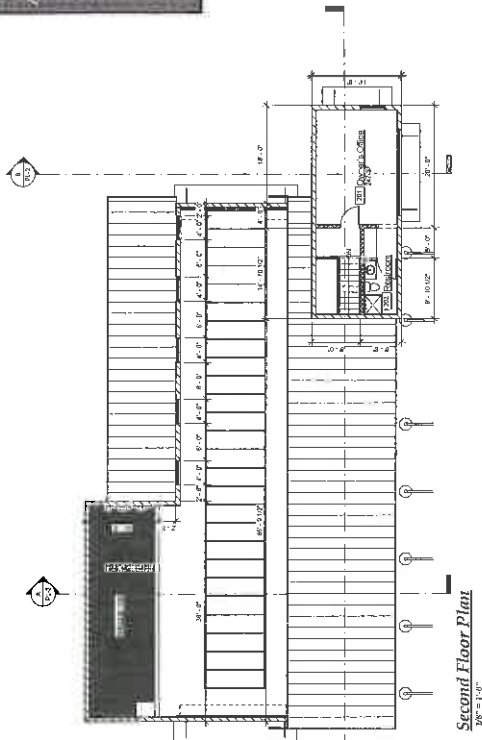
3. REGULATORY REQUIREMENTS
 The project is subject to the following regulatory requirements:
 - Zoning Ordinance: T-2
 - Subdivision Ordinance: ...
 - Environmental Ordinance: ...

4. PROJECT DESCRIPTION
 The project consists of a new carwash facility with a capacity of 10 cars per hour. The carwash will be a self-service facility with a drive-through lane. The facility will include a waiting area, a payment station, and a car wash area. The total area of the carwash facility is approximately 1,000 square feet.

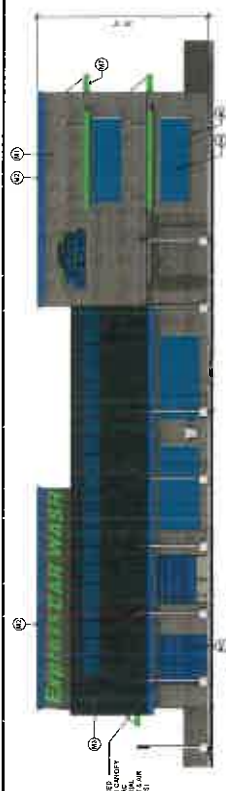
5. IMPACT ANALYSIS
 The project is expected to have the following impacts on the surrounding area:
 - Traffic: The project will generate an additional 100 vehicle trips per day.
 - Noise: The carwash will generate noise levels that are consistent with the surrounding residential area.
 - Visual Quality: The carwash facility will be screened by a fence and landscaping.

6. CONCLUSIONS
 The project is consistent with the T-2 zoning ordinance and the Subdivision Ordinance. The project is expected to have minimal impacts on the surrounding area. The project is recommended for approval.

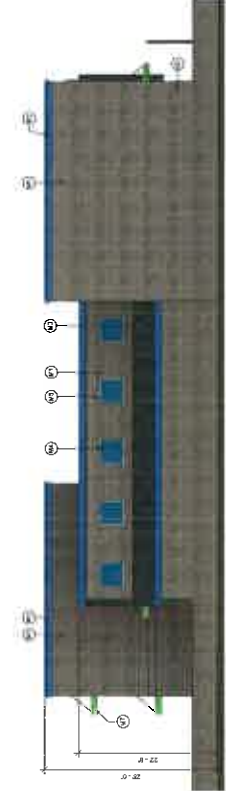
7. RECOMMENDATIONS
 The following conditions should be met for approval of the project:
 - The project must be completed within 12 months of approval.
 - The project must be screened by a fence and landscaping.
 - The project must be maintained in accordance with the zoning ordinance.



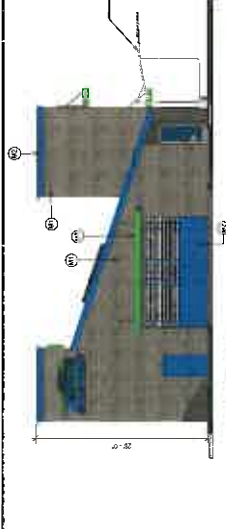
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2	WOOD CLAD	WOODWORK	WOOD
3	WOOD CLAD	WOODWORK	WOOD
4	WOOD CLAD	WOODWORK	WOOD
5	WOOD CLAD	WOODWORK	WOOD
6	WOOD CLAD	WOODWORK	WOOD
7	WOOD CLAD	WOODWORK	WOOD
8	WOOD CLAD	WOODWORK	WOOD
9	WOOD CLAD	WOODWORK	WOOD
10	WOOD CLAD	WOODWORK	WOOD
11	WOOD CLAD	WOODWORK	WOOD
12	WOOD CLAD	WOODWORK	WOOD
13	WOOD CLAD	WOODWORK	WOOD
14	WOOD CLAD	WOODWORK	WOOD
15	WOOD CLAD	WOODWORK	WOOD
16	WOOD CLAD	WOODWORK	WOOD
17	WOOD CLAD	WOODWORK	WOOD
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49	WOOD CLAD	WOODWORK	WOOD
50	WOOD CLAD	WOODWORK	WOOD



West Elevation
20'-0"



South Elevation
20'-0"



East Elevation
20'-0"



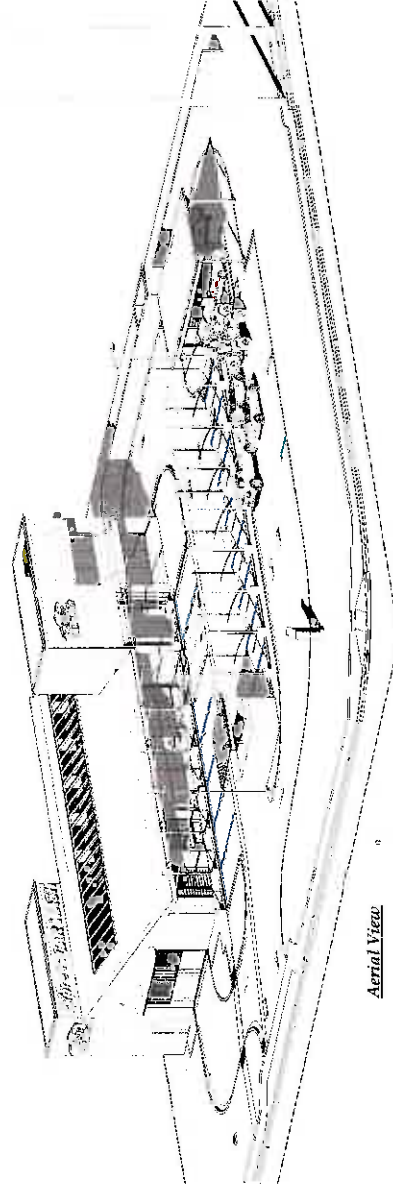
North Elevation
20'-0"



View from Pay Stations



View from Gardner Ave.



Aerial View

Conditional Use Permit for
Zipline Carwash
 19 Jan 2017
 18-2665

PL-3
**Exterior Elevations
 & 3D Views**

On June 30, 2017, the City of San Diego, California, approved the following: **Multiple Species Habitat Conservation Plan**. The purpose of this plan is to provide for the conservation of the multiple species habitat resources located on the site. This plan is intended to provide for the conservation of the multiple species habitat resources located on the site. This plan is intended to provide for the conservation of the multiple species habitat resources located on the site.

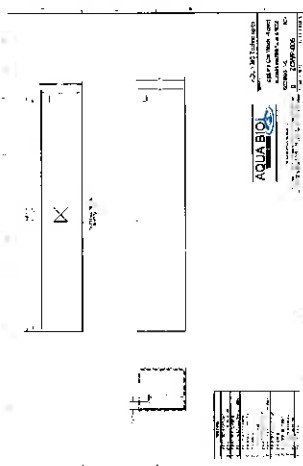
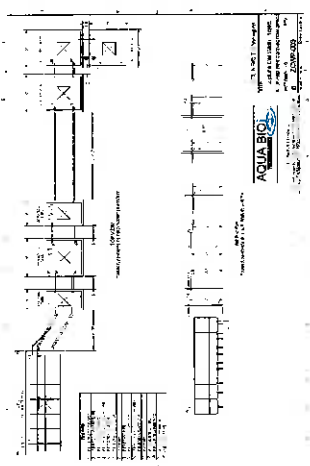
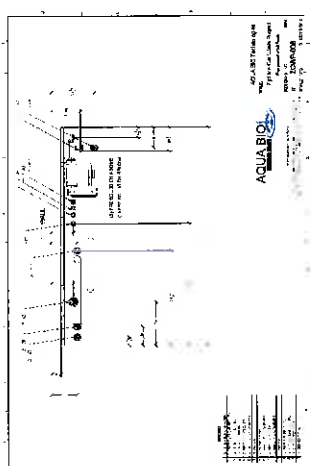
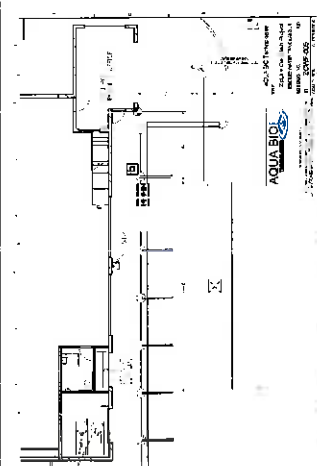
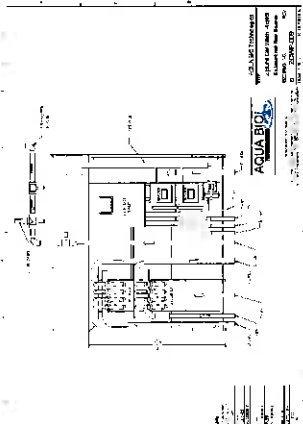
Multiple Species Habitat Conservation Plan
 The purpose of this plan is to provide for the conservation of the multiple species habitat resources located on the site. This plan is intended to provide for the conservation of the multiple species habitat resources located on the site. This plan is intended to provide for the conservation of the multiple species habitat resources located on the site.



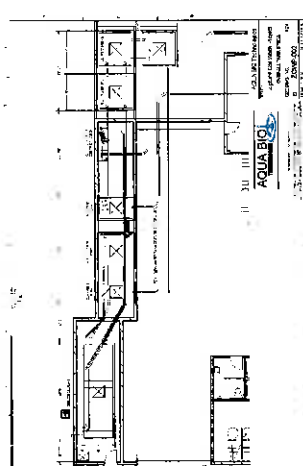
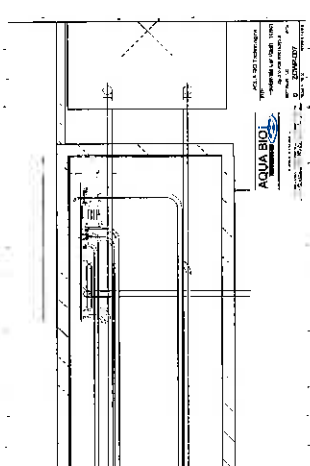
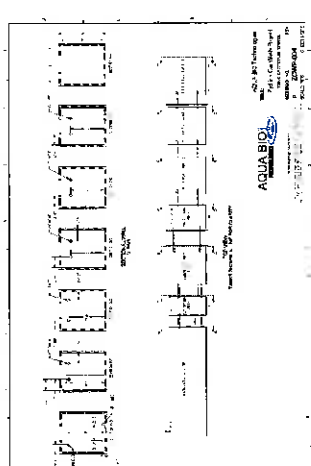
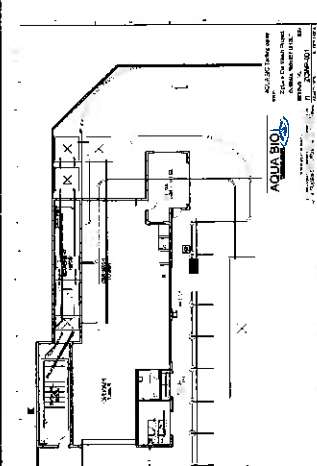
Site Plan Overlay
 Zipline Corridor
 Anderson Architecture, Inc.

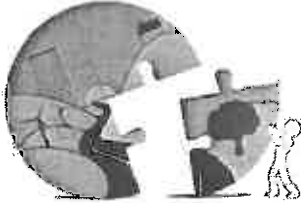


Multiple Species Habitat Conservation Plan
 2



1 Car Wash Close System





RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. CUP 03766

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Karl Kaiser - Zipline Car Wash

Contact Person: Karl Kaiser E-Mail: KarlKaiser@verizon.net

Mailing Address: 2872 Tigertail Dr.
Rossmoor, CA 90720
City State ZIP

Daytime Phone No: (714) 394-1906 Fax No: () _____

Engineer/Representative Name: Andresen Architecture

Contact Person: Bethanie Gougeon E-Mail: bethanie@1architect.com

Mailing Address: 17087 Orange Way
Fontana, CA 92335
City State ZIP

Daytime Phone No: (909) 355-6688 Fax No: (909) 349-2302

Property Owner Name: Zipline Express, Inc.

Contact Person: Karl Kaiser E-Mail: KarlKaiser@verizon.net

Mailing Address: 2872 Tigertail Dr.
Rossmoor, CA 90720
City State ZIP

Daytime Phone No: (714) 394-1906 Fax No: () _____

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

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

"Planning Our Future... Preserving Our Past"


APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

<u>Karl Kaiser</u>	
<small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<small>SIGNATURE OF PROPERTY OWNER(S)</small>
<small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<small>SIGNATURE OF PROPERTY OWNER(S)</small>

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 214-060-022-7

Approximate Gross Acreage: 32,692 SF

General location (nearby or cross streets): North of Van Buren Blvd, South of Sage, East of Gardner Ave West of Porter

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Proposed Express Car Wash (43108 SF)
w/ vacuum stalls (15) and 2-lane pay station canopy.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): _____

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>					
No.*	Square Feet	Height	Stories	Use/Function	
1	43108	28'	1	Express car wash + canopy.	
2					
3					
4					
5					
6					
7					
8					
9					
10					

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

N/A

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). _____
(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 a signed copy(ies): _____

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

Santa Ana River/San Jacinto Valley

Santa Margarita River

Whitewater River

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: Karl Kaiser
Address: 2872 Tigertail Dr., Rossmore, CA 90720
Phone number: (914) 894-1906
Address of site (street name and number if available, and ZIP Code): NEC VanBuren Blvd. # Gardner Ave.
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: 274-060-027-7
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) Karl Kaiser Date 1/20/17
Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development 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\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: October 18, 2017

To: Desiree Bowie
Riverside County, Planning Dept.
4080 Lemon Street
Riverside, CA 92505

Reviewed by: Heidi Barrios, MBA, REHS, IH
Riverside County, Department of Environmental Health
Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: CUP 3766 / Zipline Express Carwash

SR Number: SR 38090

Applicant: Zipline Express
Karl Kaiser
2872 Tigertail Drive
Rossmoor, CA 90720

Noise Consultant: Kunzman Associates, Inc.
1111 Town & Country Road, Suite 34
Orange, CA 92868

Review Stage: First review

Information Provided: "Zipline Express Carwash Noise Impact Analysis" June 6, 2017,
Kunzman Associates, Inc, JN 7024

Noise Standards For Stationary Noise Sources:

A. Standards:

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

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

B. Requirement for Determination of Community Noise Impact:

- a) Noise originating from operations within the facility grounds shall be treated as “stationary” noise sources for which this standard will apply.
- b) Noise Modeling Methodology: Noise predictions are to be made by an engineer, acoustical consultant or other similar professional with experience in predicting community noise exposure using standard methods and practices of the noise consulting industry.
- c) Required Modeling Parameters for Stationary Sources:
 - i. Stationary sources are to be modeled as “point” sources.
 - ii. Mobile point sources are to be modeled as emanating from the acoustical centroid of the activity, or at its closest approach to potentially impacted residential property lines, which ever yields the worst-case results.
 - iii. Noise modeling for each piece of acoustical equipment, process or activity must be based on Reference Noise Levels (RNL). RNL may be obtained directly from the manufacturer (in case of equipment) or generated from field studies. Regardless, the data must be representative of worst-case conditions. Directionality of the noise source must be taken into consideration if applicable.
 - iv. Predicted noise levels are to be expressed in terms of worst-case “equivalent continuous sound levels” [or, Leq] averaged over a ten minute period.
 - v. For modeling purposes, receivers are assumed to be positioned at the property line boundary at an elevation of five feet off the ground.
 - vi. Terrain conditions for modeling noise propagation: Assumptions regarding ground effects, atmospheric absorption and other forms of noise attenuation must be fully justified.

Findings:

The consultant's report is adequate. Based on our calculations the recommendation listed below should provide sufficient attenuation to reduce the exterior noise levels to below 65 dB (A) during the day and 45 dB (A) at night.

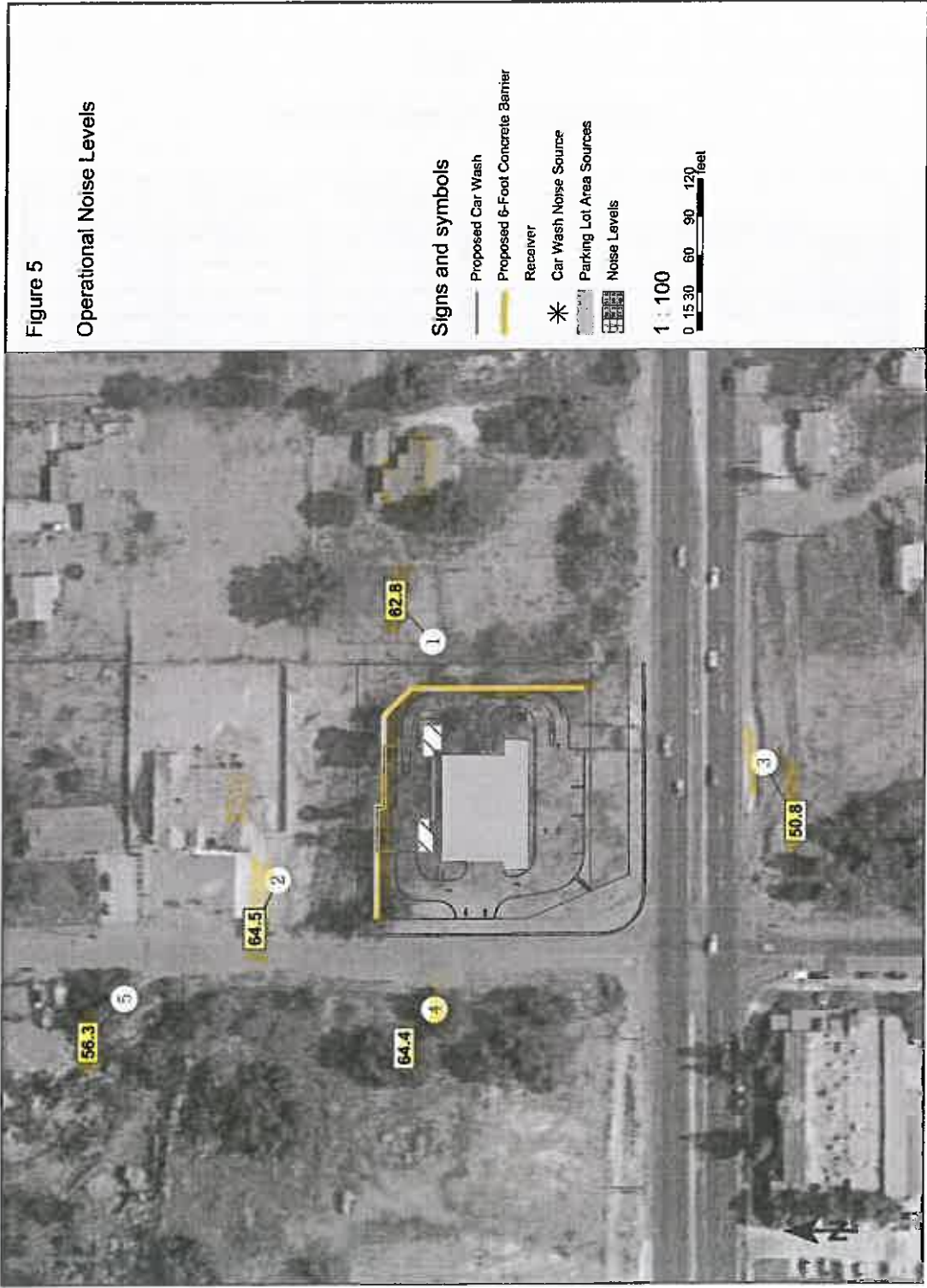
Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

1. **Six foot high** (noise barriers) masonry block wall shall be constructed along the northern and eastern sides of the development (see attached Figure 5 from the Noise Report). *Wall shall be added to the Architectural Plans.*
2. Operation of the car wash shall be limited to the daytime hours of (7:00 AM to 10:00 PM).

Construction –Related Mitigation Measures:

- Per Riverside County Ordinance 847, whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
- All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
- During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
- In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.
- No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.



February 23, 2017

Attn: Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Consultation; CUP03766, EA42988

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

Soboba Band of Luiseño Indians is requesting to initiate formal consultation with the County of Riverside. A meeting can be scheduled by contacting me via email or phone. All contact information has been included in this letter.

I look forward to hearing from and meeting with you soon.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros, Director of Cultural Resources
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.

Red

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



March 29, 2017

Heather Thompson
Riverside County Planning Dept.
4080 Lemon Street
Riverside, CA 92502

Re: AB-52 Consultation; Conditional Use Permit No. 3766

Dear Ms. Thompson:

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 decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future. At this point 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.

Sincerely,

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians

John V. Rossi
General Manager

Robert Steckton
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galleano
Division 4

S.R. "Al" Lopez
Division 5



Securing Your Water Supply

June 29, 2017

Karl Kaiser
Zipline Express Car Wash
2872 Tigertail Drive
Rossmoor, CA 90720

**WATER AVAILABILITY REQUEST, NORTHEAST CORNER OF VAN BUREN
BOULEVARD AND GARDNER AVENUE - APN 274-060-022, GRID #40035,
ID-1, T3S, R5W, SEC.25**

A potential customer at the above location, has inquired with Western Municipal Water District ("Western") about obtaining water service to construct a car wash ("Proposed Project") and has requested that Western provide a letter setting forth the terms and conditions of water service.

The location of the Proposed Project (see attached map) is within Western's Service Area and Western would be the public water supplier for the Proposed Project, contingent upon the satisfaction of certain conditions including, but not necessarily limited to, the following:

- (a) the applicant must have obtained all necessary permits and approvals for the construction and operation of the Proposed Project from the appropriate regulatory authorities;
- (b) the applicant must agree to comply with the requirements of Western's Rules And Regulations Governing Water Service And Water Users, as the same may be revised from time to time ("Rules And Regulations"), including without limitation:
 - (i) providing and/or paying for connection facilities, as well as certain additional facilities that will be necessary to accommodate applicant's proposed water usage while maintaining resiliency within Western's distribution system, including the upsizing of pipelines and installation of pressure reduction and pump stations;
 - (ii) the payment of all applicable costs and fees, including system impact fees (subject to the application of appropriate credits for additional facilities provided by applicant); and

Zipline Express Car Wash

6/29/2017

Page 2 of 2

- (iii) agree that all water use is subject to curtailment during times of drought or other water availability limitations in accordance with the Rules and Regulations.

Prior to Western issuing a Conditions of Approval to governing planning agency, developer shall pay a planning deposit for cost incurred by Western's staff in benefiting proposed development. The planning deposit is \$5,000. Depending on the complexity of the proposed development, surplus in account will be returned to the developer or rolled over to the next phase, such as plan check deposit upon developer's approval, while account exhausted prior to the next phase will be supplemented by the developer. Developer shall prepare preliminary layout of proposed potable water, sewer, and/or recycled water facilities and proposed points of connection.

Western's retail water facilities are intended for normal domestic use only and will be sufficient in quality and quantity for this purpose. Western cannot issue a guarantee of water availability for fire protection.

All requirements referred to in this letter are subject to change without notice and in no case shall the terms of this water availability letter remain in effect greater than a year from the issuance date.

Should you have any questions regarding this matter, please contact Development Services at (951) 571-7100.

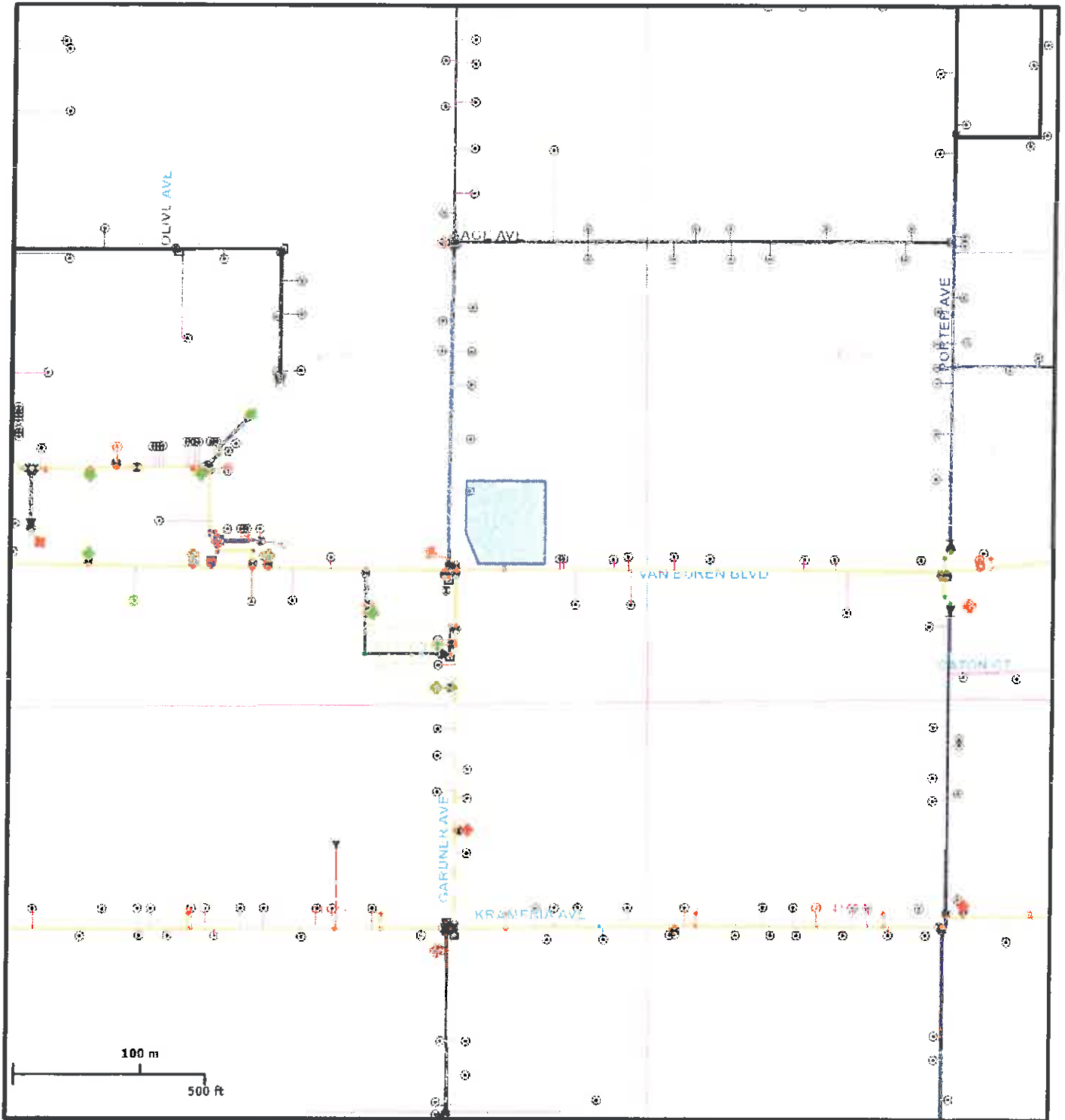




THOMAS W. THORNTON, P.E.
Principal Engineer

TWT:tm:sc

Attachment(s): Map

APN 274-060-022



<p>1" = 376 ft</p>	<p>Sub Title</p>	<p>06/29/2017</p>		
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This map represents a visual display of related geographic information. Data provided hereon is not a guarantee of actual field conditions. To be sure of complete accuracy please contact Western staff for the most up-to-date information.

John V. Rossi
General Manager

Robert Stockton
Division 1

Thomas P. Evans
Division 2

Brenda Dennstedt
Division 3

Donald D. Galeano
Division 4

S.R. "Al" Lopez
Division 5



Securing Your Water Supply

February 23, 2017

Desiree Bowie
Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

CONDITIONAL USE PERMIT NO. 3766, EA 42988

In response to your Initial Case Transmittal dated January 31, 2017, Western Municipal Water District's (Western) Conditions of Approval for the above referenced project are as follows:

1. Compliance with water efficient landscape requirements per the County of Riverside's Ordinance.
2. Western as a member agency of Metropolitan Water District of Southern California (MWD) will enforce MWD's Plan for Water Use Guideline requirements for water use efficiency.
3. Developer's landscape architect is required to consult with Western's water efficiency specialist to review Western's landscape and irrigation requirements.
4. Developer to submit a 22" x 34" preliminary onsite and/or offsite plan of water layout to Western before formal submittal of Water Improvement Plans.
5. Preliminary water plans shall show the following items:
 - a. Delineate all proposed water facilities within project boundaries. Include pipeline diameters and type of material.
 - b. Delineate all existing utility facilities (i.e.; pipe diameter, pipe material, water meters, air/vac, blow-off, fire hydrants, valves, sewer, gas, communication, electrical, etc.) within project boundaries.
 - c. Delineate all easements within project boundaries.
 - d. Delineate all proposed and existing lots, streets, and storm drains.

6. Developer to submit a detailed engineer's construction cost estimate to Western for review and approval. Once approved, Developer shall make a deposit for plan checking services for Water Improvement Plans.
7. Water Improvement Plans shall be designed per Western's Standard Specifications. Please review Western's Standard Specifications for submittal formats and requirements online at <http://www.wmwd.com/158/Standard-Specifications-Drawings>.
8. Developer to submit grading plans for Western's review and approval before grading permit is issued. All onsite and/or offsite utilities to be relocated are at Developers expense.
9. Developer to pay all cost associated with preliminary review by Western at the time of review.
10. Water Improvement Plans shall not be accepted for plan checking until all items mentioned above are reviewed and approved by Western.
11. Contact Western's Development Services Department at (951) 571-7100 for further information.

Thank you for giving Western the opportunity to submit these items as part of the Conditions of Approval.



THOMAS W. THORNTON, P.E.
Principal Engineer

TWT:tm:sc

Enclosure(s): Initial Case Transmittal



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

*Emailed
2/15/18*

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.

[Handwritten Signature] *2/15/18*

Property Owner(s) Signature(s) and Date

KARL KAISER

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

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.

*V. V. =
KARL KAISER
2/15/18*

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

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

CONDITIONAL USE PERMIT NO. 3766 – Intent to Adopt A Mitigated Negative Declaration – EA42988 – Applicant: Karl Kaiser – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Van Buren Boulevard, southerly of Sage Avenue, easterly of Gardner Avenue, and westerly of Porter Avenue – .97 Gross Acres – Zoning: General Commercial (C-P-S) – **REQUEST: Conditional Use Permit No. 3766**, proposes to establish a 4,820 sq. ft. two-story car wash facility, which includes a car wash tunnel, office, storage space, and guest waiting area. Including 18 parking spaces, and (1) one accessible space on a single parcel, totaling .97 acres.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 6, 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 Desiree Bowdan at (951) 955-8254 or email at dbowdan@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: Desiree Bowdan
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 30, 2018,

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

APN (s) or case numbers CUP03766 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 9TH Floor

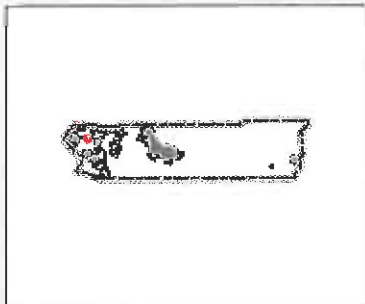
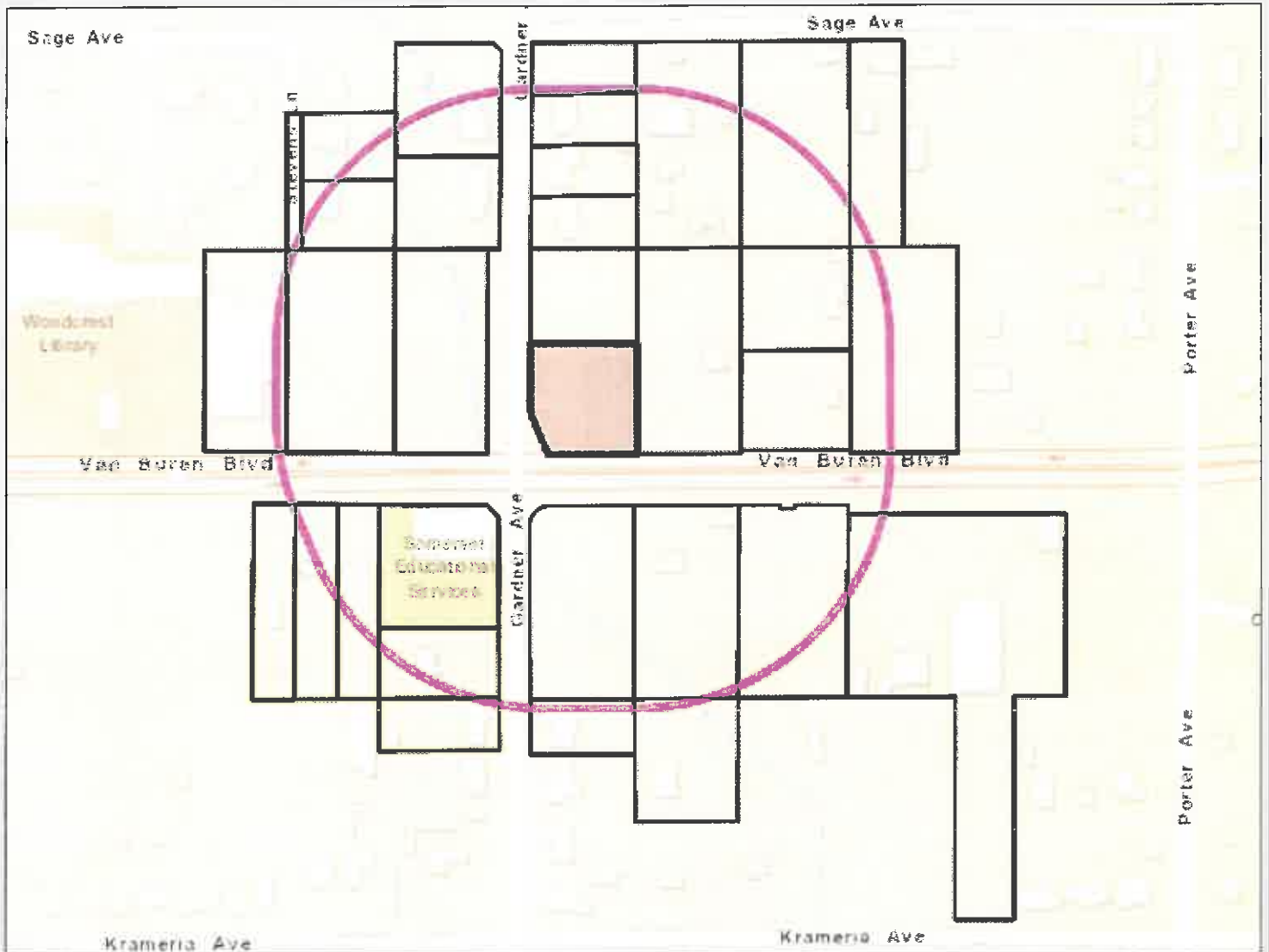
Riverside, Ca. 92502

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


6/30/18


Riverside County GIS



CUP03766 (600 feet buffer)




Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 376 752 Feet



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.

274070001
KEVIN THANH DOAN
PAULINE LAN DOAN
PO BOX 7398
RIVERSIDE CA 92513

274070003
JOHNNIE L FRAKES
IRENE K FRAKES
18354 SWALLOWTAIL LN
RIVERSIDE CA 92504

274040017
ANN PATTINSON
PATRICIA ANN BAYLESS
16365 GARDNER AVE
RIVERSIDE CA. 92504

274060020
GEORGE F HOANZL
JOAN E HOANZL
16090 RAWHIDE LN
RIVERSIDE CA 92504

274060018
RICHARD HERGENREDER
17354 SAGE AVE
RIVERSIDE CA 92504

274060019
PETER PHAM
15987 WASHINGTON ST
RIVERSIDE CA 92504

274060022
ZIPLINEEXPRESS
2872 TIGER TAIL
ROSSMOOR CA 90720

274060005
JOSE LUIS GONZALEZ
CRISTINA GONZALEZ
17305 SAGE AVE
RIVERSIDE CA. 92504

274060006
RICHARD HERGENREDER
17354 SAGE AVE
RIVERSIDE CA 92504

274040018
SOMERSET INC
14400 METCALF AVE
OVERLAND PARK KS 66223

274030013
ADELITA NUNEZ
SUSANNAH NUNEZ HERNANDEZ
16195 GARDNER AVE
RIVERSIDE CA. 92504

274030020
KYUNG JA OH PARK
YON SHIN PARK
4568 W 1ST ST NO 307
LOS ANGELES CA 90004

274030018
SANDS PARAGON MANAGEMENT
C/O C/O SAMA HASSO
P O BOX 17358
ANAHEIM CA 92817

274030010
ROSEMARIE FRIESEN
16200 STEVENS LN
RIVERSIDE CA. 92504

274060021
LARRY EUGENE MCCRAY
TERESA MARIE LESTER
16250 GARDNER AVE
RIVERSIDE CA. 92504

274030014
RANDAL LEE HECHT
16231 GARDNER AVE
RIVERSIDE CA. 92504

274060002
YGNACIO F RIVERA
MARY BEATRICE RIVERA
16190 GARDNER AVE
RIVERSIDE CA. 92504

274040016
JOYCE A WESCHE
JILL MARIE OTTO
498 HUDSON LN
VICTOR MT 59875

274040021
SHARENE L GREENE
S L GREENE
4434 3RD ST
RIVERSIDE CA 92501

274070002
KEVIN THANH DOAN
PAULINE LAN DOAN
PO BOX 7398
RIVERSIDE CA 92513

274040019
TIMOTHY J OLSON
PATSY A OLSON
17157 VAN BUREN BLVD
RIVERSIDE CA 92504

274040020
TIMOTHY J OLSON
PATSY A OLSON
17157 VAN BUREN BLV
RIVERSIDE CA. 92504

274070035
VINE LIFE CHRISTIAN FELLOWSHIP INC
17421 VAN BUREN BL
RIVERSIDE CA 92504

274070017
TSUNG HUANG LIANG
YUEH CHIN TSAI
16428 GARDNER AVE
RIVERSIDE CA. 92504

274070030
LUIS C PEREZ
JUANA C PEREZ
17316 KRAMERIA AVE
RIVERSIDE CA. 92504

274060027
DANIEL MARTINI
SARAWAN SINGH
C/O C/O SARAWAN SINGH
17375 SAGE AVE
RIVERSIDE CA. 92504

274060001
YGNACIO F RIVERA
MARY BEATRICE RIVERA
16190 GARDNER AVE
RIVERSIDE CA 92504

274060017
SOMEREST INC
14400 METCALF AVE
OVERLAND PARK KS 66223

274060003
HECTOR CABALLERO
776 HIGHRIDGE ST
RIVERSIDE CA 92506

274060004
JUSTIN LEE FOX SMITH
OTIS M FOX
16230 GARDNER AVE
RIVERSIDE CA. 92504

274030019
KWANG S PARK
YONG Y PARK
4568 W 1ST ST NO 307
LOS ANGELES CA 90004

274030011
PRINCE P MACON
85 MEADOWVIEW DR
POMONA CA 91766

274030012
TERRENCE A MAGUIRE
JOAN M MAGUIRE
16220 STEVENS LN
RIVERSIDE CA. 92504

Karl Kaiser
Zipline Carwash
2872 Tigertail Dr.
Rossmoor, CA 90720

Andersen Architecture
c/o Bethanie Gougeon
17087 Orange Way
Fontana, CA 92335

Richard Drury
Theresa Rettinghouse
Lozeau Drury, LLC.
410 12th 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.

CUP03766/EA42988

Project Title/Case Numbers

Desiree Bowdan
County Contact Person

951-955-8254
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Karl Kaiser – Zipline Carwash
Project Applicant

2872 Tigertail Dr. Rossmoor, CA 90720
Address

Northerly of Van Buren Blvd., southerly of Sage Ave., easterly of Gardner Ave., westerly of Porter Ave.
Project Location

The Conditional Use Permit No. 3766 proposes to establish a 4,820 square foot two-story, carwash facility, which includes a car was tunnel, office, storage space, and guest waiting area, including (18) eighteen parking spaces, and (1) one accessible space on a .97 acre parcel.
Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 4.4.2018 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 (**\$2,280.75+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS 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

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42988 ZCFG6357

FOR COUNTY CLERK'S USE ONLY

**INVOICE (INV-00039474)
FOR RIVERSIDE COUNTY**

BILLING CONTACT
Express/Kaiser Karl Zipline

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



2872 Tiger Trl
Rossmoor, Ca 90720

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00039474	02/21/2018	02/21/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06357	0453 - CF&W Trust EIR	\$2,280.75
17270 Van Buren Blv Riverside,		SUB TOTAL \$2,280.75

TOTAL **\$2,280.75**

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

INVOICE (PLAN-CFG06357)
FOR RIVERSIDE COUNTY

BILLING CONTACT
Express/Kaiser Karl Zipline

County of Riverside
Trans. & Land Management Agency



2872 Tiger Trl
Rossmoor, Ca 90720

INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06357	01/20/2017	01/20/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06357	0452 - CF&G TRUST: RECORD FEES	\$50.00
17270 Van Buren Blv Riverside,		SUB TOTAL \$50.00

TOTAL **\$50.00**

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:

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Riverside, CA 92501

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

4.2

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number:	Plot Plan No. 26173	Appellant: Lirra Bishop
EA No.:	Mitigated Negative Declaration EA42984	Applicant: Core 5 Industrial Partners
Area Plan:	Mead Valley	Representative: EPD Solutions
Zoning Area/District:	North Perris Area	
Supervisory District:	First District	
Project Planner:	Brett Dawson	
Project APNs:	317-230-036 & 317-230-038	



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Appeal of the Planning Director’s decision approving Plot Plan No. 26173 for the construction of a 423,665 square foot high-cube warehousing and distribution facility with 413,665 square-feet of the building designated for warehousing and approximately 10,000 square-feet designated for office use. The facility also proposes a water quality basin, 184 standard parking spaces, 6 accessible parking spaces, and 100 trailer parking spaces (“Project”).

The Project site is located at the southwest corner of Rider Street and Harvill Avenue and is within the Mead Valley Area Plan and First Supervisorial District.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

DENY APPEAL of the Planning Director’s Decision on April 9, 2018, approving Plot Plan No. 26173 based on the findings and conclusions included in this staff report; and,

UPHOLD THE PLANNING DIRECTOR’S ADOPTION OF THE MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42984**, based on the findings and conclusions provided in the initial study, attached hereto, the findings and conclusions included in this staff report, and the conclusion that the project will not have a significant effect on the environment with the incorporated mitigation measures; and,

UPHOLD THE PLANNING DIRECTOR’S APPROVAL OF PLOT PLAN NO. 26173, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in this staff report.

PROJECT BACKGROUND AND ANALYSIS

Plot Plan No. 26173 is a request for the construction of a 423,665 square foot high-cube warehousing and distribution facility and accompanying site improvements, which includes parking, landscaping, and infrastructure. This project was initially heard at the Planning Director's Hearing on February 26, 2018, as Agenda Item No. 3.1. Staff provided a report and the hearing officer took public testimony. At the conclusion of all testimony, the hearing officer decided to continue the project to the April 9 Director's Hearing, for the purpose providing the applicant and staff additional time for clarification of items discussed during the meeting and correction of a noticing error.

The project was re-noticed and placed on the April 9 Director's Hearing as Agenda Item No. 2.1. The hearing officer again heard a report from staff and took public testimony, both in favor and opposition of the project. At the closing of public testimony, the hearing officer approved the project, based upon the facts, findings, and conclusions stated in the staff report.

The project's Notice of Decision was provided to the applicant on April 9, 2018. The 10-day project appeal period initiated on April 9, 2018 and closed on April 19, 2018. The County received an appeal application from Lirra Bishop ("Appellant") on April 18, 2018, prior to the appeal period closure.

The Director's Hearing staff report package, which contains the project scope details, site plans, elevations, environmental analysis, and conditions of approval, is attached. This report specifically restates verbatim, each of the Appellant's reasons for an appeal, following the order in which they were written in the application. Throughout the restatement of the appeal reasons, which are shown in *italics*, staff provides comments to address each of the issues, which are noted as "**Staff Comments:**"

Appellant Statement – Reasons for Appeal

- 1. Findings and Conclusions. Plot Plan Findings. 1. States that the proposed use conforms to all of the requirements of the General Plan when in fact Plot Plan No. 26173 does not conform to the General Plan. The project is designated Business Park (BP) Land Use in the Riverside County General Plan - Mead Valley Area Plan - Land Use Element and is being proposed to be changed to Industrial Park land use. Although (BP) and (IP) are within the same Foundation Component this plot plan for a massive warehouse will require a GPA. A change in land use designations from Business Park to Light Industrial does require a General Plan Amendment. Plot Plan No. 26173 was approved by the Planning Director's staff on April 9, 2018 without the required General Plan Amendment.*

EA concludes the Project's conversion from CD-BP to CD-LI is not regarded as a substantial alteration to planned used for the Project site. But as noted in the EA, CD-BP does not allow high-cube warehousing but instead allows for a variety of uses including research and development, technology centers, corporate offices, clean industry, and supporting retail uses. The modification to high-cube warehouse and truck intensive uses should be considered a substantial alteration of the planned land use.

Staff Comments:

This project does not include a General Plan Amendment (“GPA”) or Change of Zone (“CZ”). The project scope is for the construction of a 423,665 square foot high-cube warehousing and distribution facility and accompanying site improvements, under Plot Plan No. 26173.

The project site is located on two parcels, which is split between two different Zoning Classifications; whereby the northern parcel has a Zoning Classification of Manufacturing Service Commercial (M-SC) and the southern parcel has a Zoning Classification of Industrial Park (I-P). The project has been conditioned for a parcel merger, and the combined, single parcel will retain the split Zoning Classification of M-SC for the northern portion of the parcel and I-P for the southern portion (see site plan exhibit). Developments may proceed ahead on split Zoned properties when the proposed use is allowed within both Zones and the project conforms to the required development standards specified in both Zones. In this particular case, Ordinance No. 348 (Land Use) states the following:

- Article XI (M-SC Zone), Section 11.2 (Uses Permitted), B.1.k.5 Draying, freighting, and trucking operations are allowed with an approved Plot Plan.
- Article X (I-P Zone), Section 10.1 (Uses Permitted), B.1.g.2 Warehousing and distribution, including mini-warehouses are allowed with an approved Plot Plan.

As shown, the proposed warehouse use under Plot Plan No. 26173 is allowed within both the M-SC and I-P Zones, subject to Plot Plan approval. Also, as discussed and analyzed in the Director’s Hearing report and accompanying Mitigated Negative Declaration, the site plan meets the development standard requirements specified in both the M-SC and I-P Zones.

To address consistency, the project site has a single, existing General Plan Land Use designation of Community Development: Business Park, across the entirety of the 21.44-acre project site. The intent of the Business Park Land Use designation is to provide flexible opportunities for industrial uses and building types, which greatly ranges from a campus-like, multiple building setting to a single big box warehouse. Additionally, it is intended that the uses can include manufacturing, distribution, storage, and even some support commercial. The Riverside County General Plan, Chapter 3: Land Use Element, describes the Business Park Land Use designation as the following:

- Business Park (BP) - The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

In summary, this proposed warehouse use under Plot Plan No. 26173 is allowed within the M-SC and I-P Zones, as stated in Ordinance No. 348 (Land Use). Furthermore, both the M-SC and I-P Zones are consistent with and meet the intent of the existing General Plan Land Use designation of Community Development: Business Park. As a result, no GPA or CZ is required in conjunction with the Project.

The EA fails to discuss land use in detail, rural residential land uses located west of the Project site will be exposed to substantial adverse environmental effects during construction or long term operation, the Project would be incompatible with the abutting rural residential and light agriculture zones or rural residential uses. Given the substantial impacts to adjacent land uses, and for reasons discussed herein, a EIR should be created to consider incompatibility (individual and

cumulative) with adjacent land uses given the substantial adverse impacts of the Project on adjacent uses.

General Plan Amendments are required to have a public hearing before the Planning Commission as well as the Board of Supervisors. General Plan Amendments require CEQA review and an Environmental Impact Report. Overall, the EA fails to adequately evaluate and disclose project impacts to/from, but not limited to, aesthetics, agriculture, air quality/health risks, GHGs, Geological resources/soils, noise, and traffic, among other things. (Pib. Res. C. 21002.1(a), €; State CEQA Guidelines 15128, 15126, 15123) In addition, the EIR fails to require all feasible mitigation of the project.

Staff Comments:

As addressed, this project does not require a General Plan Amendment, as the proposed warehouse use, in conjunction with the existing Zoning of M-SC and I-P, are all consistent with the existing General Plan Land Use designation of Community Development Business Park. Furthermore, not all GPAs require the preparation of Environmental Impact Report ("EIR"). Generally, an Initial Study would be prepared and depending upon the levels of significance related to the GPA and potential impacts, the project could be found Categorical Exempt, could require a (Mitigated) Negative Declaration ("(M)ND"), or could result in the preparation of an EIR. For this Project, an MND was prepared.

Pursuant to Ordinance No. 348 (Land Use), most stand-alone Plot Plans may be heard at the Director's Hearing, whereby a final action can be concluded. For a project that includes multiple files, like a legislative action and approval of an implementing project, the final action would be by the Board of Supervisors. In this case, the Project includes only a Plot Plan and can therefore be heard and considered at the Director's Hearing.

The appeal asserts that there will be substantial impacts to adjacent uses. Given that the properties to the north, east, and south all have compatible industrial Zoning Classifications, the properties that could potentially be impacted are located on the west. Recognizing that there are residential uses to the west, the Project site's building itself has been designed such that all trucking activities, including loading, idling, and storage, will take place on the opposite side of the residential uses, on the east. Furthermore, there is a 60-foot setback between the building and the property line along the west side. Additional landscaping will be installed along the western property line and in front of the building. Additional architectural treatment will be applied to the west building elevation for aesthetic enhancement. Lastly, with the exception of one residential property to the northwest, all other residential properties face Patterson Avenue. These homes are primarily situated towards the public street, which provides an additional setback from the rear property line and the proposed warehouse building.



The project's Initial Study resulted in the preparation of an MND. Portions of the MND analysis, which show a potential for impacts, were analyzed further in conjunction with special studies. When necessary, mitigation measures, which reduce all potential impacts to below a level of significance, were imposed. Specifically for this project, multiple technical studies were prepared for the purpose of analyzing these potential impacts and applying site plan changes, mitigation, and conditions of approval, where appropriate. The following technical studies have been prepared for this project and are discussed in detail throughout the MND:

- **Habitat Assessment Report** – Prepared by: Blackhawk Environmental – January 2017
- **Air Quality Impact Analysis** – Prepared by: Urban Crossroads – November 2017
- **Greenhouse Gas Analysis** – Prepared by: Urban Crossroads – November 2017
- **Phase I Cultural Resources Survey** – Prepared by: Robert S. White – November 2013
- **Preliminary Drainage Study** – Prepared by: Webb Associates – 2017
- **Water Quality Management Plan (“WQMP”)** – Prepared by: Webb Associates – 2017
- **Noise Impact Analysis** (Analyzed both Construction and Operations related noise) – Prepared by Urban Crossroads – June 2017
- **Traffic Impact Analysis** – Prepared by Transpo Group – 2017

As a result of these studies and in conjunction with all mitigation measures and project conditions of approval, impacts are considered less than significant. An MND is the appropriate level of environmental review for the Project.

EA 42984 General Plan Elements 2. Circulation: The Mead Valley Area Plan depicts Harvill Ave as Major (118' ROW) and Rider Street as Secondary (100' ROW), Both of these roads are being proposed as undersized and do not meet the requirements of the General Plan for the Mead Valley Area Plan – Circulation Element 5. The project does not adequately address the noise element of the General Plan which requires projects to minimize noise spillover onto adjoining residential or other noise sensitive uses. The noise will be significant. 8. Healthy Communities: This project

does not meet the requirements of the Healthy Communities element of the General Plan. The Healthy Communities Element states that, where feasible, air pollutant sources and sensitive receptors should be sited apart from each other. There is no real buffer between sensitive receptors and the logistics high cube warehouse.

No mention in the EA or staff report of Olive Crest located off of Rider Street where abused and neglected children live, play and receive care. Children are severely impacted by pollution especially soot PM, "Children face special risks from air pollution because their lungs are growing and because they are so active and breathe in a great deal of air". <http://www.lung.org/our-initiatives/healthy-air/outdoor/air-pollution/children-and-air-pollution.html>.

Staff Comments:

Certain offsite road improvements are required when there is a relationship between potential impacts and a new proposed use, generally referred to as a nexus. These required improvements are intended to offset impacts created as a result of the new use and can include roadway widening, installation of new signals, new paving, and general lane reconfigurations. The specific types of improvements that are required, result from analysis of general site conditions, the project scope, and any related traffic reports.

For this Project, Riverside County Transportation Division has reviewed the project details and accompanying Traffic Impact Analysis and has subsequently applied appropriate conditions of approval for offsite and surrounding area improvements, which they believe address all potential impacts. Specifically, additional ROW will be dedicated at the north and Rider Street will be improved with a 50-foot half-width, along the Project's frontage. Additional ROW dedication along Harvill Street is also required, whereby this half-width will become 59-feet and all frontage improvements will be made in conjunction with the building construction. Both streets will be improved pursuant to the General Plan requirements.

A noise impact analysis was prepared which analyzed both construction and operations related noise impacts. Mitigation measures have been applied to minimize noise impacts to the surrounding area during construction. Mitigation includes hours operation restrictions, increased grading and construction proximity related to the western property line, as well as utilization of certain types of construction related vehicles, reducing potential noise spillover impacts. Upon completion of construction, operations of the facility will be limited to the eastern side only, away from residential on the west. The building is oriented such that all trucking activities will occur on the east, where all dock doors servicing the building are located.

While residential care facilities and assembly uses are considered sensitive receptors, the Olive Crest children's facility is located approximately a half-mile away to the west of the Project site. General truck traffic is not anticipated to travel west along Rider Street, which the Olive Crest facility fronts, as the I-215 Freeway is directly to the east of the Project site.

- 2. The overall land development is not designed for the protection of the public health, safety and general welfare of the community (rural sensitive receptors such as rural homes, a church) and a massive high cube warehouse. The project is just a block away from over 100 homes at Country Place and along Rider Street. The project does not provide a signal light at Rider X Harvill or Seaton X Cajalco so that the hundreds of residents living within a block of the project can safely access Harvill, Rider and Cajalco Road. Rider Street and Harvill will not be brought up to County*

Road Standards. Harvill will be restriped reducing the width of all lanes and leaving no shoulder on the road for queuing trucks so that they may enter the warehouse safely and remain in the middle of Harvill Ave. Hundreds of trucks and vehicles will soon be using this street every day. Truck access is undersized for the number of trucks entering on Rider Street and the north entrance on Harvill. Traffic Study states: Total Trip Generation is 712 per day. Many of those vehicles will be using Rider Street with no signal light. Harvill and Cajalco speed limit is 50 mph, but cars and trucks go much faster. Cajalco at Seaton has no signal light and is one of the most dangerous intersections in the County. Four lanes going down to 2 lanes on a sharp curve in the road with limited line of sight.

Rider Street will be left with no road improvements (Narrow) from Patterson Street to the Project boundaries. Then the street suddenly widens near Rider Street entrance where trucks will enter and exit. Then the street suddenly widens near Rider Street entrance where trucks will enter and exit. There is a short distance from Harvill to the front entrance where it will be impossible for trucks to enter the building without lining up along Harvill Ave. The same problem will be created along Harvill without a right shoulder to allow trucks to line up in order to enter the Harvill entrance warehouse entrance. This creates an extremely severe safety and traffic problem as well as increasing substantially to the noxious pollution from trucks idling for hours in the nearby neighborhood. In addition, trucks will be parking along Rider Street next to residential neighborhoods idling for hours as they wait to unload or take required rest time.

Staff Comments:

This Project is located on a site that is intended for Industrial development. The Zoning of the property is both Manufacturing Service Commercial (M-SC) and the southern half is Zoned Industrial Park (I-P), which allows for a wide range of manufacturing, logistics, storage, and trucking-related uses. The design of the site, orientation of the building, coupled with architectural enhancements, additional landscaping, and all the other onsite and offsite improvements, take into account protection of the public health and safety.

Offsite improvements related to Rider Street and Harvill Avenue, have been addressed. ROW is being acquired and both streets are being widened and restriped pursuant to County requirements. Based upon the traffic study, a new signal at Rider and Harvill is not warranted. Physical improvements to the intersection, including expansion, restriping, and repaving, have been conditioned and are felt to appropriately address increased traffic associated with this Project.

No mentioned in the EA report that the project location is near a large truck stop which are known hangouts for prostitution. These activities have the potential to move to locations where truck drivers congregate.

Staff Comments:

While commercial truck stops can have issues with loitering and prostitution, this Project is not a truck stop. This Project includes the construction of a warehouse distribution facility on private property, not meant for general public use. The facility will have onsite security, a gate system, and is intended for a specific truck fleet, servicing the project site only. As a result, a prostitution proximity analysis is not warranted. For reference, the truck stop is located approximately $\frac{3}{4}$ of a mile to the north of the project site.

Additional issues of concern include: Green House Gases, NOX, air pollution, noise pollution, light trespass and traffic congestion that will be significant.

Staff Comments:

As discussed, in conjunction with this Project, multiple technical studies were prepared which analyzed each of these concerns, including an Air Quality Impact Analysis and Greenhouse Gas Analysis. With the incorporation of certain site plan changes, mitigation measures, and conditions of approval, all environmental issues discussed in the accompanying Mitigated Negative Declaration are reduced to below a level of significance.

- 3. The Proposed change to Industrial Park land use does not conform to the current Business Park land use. (See attached).*

Plot Plan No. 26173 Current Buffer is 60 feet. Required buffer. A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. (The following standards of development are required in the I-P zone: B.)

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. 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 setback from each yard setback line no less than two feet for each 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 this ordinance (Section 10.4 Development Standards. Section B.)

(Director's Staff Report page 6, section B.C.) The building height averages 38 feet, with some sections reaching 42 feet in height.

Staff Comments:

As discussed above, no General Plan Amendment or Change of Zone is required. The Project is consistent with the existing Zoning Classification and General Plan Land Use. The building setbacks meet and exceed the minimum requirements on all sides, including the west side, which is adjacent to residential. Sufficient amount of landscaping has been applied throughout the site, meeting all landscaping requirements, including quantities and locations. The building height does not exceed what is allowed pursuant Ordinance No. 348 (Land Use).

EA42984 states that parking areas where trucks travel 24-7 will be used as buffer areas. This would result in no real buffer as the noise, pollution, vibration and light trespass from trucks will be within feet of homes where people live. See Project Site Plan Figure 2 (TIA) clearly shows that the Rider Street Entrance is set up for trucks to travel directly along the western boundaries of the warehouse directly next to sensitive receptors. The entrance is along Rider Street along the area in which the road is narrow and starts to widen. The utility poles are just feet from where trucks will enter. Although the Figure shows trucks entering from Harvill onto Rider, which requires a left turn,

these trucks will exit Cajalco and enter from Rider from the west making a right turn. At the Director's Hearing the developer stated "No" trucks would be using the western drive area and yet this is clearly shown as a main entrance for trucks to travel to the entry gate at the south end of the building.

Figure 2 from the IA clearly shows that all trucks traveling south from Cajalco to enter the building and yet there is no mention of the Mid-County Parkway of Nuevo Road as possible truck travel routes. No mention of the enormous warehouses currently under construction along Harvill X "A" Street. Nuevo Business Park. The TIA is flawed in its analysis and therefore a new accurate TIA must be created.

Staff Comments:

The Traffic Impact Analysis prepared for this Project, considered truck movement into and exiting the facility, along with truck movement throughout the immediate area. The Riverside County Transportation division reviewed the Traffic Impact Analysis and is in concurrence with the methodology applied and results of the study. Transportation Division has imposed conditions of approval on this project, which require certain offsite improvements to the surrounding street system, in order to address potential impacts associated with this Project.

Vehicle parking areas are located at the north and south portions of the site and the truck loading docks are located on the east. There is an internal drive-aisle on the west side, to provide circulation and emergency access around the entire building. However, no parking areas and no truck activity are located on the west side. The building was designed as such, taking into account the residential to the west.

There are three access points to the site. The access point from Rider into the property is located towards the western portion of the site. This access point is intended primarily for employee vehicles and has a direct access to the northern parking areas. The primary truck access point is taken from Harvill and is located nearly in the center of the site on the east. The third access point is also located on Harvill, towards the southern portion of the site. This access point will be shared by employee vehicles and trucks, as it's designed for this dual purpose.

There are three utility poles located along the Project site's frontage on Rider Street. The site plan calls out to "protect in place." During the preparation of the Project's construction drawings, detailed surveys and improvement plans will be prepared to determine if the existing locations of the utility poles are acceptable or if they need to be relocated. County standards such as distance from curb and site line requirements will be analyzed. If the pole locations do not meet those standard, they would need to be relocated. The utility poles contain both transmission and distribution lines and as a result, the poles are not required to be undergrounded.

No mention of construction lighting and noise that will be significant as high cube warehouses are made from concrete that is poured at night resulting in noise, light trespass, pollution and vibration.

EA 42984 states that there will be no conflict with existing zoning. There will be significant conflict between the rural zoned properties directly next door to the proposed warehouse as well as residents living a block away. Noise impacts are more significant in quiet neighborhoods. Also impacts from large logistics trucks traveling in a quiet rural community where tractors, horses, horse trailers, raising gardens on land that is polluted with diesel PM soot. Soot in the air where

hundreds of children live and play, where elderly live and those with breathing ailments will be greatly affected.

SECTION 10.3 INDUSTRIAL PARK PLOT PLAN

B. Plans or reports describing proposed methods for handling traffic, noise, glare, odor, vibration, hazardous gases, liquids and other materials have not been adequately addressed.

AIR QUALITY – Air Quality impacts. A Project will significantly impact air pollution in the area where air quality is getting much worse. SCAQMD guidelines are not being met. No real buffer between sensitive receptors and this warehouse project and air quality for the region is getting worse. This project will significantly increase the air pollution for the region and the area.

C. This project will result in cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under and applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

F. Will create objectionable odors affecting a substantial number of people. Hundreds of residents will be exposed to noxious odors from truck soot coming from this project warehouse and trucks driving to and from the warehouse where hundreds of nearby residents live.

Staff Comments:

Impacts related to noise, traffic, and air quality have all been addressed throughout this response to the appeal statement. In summary, staff believes that through site planning, conditions of approval, and mitigation, all potential impacts are reduced below a level of significance. Furthermore, the proposed warehouse use is consistent with the existing Zoning Classifications and the General Plan Land Use Designation. The warehouse use and site plan have been designed taking into account the residential to the east. Appropriate setbacks, landscaping, and architecture have all been applied to further reduce potential incompatibility issues with the residential on the west.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. An appeal may be submitted in writing to the Clerk of the Board along with the appropriate filing fee as set forth in Ordinance No. 671, within ten calendar days after the date of the mailing of the Planning Commission's decision.



DIRECTOR'S HEARING REPORT OF ACTIONS APRIL 9, 2018

1.0 CONSENT CALENDAR:

- 1.1 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32089** – Applicant: Michele M. Fox – Third Supervisorial District – Ramona/Little Lake Zoning District – San Jacinto Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Johnston Avenue, southerly of El Camino Drive, easterly of Meridian Street, and westerly of Stanford Street – 4.32 Acres – Zoning: Residential Agricultural – 1 Acre Min. (R-A-1) – Approved Project Description: Subdivision of 4.32 gross acres into four (4) one-acre parcels – **REQUEST:** Fourth Extension of Time Request for Tentative Parcel Map No. 32089, extending the expiration date to February 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Fourth Extension of Time Request for Tentative Parcel Map No. 32089, extending the expiration date to February 25, 2021.
- 1.2 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 36201** – Applicant: 7 Summit Properties 2, LLC – Third Supervisorial District – Little Lake Zoning District – San Jacinto Area Plan: Community Development: Very Low Density Residential (CD-VLDR) (1 acre min.) – Location: Northerly of Segner Drive, southerly of Chambers Avenue, easterly of Hemet Street, and westerly of Lake Street – 9.78 Acres – Zoning: One-Family Dwellings – 1 Acre Min. (R-1-1) – Approved Project Description: Schedule "H" subdivision of 9.78 gross acres into four (4) residential parcels with a minimum lot size of one (1) gross acre and a 1.44 gross acre remainder parcel – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 36201, extending the expiration date to April 25, 2021.
- 1.3 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32449M1** – Applicant: R&S Land Company, LLC – Fourth Supervisorial District – Cathedral City/Palm Desert Zoning District – Western Coachella Valley Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Easterly and westerly of Painted Canyon Road, southerly of Quail Trail, and northerly of Vista del Palo – 5 Acres – Zoning: One-Family Dwelling – 1 Acre Min. (R-1-1) – Approved Project Description: Schedule "H" land division to divide five (5) acres into three (3) residential parcels – **REQUEST:** Third Extension of Time Request for Tentative Parcel Map No. 32449M1, extending the expiration date to April 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Third Extension of Time Request for Tentative Parcel Map No. 32449M1, extending the expiration date to April 25, 2021.

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

- 2.1 **PLOT PLAN NO. 26173 – Intent to Adopt a Mitigated Negative Declaration** – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Community Development: Business Park (CD-BP)(0.25-0.60 FAR) – Zoning: Industrial Park (I-P) – Manufacturing Service Commercial (M-SC) – Location: Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – 21.44 Acres – **REQUEST:** A Plot Plan to construct a 423,665 sq. ft. warehouse – distribution facility; 10,000 sq. ft. of that will be office space with the remaining 413,665 sq. ft. as warehouse use. Continued from February 26, 2018. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org. **Staff Report Recommendation:** **ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. 42984; and **APPROVE** Plot Plan No. 26173. **Staff's Recommendation:** **ADOPTION** of a Mitigated Negative Declaration for Environmental Assessment No. 42984; and **APPROVAL** of Plot Plan No. 26173. **Planning Director's Actions:** **ADOPTED** a Mitigated Negative Declaration for Environmental Assessment No. 42984; and **APPROVED** Plot Plan No. 26173, subject to the conditions of approval.

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

NONE

4.0 PUBLIC COMMENTS:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

April 9, 2018

Andrea Arcilla
2030 Main Street, Suite 1200
Irvine CA 92614

RE: PP26173
Harvill

On April 9, 2018, the **Riverside County Assistant TLMA Director** approved the above referenced case.

This action may be appealed within ten (10) days of the date of this notice. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. An appeal of any condition constitutes an appeal of the action as a whole and requires a new public hearing.

Final Conditions will be sent following the close of the appeal period, if no appeal is filed.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E., Assistant TLMA Director

Brett Dawson, Project Planner

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:

APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 26173 – Intent to Adopt a Mitigated Negative Declaration – EA42984 – Appellant Lirra Bishop – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions – First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area – General Plan: Community Development: Business Park (CD-BP)(0.25-0.60 FAR) – Zoning: Industrial Park (I-P) – Manufacturing Service Commercial (M-SC) – Location: Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – 21.44 Acres – **REQUEST:** Appeal of the Planning Director's decision to approve a Plot Plan to construct a 423,665 sq. ft. warehouse – distribution facility. 10,000 sq. ft. of that will be office, with the remaining 413,665 sq. ft. as warehouse use.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 6, 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 e-mail at bdawson@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 mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

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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:

APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 26173 - Intent to Adopt a Mitigated Negative Declaration - E-A42984 - Appellant Litro Bishop - Applicant Coris Industrial Partners - Engineer/Representative: EPD Solutions - First Supervisorial District - Mead Valley Area Plan - North Ferris Zoning Area - General Plan - Community Development - Business Park (CD-BP) (0.25-0.60 FAR) - Zoning: Industrial Park (I-P) - Manufacturing - Service Commercial (M-SC) - Location: Southwestern Center, Harvill Avenue and Rider Street, and northerly of Placement Street, 1.44 Acres - RIVERSIDE, CA 92501. Planning Director's decision to approve a Plot Plan to contain remaining 413,645 sq. ft. as warehouse use.

9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: JUNE 6, 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 e-mail at bdawson@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rivco.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through 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 in the Planning Director's decision or in the written comments submitted to the Planning Director on or prior to the public hearing. Be advised that, as a result of public hearings and comments, 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: Brett Dawson
 P.O. Box 1409, Riverside, CA 92502-1409

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Lead Agency: RIVERSIDE COUNTY PLANNING DEPARTMENT Date: 04/10/2018

County Agency of Filing: RIVERSIDE Document No: E-201800402

Project Title: PLOT PLAN NO. 26173-EA42984-APPLICANT: CORE5 INDUSTRIAL PARTNERS -

Project Applicant Name: ANDREA ARCILLA Phone Number: (951) 955-0972

Project Applicant Address: 2030 MAIN STREET, SUITE 1200 IRVINE, CA 92614

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

- Environmental Impact Report _____
- Negative Declaration _____
- Application Fee Water Diversion (State Water Resources Control Board Only) _____
- Project Subject to Certified Regulatory Programs _____
- County Administration Fee _____ \$0.00
- Project that is exempt from fees (DFG No Effect Determination (Form Attached))
- Project that is exempt from fees (Notice of Exemption)

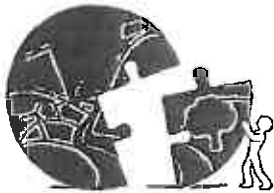
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RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

PLOT PLAN NO. 26173 – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions - First Supervisorial District – Mead Valley Area Plan - North Perris Zoning Area – General Plan: Community Development: Business Park (CD:BPY0.25-0.60 FAR – Zoning: Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) – Location: Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – 21.44 Acres – REQUEST: A Plot Plan to construct a 423,665 square foot warehouse –distribution facility. – APNs: 317-230-038-1, 317-230-036
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)

Andrea Arcilla
Project Applicant

2030 Main Street Suite 1200, Irvine CA 92614
Address

Southwesterly corner of Harvill Avenue and Rider Street, north of Placentia street
Project Location

A Plot Plan to construct a 423,665 square foot warehouse- distribution facility
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 9, 2018, and has made the following determinations regarding that project:

1. The project Will have a significant effect on the environment.
2. A Mitigated Negative Declaration Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,280.00+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier MND, 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

4/9/18
Date

Date Received for Filing and Posting at OPR: _____

FILED / POSTED
 County of Riverside
 Peter Aldana
 Assessor-County Clerk-Recorder
 E-201800402
 04/10/2018 03:49 PM Fee: \$ 50.00
 Page 1 of 1

Removed: _____ By: _____ Deputy

Appeal Application



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR APPEAL

Appeal of Application Case No(s): Plot Plan No. 26173, Mitigated Negative Declaration EA 42984

List all concurrent applications

Name of Advisory Agency: Riverside County Planning Director

Date of the decision or action: April 9, 2018

Appellant's Name: Lirra Bishop (Residents of Country) E-Mail: brianlirra@aol.com

Contact Person: Lirra Bishop E-Mail: brianlirra@aol.com

Mailing Address: 23236 Sunny Canyon Street
Perris CA 92570

City State ZIP

Daytime Phone No: (714) 381-4756 Fax No: () N/A

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> • Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions. • County Hearing Officer for: Reasonable Accommodation Request 	<ul style="list-style-type: none"> • Clerk of The Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission and County Hearing Officer.
Planning Commission	Board of Supervisors	Clerk of the Board of Supervisors

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 APPEAL

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> • Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS Permit • Surface Mining and Reclamation Permit 	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.
<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.
<ul style="list-style-type: none"> • Environmental Impact Report 	Within 10 days of receipt of project sponsor notification of Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
<ul style="list-style-type: none"> • Plot Plan • Temporary Use Permit • Accessory WECS Permit 	Within 10 calendar days after the date of mailing of the decision.
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> • Revised Permit 	Same appeal deadline as for original permit.
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit • Reasonable Accommodation Request 	Within 10 days after the date of the decision by the Planning Director.
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

STATE THE REASONS FOR APPEAL.

Clearly state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE,

APPLICATION FOR APPEAL

AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

Findings and Conclusions. Plot Plan Findings. 1. States that the proposed use conforms to all of the requirements of the General Plan when in fact it does not. The project is designated Business Park (BP) Land Use in the Riverside County General Plan—Mead Valley Area Plan Land Use Element and is being proposed to be changed to Light Industrial (LI). (BP) and (IP) are within the same Foundation Component. A change in land use designations from Business Park to Light Industrial does require a General Plan Amendment. Plot Plan No. 26173 was approved by the Planning Director's staff on April 9, 2018 without the required General Plan Amendment.

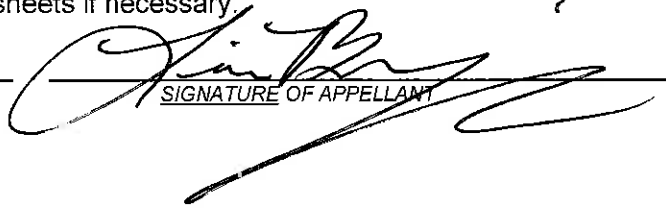
2.The overall development of the land is not designed for the protection of the public health, safety and general welfare of the community. The project does not provide any measurable buffer between the community (rural sensitive receptors such as rural homes and a church) and a massive warehouse. The project does not provide a signal light at Rider X Harvill or Seaton X Cajalco so that the hundreds of residents living with a block of the project can safely access Harvill, Rider and Cajalco Road. Rider Street and Harvill will not be brought up to County standards. Harvill will be restriped reducing the width of all lanes and leaving no shoulder on the road with hundreds of trucks and vehicles using this street everyday. Truck access is undersized for the number of trucks entering on Rider Street and the north entrance on Harvill. Green House Gases, NOX, air pollution, noise pollution, light trespass are significant.

3. The proposed change to Industrial Park land use does not conform to the current Business Park land use and General Plan. (See attached).

Use additional sheets if necessary.

Lirra Bishop

PRINTED NAME OF APPELLANT



SIGNATURE OF APPELLANT

4/18/18

DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed Appeal application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.¹
3. All appropriate filing fees.
(The Base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1013 Appeal Form.docx
Created: 07/08/2015 Revised: 06/21/2016

¹ Comply with the Public Hearing Notice Label Requirements (Form 295-1051)

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 26, 2018

The attached property owners list was prepared by Riverside County GIS

APN (s) or case numbers PP26173 for

Company or Individual's Name RCIT - GIS

Distance buffered 1000'

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

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

TITLE: GIS Analyst

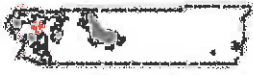
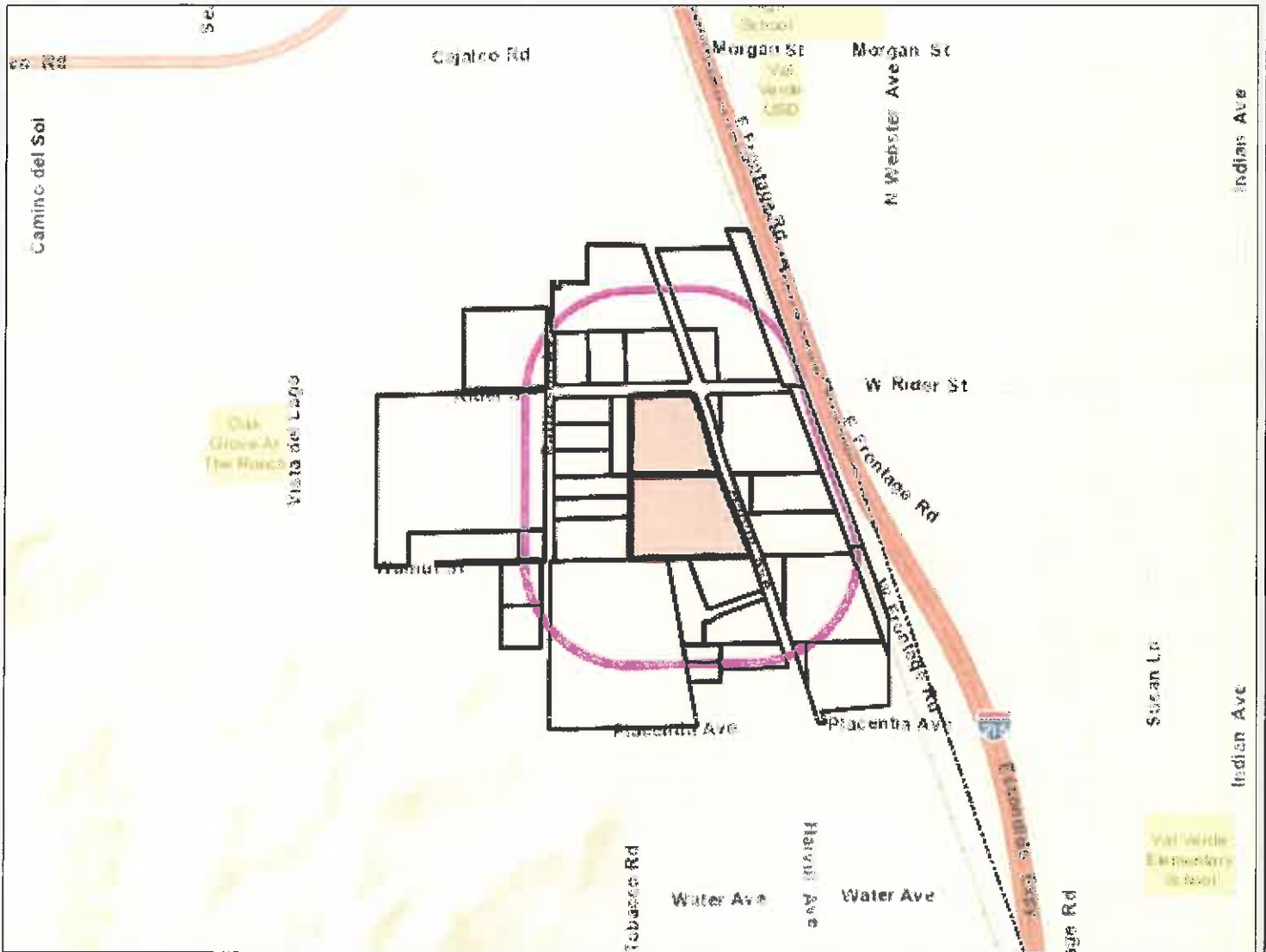
ADDRESS: 4080 Lemon Street 9th Floor

Riverside, Ca. 92502




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

Riverside County GIS

PP26173 (1000 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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.

317170041
GRANITE PATTERSON
C/O C/O THOMSON REUTERS
P O BOX 847
CARLSBAD CA 92018

317170040
GRANITE PATTERSON
C/O C/O THOMSON REUTERS
P O BOX 847
CARLSBAD CA 92018

317220012
DAVID L MAUSLING
ROSITA A TOLBERT
20281 PATTERSON AVE
PERRIS CA. 92570

317230038
HARVILL BUSINESS CENTER
C/O C/O CORE5 INDUSTRIAL PARTNERS
1230 PEACHTREE STE 3560
ATLANTA GA 30309

317150006
CHARLES A BROOKER
BARBARA J BROOKER
19971 PATTERSON AVE
PERRIS CA. 92570

317230042
PWE EAGLE INC
PWE QRS 1485 INC
C/O C/O WP CAREY & CO
50 ROCKEFELLER PLZ 2ND FL
NEW YORK NY 10020

317230036
HARVILL BUSINESS CENTER
C/O C/O CORE5 INDUSTRIAL PARTNERS
1230 PEACHTREE STE 3560
ATLANTA GA 30309

317230018
CHARLES A BROOKER
BARBARA J BROOKER
19971 PATTERSON AVE
PERRIS CA 92570

317230048
PWE EAGLE INC
PWE QRS 1485 INC
C/O C/O WP CAREY & CO
50 ROCKEFELLER PLZ 2ND FL
NEW YORK NY 10020

317230019
THOMAS H MOORE
20030 PATTERSON AVE
PERRIS CA. 92570

317230021
CHARLES HARVEY ESCHRICH
JENNIFER N ESCHRICH
23615 RIDER ST
PERRIS CA. 92570

317230020
EDUARDO ARRIZON
20050 PATTERSON AVE
PERRIS CA. 92570

317230026
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

317210018
CADO PERRIS
C/O C/O ALEX ZIKAKIS
1545 FARADAY AVE
CARLSBAD CA 92008

317170024
PERRIS VALLEY PROP
PO BOX 1987
PERRIS CA 92572

317240041
DAN SAMARIN
DEBRA SAMARIN
603 REPOSADO
LA HABRA HEIGHTS CA 91633

317240032
SOUTHWEST PREMIER PROP
P O BOX 1397
TOLLESON AZ 85353

317230049
OSCAR CARDENAS
19815 AVENIDA DE ARBOLES
MURRIETA CA 92562

317240013
SOUTHWEST PREMIER PROP
P O BOX 1397
TOLLESON AZ 85353

317240045
KUMIVA GROUP
600 S LAKE AVE STE 200
PASADENA CA 91106

317230044
EAGLE PACIFIC INDUSTRIES INC
C/O C/O JM MANUFACTURING INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

317240017
NAOMI M BARNES
YUELAPWAN KINTAI REV LIVING TR
20491 SHARON ANN LN
PERRIS CA 92570

317240043
STEVEN M RAI0
SUSAN M RAI0
20281 HARVILL AVE
PERRIS CA 92570

317240008
SOUTHWEST PREMIER PROP
P O BOX 1397
TOLLESON AZ 85353

317240019
PATRICIA ANN SMITH
EDWARD WILLIAM SMITH
19781 LA TIERRA LN
YORBA LINDA CA 92886

317220013
JAMES C SADLER
MICHELLE M SADLER
20335 PATTERSON AVE
PERRIS CA 92570

317240044
GAMBOL PET FOODS USA INC
445 S FIGUEROA ST STE 2500
LOS ANGELES CA 90071

317240022
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

317240015
SOUTHWEST PREMIER PROP
P O BOX 1397
TOLLESON AZ 85353

317210008
JOSE L RODRIGUEZ
20111 PATTERSON AVE
PERRIS CA 92570

317230023
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS CA. 92570

317240001
ROBERT WILLIAM BARKER
1851 OUTPOST DR
HOLLYWOOD CA 90068

317230047
EAGLE PACIFIC INDUSTRIES INC
C/O C/O JM MANUFACTURING INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

317210024
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IRVINE CA 92150

317230022
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS CA. 92570

317230046
EAGLE PACIFIC INDUSTRIES INC
C/O C/O JM MANUFACTURING INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

317170042
GRANITE PATTERSON
C/O C/O THOMSON REUTERS
P O BOX 847
CARLSBAD CA 92018

317170043
MCANALLY FAMILY FARMS INC
C/O C/O CARL LOFGREN
P O BOX 5167
RIVERSIDE CA 92517

317170045
PERRIS VALLEY PROP
P O BOX 1987
PERRIS CA 92572

317170012
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

Andrea Arcilla
2030 Main Street, Suite 1200
Irvine CA 92614

Andrea Arcilla
2030 Main Street, Suite 1200
Irvine CA 92614

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

Glenda Nash
2030 Main Street, Suite 1200
Irvine CA 92614

Glenda Nash
2030 Main Street, Suite 1200
Irvine CA 92614

Mark Roberts
Department of Transportation
District 8
464 West 4th Street, 6th Floor
San Bernardino CA 92401-1400

Debbie Walsh
P.O. Box 2244
Perris CA 92522

Salvador Flores
Southern California Edison
2 Innovation Way
Pomona CA 91768

City of Perris
Planning Department
101 N D Street
Perris CA 92570

Lirra Bishop
23236 Sunny Canyon St
Perris CA 92570

Mead Valley Municipal Advisory
Council
21091 Rider Street
Mead Valley CA 92570

Erin Winemiller
Daniel Brown
U Turn for Christ
20170 Patterson ave
Perris CA 92570

Ebru Ozdil
Pechanga Cultural Resources
PO Box 2183
Temecula CA 92593

Daniel Brennan
1128 E. La Cadena Drive
Riverside CA 92507

RAMV.ORG
PO Box 2433
Perris CA 92572

Yolanda Williams
Community Association of Perris CA
PO Box 1659
Perris CA 92572

Richard Drury
Theresa Rettinghouse
Lozeau Drury LLP
410 12th street, Suite 250
Oakland CA 94607

Reasons for Appealing Plot Plan No. 26173

General Plan Amendment.

Findings and Conclusions. Plot Plan Findings. 1. States that the proposed use conforms to all of the requirements of the General Plan when in fact Plot Plan No. 26173 does not conform to the General Plan. The project site is designated Business Park (BP) Land Use in the Riverside County General Plan - Mead Valley Area Plan - Land Use Element and is being proposed to be changed to Industrial Park land use. Although (BP) and (IP) are within the same Foundation Component this plot plan for a massive warehouse will require a GPA. A change in land use designations from Business Park to Light Industrial does require a General Plan Amendment. Plot Plan No. 26173 was approved by the Planning Director's staff on April 9, 2018 without the required General Plan Amendment.

EA concludes the Project's conversion from CD-BP to CD-LI is not regarded as a substantial alteration to planned land uses for the Project site. But as noted in the EA, CD-BP does not allow high-cube warehousing but instead allows for a variety of uses including research and development, technology centers, corporate offices, clean industry, and supporting retail uses. The modification to high-cube warehouse and truck intensive uses should be considered a substantial alteration of the planned land use.

The EA fails to discuss land use in detail; rural residential land uses located west of the Project site will be exposed to substantial adverse environmental effects during construction or long-term operation, the Project would be incompatible with the abutting rural residential and light agriculture zones, or rural residential uses. Given the substantial impacts to adjacent land uses, and for the reasons discussed herein, a EIR should be created to consider incompatibility (individual and cumulative) with adjacent land uses given the substantial adverse impacts of the Project on adjacent uses.

General Plan Amendments are required to have a public hearing before the Planning Commission as well as the Board of Supervisors. General Plan Amendments require CEQA review and a Environmental Impact Report. Overall, the EA fails to adequately evaluate and disclose project impacts to/from, but not limited to, aesthetics, agriculture, air quality/health risks, GHGs, geological resources/ soils, noise, and traffic, among other things. (Pub. Res. C. § 21002.1(a), (e); State CEQA Guidelines § 15128, 15126, 15123) In addition, the EIR fails to require all feasible mitigation of the Project.

EA 42984 General Plan Elements 2. Circulation: The Mead Valley Area Plan depicts Harvill Ave as Major (118' ROW) and Rider Street as Secondary (100' ROW). Both of these roads are being proposed as undersized and do not meet the requirements of the General Plan for the Mead Valley Area Plan - Circulation Element. 5. The project does not adequately address the noise element of the General Plan which requires projects to minimize noise spillover onto adjoining residential or other noise sensitive uses. The noise will be significant. 8. Healthy Communities: This project does not meet the requirements of the Healthy Communities element

of the General Plan. The Healthy Communities Element states that, where feasible, air pollutant sources and sensitive receptors should be sited apart from each other. There is no real buffer between sensitive receptors and the logistics high cube warehouse.

No mention in the EA or staff report of Olive Crest located off of Rider Street where abused and neglected children live, play and receive care. Children are severely impacted by pollution especially soot PM. "Children face special risks from air pollution because their lungs are growing and because they are so active and breathe in a great deal of air".
<http://www.lung.org/our-initiatives/healthy-air/outdoor/air-pollution/children-and-air-pollution.html>.

2. The overall land development is not designed for the protection of the public health, safety and general welfare of the community. The project does not provide any measurable buffer between the community (rural sensitive receptors such as rural homes, a church) and a massive high cube warehouse. The project is just a block away from over 100 homes at Country Place and along Rider Street. The project does not provide a signal light at Rider X Harvill or Seaton X Cajalco so that the hundreds of residents living within a block of the project can safely access Harvill, Rider and Cajalco Road. Rider Street and Harvill will not be brought up to County Road standards. Harvill will be restriped reducing the width of all lanes and leaving no shoulder on the road for queuing trucks so that they may enter the warehouse safely and not remain in the middle of Harvill Ave. Hundreds of trucks and vehicles will soon be using this street every day. Truck access is undersized for the number of trucks entering on Rider Street and the north entrance on Harvill. Traffic Study states: Total Trip Generation is 712 per day. Many of those vehicles will be using Rider Street with no signal light. Harvill and Cajalco speed limit is 50 mph, but cars and trucks go much faster. Cajalco at Seaton has no signal light and is one of the most dangerous intersections in the County. Four lanes going down to 2 lanes on a sharp curve in the road with limited line of sight.

Rider Street will be left with no road improvements (Narrow) from Patterson Street to the Project boundaries. Then the street suddenly widens near the Rider Street entrance where trucks will enter and exit. There is a very short distance from Harvill to the front entrance where it will be impossible for trucks to enter the building without lining up along Harvill Ave. The same problem will be created along Harvill without a right shoulder to allow trucks to line up in order to enter the Harvill warehouse entrance. This creates an extremely severe safety and traffic problem as well as increasing substantially to the noxious pollution from trucks idling for hours in the nearby neighborhood. In addition, trucks will be parking along Rider Street next to residential neighborhoods idling for hours as they wait to unload or take required rest time.

No mentioned in the EA report that the project location is near a large truck stop which are known hangouts for prostitution. These activities have the potential to move to locations where truck drivers congregate.

Additional issues of concern include: Green House Gases, NOX, air pollution, noise pollution,

light trespass and traffic congestion that will be significant.

3. The proposed change to Industrial Park land use does not conform to the current Business Park land use. (See attached).

Plot Plan No. 26173 Current Buffer is 60 feet. Required buffer. A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. (The following standards of development are required in the I-P Zone: B.)

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. 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. of this ordinance. (**SECTION 10.4. DEVELOPMENT STANDARDS.** Section B.)

(Director's Staff Report page 6, section B.C.) The building height averages 38 feet, with some sections reaching 42 feet in height.

EA 42984 states that parking areas where trucks travel 24-7 will be used as buffer areas. This would result in no real buffer as the noise, pollution, vibration and light trespass from trucks will be within feet of homes where people live. See Project Site Plan Figure 2 (TIA) clearly shows that the Rider Street entrance is set up for trucks to travel directly along the western boundaries of the warehouse directly next to sensitive receptors. The entrance is along Rider Street along the area in which the road is narrow and starts to widen. The utility poles are just feet from where trucks will enter. Although the Figure shows trucks entering from Harvill onto Rider, which requires a left turn, these trucks will exit Cajalco and enter from Rider from the west making a right turn. At the Director's Hearing the developer stated "No" trucks would be using the western drive area and yet this is clearly shown as a main entrance for trucks to travel to the

entry gate at the south end of the building.

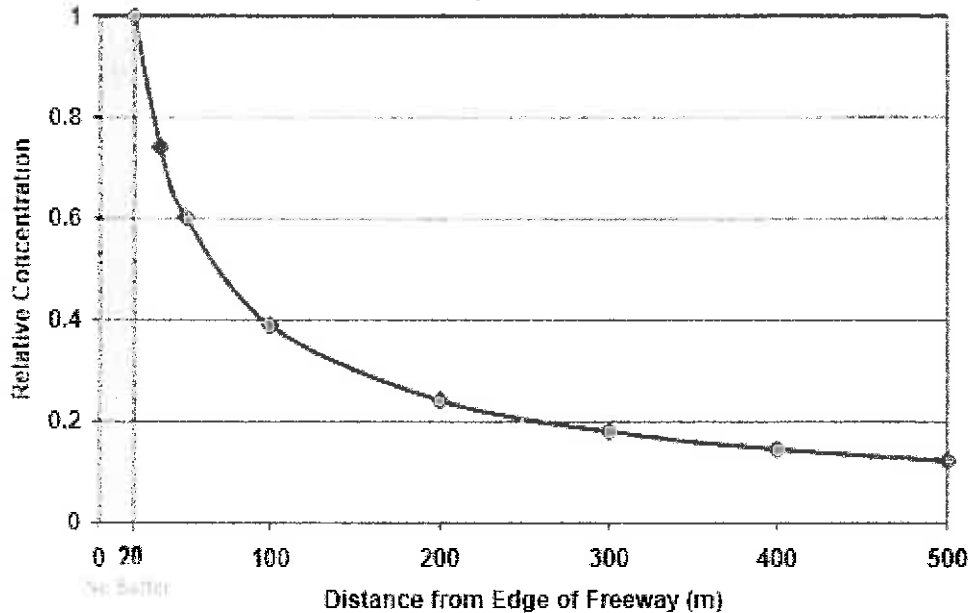


Figure 2 from the TIA clearly shows all trucks traveling south from Cajalco to enter the building and yet there is no mention of the Mid-County Parkway or Nuevo Road as possible truck travel routes. No mention of the enormous warehouses currently under construction along Harvill X "A" street. Nuevo Business Park. The TIA is flawed in its analysis and therefore a new accurate TIA must be created.

No mention of construction lighting and noise that will be significant as high cube warehouses are made from concrete that is poured at night resulting in noise, light trespass, pollution and vibration.

EA 42984 states that there will be no conflict with existing zoning. There will be significant conflict between the rural zoned properties directly next door to the proposed warehouse as well as residents living a block away. Noise impacts are more significant in quiet neighborhoods. Also impacts from large logistics trucks traveling in a quiet rural community where tractors, horses, horse trailers, raising gardens on land that is polluted with diesel PM soot. Soot in the air where hundreds of children live and play, where elderly live and those with breathing ailments will be greatly affected.

SECTION 10.3. INDUSTRIAL PARK PLOT PLAN.

B. Plans or reports describing proposed methods for handling traffic, noise, glare, odor, vibration, hazardous gases, liquids and other materials have not been adequately addressed.

AIR QUALITY - Air Quality impacts. A. Project will significantly impact air pollution in the area where air quality is getting much worse. SCAQMD guidelines are not being met. No real buffer between sensitive receptors and this warehouse project and air quality for the region is getting worse. This project will significantly increase the air pollution for the region and the

area.

C. This project will result in 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).

F. Will create objectionable odors affecting a substantial number of people. Hundreds of residents will be exposed to noxious odors from truck soot coming from this project warehouse and trucks driving to and from the warehouse where hundreds of nearby residents live. s

ORDINANCE NO. 348.4835
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE II RIVERSIDE COUNTY GENERAL PLAN AND SPECIFIC PLANS

- D. A specific plan shall include a statement of the relationship of the specific plan to the General Plan.

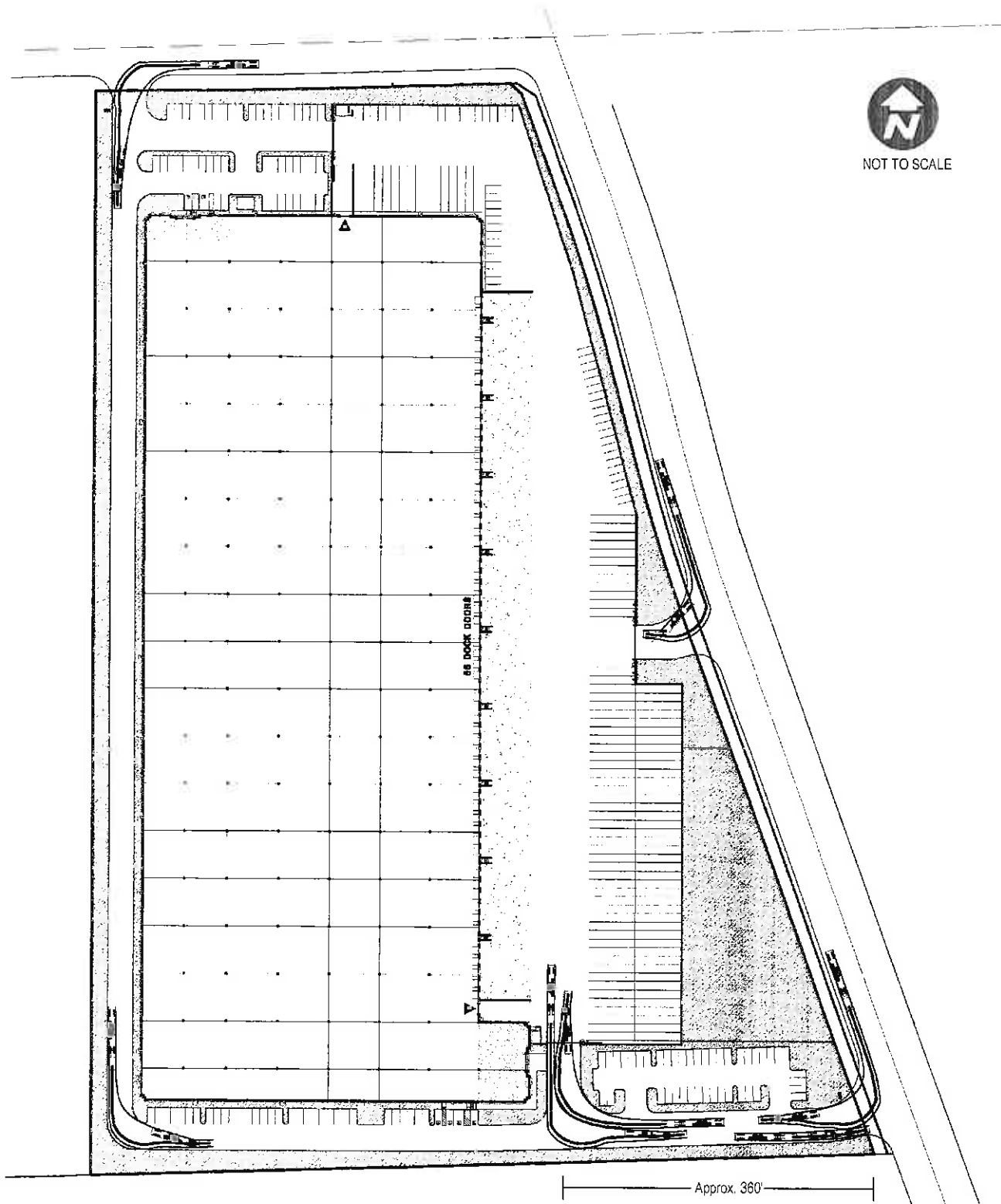
SECTION 2.10. HEARINGS ON ADOPTION OR AMENDMENT OF THE GENERAL PLAN.

Proposals to adopt or amend the Riverside County General Plan, or any part or element thereof, shall be heard in the following manner:

- A. The Planning Commission shall hold a public hearing on the matter. Notice of the public hearing shall be given pursuant to Section 1.6 of this ordinance. If the proposed General Plan or amendment to the General Plan would affect the permitted uses or intensity of uses of real property, notice of the public hearing shall also be given pursuant to Section 1.7 of this ordinance.
- B. After closing the public hearing, the Planning Commission shall make a recommendation for approval or disapproval within a reasonable time, by resolution, including therein its findings, and transmit it to the Board of Supervisors with a copy mailed to the applicant, if any. A recommendation for approval shall be made by the affirmative vote of not less than a majority of the total membership of the Planning Commission. If the Commission cannot reach a decision within a reasonable time after closing the hearing, that fact shall be reported to the Board of Supervisors and shall be deemed a recommendation to deny the proposal.
- C. Upon receipt of a recommendation of the Planning Commission on adoption or amendment of the General Plan, the Clerk of the Board shall set the matter for public hearing before the Board of Supervisors at the earliest convenient day and shall give notice of public hearing in the same manner as notice was given of the hearing before the Planning Commission.
- D. After closing the public hearing, the Board of Supervisors shall render its decision within a reasonable time. A decision to adopt or amend the General Plan, or any part or element thereof, shall be made by resolution, which resolution shall be adopted by the affirmative vote of not less than the majority of the total membership of the Board. The Board of Supervisors may approve, modify or disapprove the recommendation of the Planning Commission; provided, however, that any substantial modification of the Planning Commission's recommendation not previously considered by the Commission shall first be referred to the Commission for its recommendation. The Planning Commission shall not be required to hold a public hearing thereon, and failure of the Commission to report within 45 days after the reference or such longer period of time as may be specified by the Board, shall be deemed to be a recommendation for approval of the proposed modification.
- E. A proposal to adopt or amend any part or element of the General Plan shall not be approved by the Board of Supervisors until all procedures required by the Riverside County CEQA implementing procedures to approve a matter have been completed.

ORDINANCE NO. 348.4835
AN ORDINANCE OF THE COUNTY OF RIVERSIDE PROVIDING FOR LAND USE
PLANNING AND ZONING REGULATIONS AND RELATED FUNCTIONS.
ARTICLE X I-P ZONE (INDUSTRIAL PARK)

- A. The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet.
- B. 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, of this ordinance.
- C. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed.
- D. A minimum 25 foot setback shall be required on any street. A minimum ten foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular accessways. The remainder of the setback may be used for off-street automobile parking, driveways or landscaping.
- E. The minimum sideyard setback shall equal not less than ten feet for the two side lot areas combined.
- F. The minimum rear yard setback shall be 15 feet.
- G. 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.
- H. 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.
- I. Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are screened from view. If a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line.
- J. Automobile parking shall be provided as required by Section 18.12, of this ordinance.
- K. All new utilities shall be underground.
- L. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.
- M. All signs shall be in conformance with Article XIX of this ordinance.



Project Site Plan

Harvill Industrial Park Warehouse

FIGURE

2



Chapter 5. Cumulative Baseline and With-Project Condition

This section documents project-generated impacts on the surrounding transportation system and at the study intersections during the Cumulative 2019 conditions.

Cumulative Baseline Conditions

Traffic Volumes

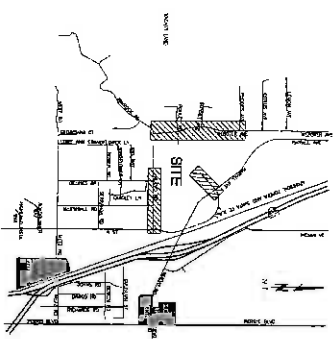
As noted in the methodology section, Opening Year (2019) without-project traffic volumes were determined by adding a growth rate of two (2) percent per year to the existing traffic volumes as directed by the County Traffic Engineering staff. In addition to background growth, traffic from cumulative (approved and/or pending) projects has also been added to the Opening Year 2019 Baseline Condition to determine the Cumulative traffic conditions. The following cumulative projects were provided by County staff and have the potential to add trips to the project study area:

1. PP18908 – 130,160 square-foot Warehouse
2. PP25768 – 52,450 square-feet of Light Industrial
3. PP26102 – 1,138,800 square-foot High-Cube Warehouse
4. CUP03599 – 103 Room Hotel
5. PP25699 – 19,600 square foot shopping center
6. Majestic Freeway Business Center SP00341 – 227,550 square-feet of Light Industrial
7. Rider Business Center – 640,000 square-feet of High-Cube Warehouse

Trip generation estimates for these projects are based on application of trip rates from the Institute of Transportation Engineers' *Trip Generation, 9th Edition* (ITE 2012), and are presented in Table 9. PCE trip generation estimates for PP26102 and the Rider Business Center, both High-Cube Warehouses, were prepared and are provided in Appendix D. As shown in Table 9, the seven cumulative projects in the study area would generate approximately 7,132 daily trips, 584 AM peak hour trips and 660 PM peak hour trips.

PLAN CHECK OVERSIGHT LLA / CD REGISTRATION NUMBER DATE SIGNED TENTATIVE APP. PP.#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT) ONLY - ON-SITE.



SECTION 24 10W/31P 4 SOUTH, RANCHO 4 WEST
VICINITY MAP

COUNTY OF RIVERSIDE NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CLEARING OF THE PROPOSED WORK AREA AND RELOCATION COSTS OF ALL UTILITIES. PERMITTER MUST NOTIFY COUNTY OF CONSTRUCTION SCHEDULE AT LEAST 30 DAYS PRIOR TO BEGINNING CONSTRUCTION.

PHONE: (951) 951-0300 FOR PERMIT COORDINATOR (CALL DURING BUSINESS HOURS)
PHONE: (951) 951-0300 FOR PERMIT COORDINATOR (CALL DURING BUSINESS HOURS)
PHONE: (951) 951-0300 FOR PERMIT COORDINATOR (CALL DURING BUSINESS HOURS)

282 ORD. 489 - THE ORDINANCE ALSO REGULATES THE REMOVAL OR SERVICING TRIMMING OF TREES WITHIN THE PUBLIC RIGHT OF WAY WITHOUT OBTAINING A PERMIT.

282 ORD. 489 - AN RECOGNIZABLE RESULT IS REQUIRED FOR ANY IMPROVEMENTS INCLUDING LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY.

THE CONTRACTOR AND/OR OWNER IS RESPONSIBLE FOR SUBMITTING A SOIL ANALYSIS REPORT AND DOCUMENTATION VERIFIING IMPLEMENTATION OF ITS RECOMMENDATIONS.

STATEMENT OF COMPLIANCE

I AGREE TO COMPLY WITH THE REQUIREMENTS OF ORDINANCE NO. 889 AND SUBMIT A LANDSCAPE MAINTENANCE PLAN FOR EACH PARCEL UNDER THE ORDINANCE. THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE PRINTED ORDINANCE.

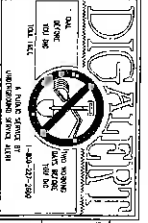
JAMES J. HOGAN, LANDSCAPE ARCHITECT REG. NO. 12989 DATE: 05/24/15

RIVERSIDE COUNTY INSPECTION AND CERTIFICATION NOTES

INSPECTION SCHEDULE

APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK IN THE ROAD RIGHT-OF-WAY ONLY

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES. APPROVAL BY THE TRANSPORTATION DEPARTMENT IS FOR WORK IN THE ROAD R.O.W. ONLY.



NOTE: WORK OBTAINED FROM THESE PLANS SHALL NOT BE CONSIDERED AS A GUARANTEE OF ANY KIND. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DATE: 05/20/2015

PREPARED BY: R. J. O'CONNOR, LANDSCAPE ARCHITECT



CERT. NO. 2009, EXP. 03/2017

RECOMMENDATIONS: REFER TO THE REVISIONS AND NOTES FOR THE LATEST REVISIONS TO THESE PLANS.

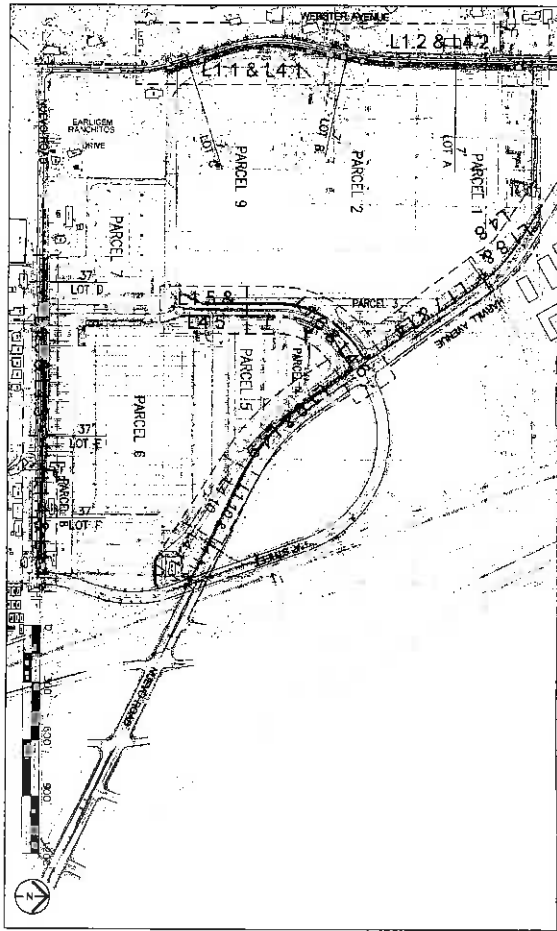
DATE: 05/20/2015

COUNTY OF RIVERSIDE
STREET IMPROVEMENTS
NUEVO BUSINESS PARK-PHASE II
COVER SHEET

LANDSCAPE CONSTRUCTION PLANS

NUEVO BUSINESS PARK-PHASE II
STREET IMPROVEMENT PLANS
NUEVO ROAD, WEBSTER STREET, 'A' STREET
COUNTY OF RIVERSIDE
PARCEL MAP NO. 33530
PLOT PLAN NO. 23332

APN: 305-180-009; 014; 016; 017; 018; 019; 034; 054
305-270-001; 034; 035; 036; 045; 067; 072; 073
322-270-013 AND 322-280-001



SHEET INDEX MAP

WATER DISTRICT NOTES

EASTERN MUNICIPAL WATER DISTRICT
POSSIBLE WATER
NO RECYCLED WATER PLAN

FOR CONSTRUCTION SPECIFICATIONS SEE RIVERSIDE COUNTY STANDARD SPECIFICATIONS BELOW:

- A. SECTION 328330 LANDSCAPING
- B. SECTION 328333 LANDSCAPE MAINTENANCE
- C. SECTION 328300 PAVEMENT SYSTEMS

MAINTENANCE QUANTITIES (ON-SITE/OFF-SITE)

NO.	DESCRIPTION	QUANTITY	UNIT
1.	LANDSCAPED FLAT AREAS:	33,668	S.F.
2.	TOTAL NUMBER OF TREES:	98	E.A.
3.	CONCRETE CURBS:	12,071	S.F.
4.	CONCRETE CURBS:	1,482	L.F.
5.	3" RAIL P.V.C. FENCING:	33,668	S.F.
6.	MULCH AT 3" DEPTH:	33,668	S.F.

PROJECT TYPE

INDUSTRIAL: RIGHT OF WAY STREETSCAPE IMPROVEMENTS TO EXISTING STREETS.

ZONING

ALL APNS - IP INDUSTRIAL PARK

INDEX OF SHEETS

- L01 COVER SHEET
- L11-1111 REVISION PLAN
- L21-1233 REVISION LEGENDS AND CALCULATIONS
- L31-1344 REVISION LEGENDS AND CALCULATIONS
- L41-1441 LANDSCAPE PLAN
- L51 CONSTRUCTION DETAILS
- L61 PLANNING DETAILS

MAINTENANCE

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY RW/DL 168R/LL ROAD, LLC PER AGREEMENT DATED 5/7/2015.

IP 130041 | PP 23332 | PM 33530
COUNTY OF RIVERSIDE
STREET IMPROVEMENTS
NUEVO BUSINESS PARK-PHASE II
COVER SHEET

SHEET NO. L01

**GENERAL PLAN UPDATES AND AMENDMENTS:
“KEEPING CONSISTENCY” AND CEQA CONSIDERATIONS**

Jim Moose
Remy, Thomas and Moose, LLP
Sacramento, CA
jmoose@rtandm.com

February 2002

I. “Horizontal” and “Vertical” Consistency Requirements

I. Horizontal Consistency

1. The General Statutory Requirement for “Internal Consistency”

- “[T]he Legislature intends that the general plan and elements and parts thereof comprise an integrated, *internally consistent and compatible statement of policies* for the adopting agency.” (Gov. Code, § 65300.5 (emphasis added).)
- “[T]he general plan is required to be consistent within itself.” (*Sierra Club v. Kern County Board of Supervisors* (1981) 126 Cal.App.3d 698, 703.) All elements within a general plan have equal status; a plan cannot contain a provision stating that, in the event of a conflict between elements, one element will govern over the other. (*Id.* at p. 708.)
- “If a general plan is to fulfill its function as a ‘constitution’ guiding ‘an effective planning process,’ a general plan must be reasonably consistent and integrated on its face. A document that, on its face, displays substantial contradictions and inconsistencies cannot serve as an effective plan because those subject to the plan cannot tell what it says should happen or not happen.” (*Concerned Citizens of Calaveras County v. Board of Supervisors* (1985) 166 Cal.App.3d 90, 97.)
- “It is the *policies* which must be integrated, internally consistent and compatible, not the maps which simply depict policies applied to specific land areas, not the data and statistics, and not even the objectives within the various elements.” (*Garat v. City of Riverside* (1991) 2 Cal.App.4th 259, 300 (emphasis in original).)

2. Correlation Between Land Use and Circulation Elements

- A general plan “shall include . . . [a] circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, *all correlated with the land use element* of the plan.” (Gov. Code, § 65302, subd. (b) (emphasis added).)
- Land use and circulation elements are adequately “correlated” if: (1) they are “closely, systematically, and reciprocally related”; (2) the circulation element “describe[s], discuss[es] and set[s] forth ‘standards’ and ‘proposals’ respecting any change in demands on the various roadways or transportation facilities of a county [or city] as a result of changes in uses of land contemplated by the plan”; and (3) the circulation element provides “‘proposals’ for how the transportation needs of the increased population will be met.” (*Concerned Citizens of Calaveras County, supra*, 166 Cal.App.3d at pp. 99-100.)
- *Inadequate* correlation existed where a rural county’s land use element anticipated significant population growth but its circulation element provided no means for building the expanded roads necessary to handle such growth.

In *Concerned Citizens of Calaveras County*, the respondent county’s circulation element, after identifying problems with various state highways, included a “plan proposal” that “the county should ask various higher levels of government for money for state highways. The circulation element does not suggest that the county’s lobbying efforts have any reasonable prospect for success.” (166 Cal.App.3d at pp. 102-103.) “Nor does the circulation element contain any proposal limiting population growth or managing increased traffic in the event that necessary state highway funding is not forthcoming.” (*Id.* at p. 103.)

“What made these elements legally objectionable as being internally inconsistent and insufficiently correlated with each other was not the discrete pieces of information they contained, i.e., that the roads were adequate, or that there would be substantial population increases, or that problems would surface with the roads as homes and businesses were built, but was instead the failure of the county to adopt objectives, standards or proposals as part of a consistent policy to make sure that population growth did not overwhelm the existing circulation infrastructure, and that the circulation infrastructure would be increased to keep up with population growth.” (*Garat, supra*, 2 Cal.App.4th at p. 300, fn. 31 (characterizing the holding in *Concerned Citizens of Calaveras County*)).

3. Traditional Forgiving Approach to Judicial Review of Claims of Internal Inconsistency

- General plans, by their very nature, tend to have policies with differing emphases:

“The broad objectives of general plans may well be expected to encompass competing interests . . . , and an informed resolution of the tension between such competing interests requires that the information related to each objective be provided with an eye towards defining the scope of the conflict, not towards providing information which has been homogenized so that the same subject, i.e., floodplains, is dealt with as a factor unconnected with the objectives related to the general plan element to which the subject relates.”

(*Garat, supra*, 2 Cal.App.4th at p. 300.)

“A general plan must try to accommodate a wide range of competing interests – including those of developers, neighboring homeowners, prospective homebuyers, environmentalists, current and prospective business owners, jobseekers, taxpayers, and providers and recipients of all types of city-provided services – and to present a clear and comprehensive set of principles to guide development decisions.”

(*Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 719.)

- “As with the interpretation of statutes in general, portions of a general plan should be reconciled if reasonably possible.” (*No Oil, Inc. v. City of Los Angeles* (1987) 196 Cal.App.3d 223, 244.)

- Examples of judicial deference:

In *Hernandez v. City of Encinitas* (1994) 28 Cal.App.4th 1048, 1070-1071, the Court of Appeal found no internal inconsistency between a city’s housing and land use elements, even though the housing element encouraged a “*wide range of housing* by location, type of unit, and price” and land use element stated that “[t]he residential character of the City shall be substantially single-family detached housing.” (Emphasis added.)

- In *Cadiz Land Company v. Rail Cycle* (2000) 83 Cal.App.4th 74, 113-116, the Court found that no internal inconsistency had been created where general plan was

amended to allow a landfill on property designated for “resource conservation” (“RC”) uses. The petitioner argued that a landfill was inconsistent with the general purposes of the RC designation, which were “[t]o encourage limited rural development that maximizes the preservation of open space, watershed and wildlife habitat areas’ and ‘[t]o establish areas where open space and nonagricultural activities are the primary use of the land, but where agriculture and compatible uses may coexist.’” (*Id.* at p. 113.) The court explained that, with mitigation, the proposed landfill was not incompatible with adjacent agricultural uses. (*Id.* at p. 114.) Moreover, “[t]he general plan expressly allows landfills to be classified as open space land uses, and the general plan states that a resource conservation designation allows such land to be used for those uses which are considered in the general plan to be appropriate open space uses.” (*Id.* at pp. 115-116.)

4. The Internal Consistency Requirement Applies to Charter Cities.

- The internal consistency requirement applies to charter cities. (*Garat, supra*, 2 Cal.App.4th at pp. 285-287.)

2. Vertical Consistency

1. The Statutory Basis for Vertical Consistency

- By statute, specific plans, zoning actions, development agreements, and tentative maps all must be consistent with the general plan. (Gov. Code, §§ 65454 (specific plans), 65680 (zoning), 65867.5 (development agreements), and 66473.5 (tentative maps); see also *Leshner Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal.3d 531, 536 (zoning).) Case law has extended the consistency requirement to conditional use permits and public works projects. (*Neighborhood Action Group v. County of Calaveras* (1984) 156 Cal.App.3d 1176, 1183-1184 (use permits); *Friends of “B” Street v. City of Hayward* (1980) 106 Cal.App.3d 988, 998 (public works projects).) But see *Elysian Heights Residents Association v. City of Los Angeles* (1986) 182 Cal.App.3d 21, 29 (nothing in state law prohibits a city from issuing building permits that are consistent with zoning but inconsistent with general plan).
- In *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 570, the California Supreme Court stated that “the propriety of virtually *any local decision* affecting land use and development depends upon consistency with the application general plan and its elements.” (Emphasis added.)

This is actually an overstatement, as some local agencies other than cities and counties need not comply with local general plans. (See, e.g., Gov. Code, §§ 53091 (“[z]oning ordinances of a county or city shall not apply to the location or construction of facilities for the production, generation, storage, or transmission of water”), 53094 (a school district board, by a two-thirds vote, may “render a city or county zoning ordinance inapplicable to a proposed use of property by a school district”); *Lawler v. City of Redding* (1992) 7 Cal.App.4th 778, 783 (the immunity created by Government Code section 53091 et seq. applies to general plan, as well as zoning, requirements).)

- One court, invoking the California Environmental Quality Act (“CEQA”) (Pub. Resources Code, § 21000 et seq.), has created what amounts to a requirement that water supplies acquired by water providers be consistent with general plan growth projections. (*County of Amador v. El Dorado County Water Agency* (1999) 76 Cal.App.4th 931, 950-951.) This decision has been criticized for having no basis in statute or prior case law.

2. The Vertical Consistency Requirement For Zoning Ordinances Does Not Apply to Charter Cities (Except Los Angeles).

- “[L]egislative zoning enactments . . . of a charter city do not have to be consistent with that city’s general plan.” (*Garat, supra*, 2 Cal.App.4th at p. 281; *Verdugo Woodlands Homeowners etc. Association v. City of Glendale* (1986) 179 Cal.App.3d 696, 703-704; Gov. Code, § 65803 (exempts charter cities from Chapter 4 of the Planning and Zoning Law).) But see Gov. Code, § 65860, subd. (d) (zoning consistency requirement does apply to “a charter city of 2,000,000 or more population”); *City of Irvine v. Irvine Citizens Against Overdevelopment* (1994) 25 Cal.App.4th 868, 874-876 (court enforces a charter city’s ordinance requiring zoning actions to be consistent with the city’s general plan).
- Despite the lack of a statutory requirement that charter cities’ zoning must be consistent with general plan policies, courts may determine that charter cities’ zoning actions contrary to their general plans do “not reasonably relate to the community’s general welfare, and therefore constitute[] an abuse of the city’s police power.” (*City of Del Mar v. City of San Diego* (1982) 133 Cal.App.3d 401, 414-415.)

3. Traditional Parameters of the Vertical Consistency Requirement

a. Zoning Ordinances

- For a general law city’s zoning ordinance to be consistent with its general plan, “[t]he various land uses authorized by the ordinance [must be] compatible with the objectives, policies, general land uses, and programs specified in the plan.” (Gov. Code, § 65860, subd. (a)(2).)

b. Tentative Subdivision Maps

- For tentative subdivision maps, the standard may be a bit looser. In *Sequoyah Hills, supra*, 23 Cal.App.4th at pp. 717, 719, the Court of Appeal described the applicable standards as follows:

“[S]tate law does not require an exact match between a proposed subdivision and the applicable general plan. [Citation.] Rather, to be ‘consistent,’ the subdivision map must be ‘compatible with the objectives, policies, general land uses, and programs specified in’ the applicable plan. (Gov. Code, § 66473.5.) As interpreted, this provision means that a subdivision map must be ‘in agreement or harmony with’ the applicable plan.

* * *

“[I]t is beyond cavil that no project could completely satisfy every policy stated in [the Oakland Comprehensive Plan], and that state law does not impose such a requirement. [Citations.] * * * Once a general plan is in place, it is the province of elected city officials to examine the specifics of a proposed project to determine whether it would be ‘in harmony’ with the policies stated in the plan. (Citation.) It is, emphatically, *not* the role of the courts to micromanage these development decisions. Our function is simply to decide whether the city officials considered the applicable policies and the extent to which the proposed project conforms with those policies, whether the city officials made appropriate findings on this issue, and whether those findings are supported by substantial evidence.”

(Emphasis in original; footnote omitted.)

c. The Need to Comply with General Plan Policies that are Fundamental, Mandatory, and Specific

- In *Families Unafraid to Uphold Rural El Dorado County v. Board of Supervisors (“FUTURE”)* (1998) 62 Cal.App.4th 1332, 1341, 1342, the court cited *Sequoyah* approvingly, but invalidated a respondent agency’s action that was inconsistent with one particular general plan policy that was “fundamental, mandatory and specific.” The policy at issue prohibited “low density residential” uses in areas not physically contiguous to either “community regions” or “rural centers,” as designated in the draft El Dorado County General Plan, which, pursuant to an “extension” granted by the Governor’s Office of Planning and Research (“OPR”), functioned as the equivalent of an official general plan. (*Id.* at pp. 1336, 1340; see also Gov. Code, § 65361.)

4. Standard of Review

- Courts have employed a “reasonableness” standard of review in considering a local agency’s decision that a project is consistent with its general plan. “This finding will be reversed only if, based on the evidence before the City Council, a reasonable person could not have reached the same conclusion.” (*No Oil, supra*, 196 Cal.App.3d at p. 243; see also *FUTURE, supra*, 62 Cal.App.4th at p. 1338.)

5. New Consistency Standard from *Napa Citizens Decision*

- In *Napa Citizens for Honest Government v. Napa County Board of Supervisors* (2001) 91 Cal.App.4th 342, 378-381, the Court of Appeal held that Napa County had acted contrary to its general plan in amending an existing specific plan for an industrial area near its airport. The County had traffic problems and a housing shortage, which would be worsened by industrial development pursuant to the specific plan.

The court announced a new test for general plan consistency: “whether development . . . is compatible with *and will not frustrate* the General Plan’s goals and policies.” If a project “will frustrate the General Plan’s goals and policies, it is inconsistent with the County’s General Plan unless it also includes definite *affirmative commitments to mitigate the adverse effect or effects.*” (*Id.* at p. 379 (emphasis added).)

- The court, in effect, said that *mitigation* may be required to ensure that development *consistent with an existing general plan designation* does not “frustrate” the goals and policies of the general plan. It did not matter that the County was simply approving an industrial land use in an area slated in the General Plan for industrial land uses.
- Notably, in suggesting that some kind of mitigation for impacts on housing might be appropriate, the court pushed the respondent county into a kind of mitigation – on housing demand – beyond the reach of CEQA, which deals with environmental, rather than social, impacts. (See *San Franciscans for Reasonable Growth v. City and County of San Francisco* (1989) 209 Cal.App.3d 1502, 1521-1522 (“project-specific demands for additional downtown housing implicate social and economic, not environmental, concerns and, thus, are outside the CEQA purview”).)
- The new factor in consistency analysis – whether a project will “frustrate” the implementation of general plan goals and policies – has no basis in statute, but finds its original source in the purely *advisory* General Plan Guidelines published by the Governor’s Office of Planning and Research (“OPR”).

This origin is evident from a careful reading of the authorities the court cited before announcing the new “frustration” test. The court cited the *FUTURE* case for the proposition that general plan consistency is in part a function of whether a project will “obstruct” the attainment of general plan objectives and policies. (91 Cal.App.4th at p. 378, citing 62 Cal.App.4th at p. 1336.) The *FUTURE* decision, in turn, had quoted *Corona-Norco Unified School District v. City of Corona* (1993) 17 Cal.App.4th 985, 994, in which the court had pulled the word “obstruct” straight out of the 1990 General Plan Guidelines. As the *Corona* court noted, “[t]he General Plan Guidelines are *advisory* only[.]” (*Id.* at p. 994, fn. 6; see also Gov. Code, § 65040.2, subd. (c) (OPR general plan guidelines “shall be advisory”); *FUTURE*, *supra*, 62 Cal.App.4th at p. 1336 (referring to “advisory general plan guideline” cited in *Corona*).) In *Napa Citizens*, the verb “obstruct” became “frustrate,” presumably because the two verbs are roughly synonymous. (91 Cal.App.4th at p. 387.)

- The *Napa Citizens* court cited the *Concerned Citizens of Calaveras County* case – a case dealing with *horizontal* inconsistency – to support its reasoning:

“We find support for this conclusion in *Concerned Citizens of Calaveras County v. Board of Supervisors* (1985) 166 Cal. App. 3d 90, 212 Cal. Rptr. 273. The court in that case considered a possible conflict between the circulation and land use elements of a general plan. The land use element recognized the likelihood that the area’s population would grow, and stated a goal of encouraging commercial development to support that growth. The circulation element, like the circulation element in the County’s General Plan here, recognized the limitations of the area’s roadways, finding that the roadways would not be able to handle a substantial increase in traffic. The circulation element included no specific means of increasing the circulation of traffic should growth occur, reciting that there were no funds available for any major projects on the highways. The circulation element stated a ‘goal’ of encouraging the improvement of the highways, a ‘policy’ of supporting the State in any plans to improve State highways traversing the county, and an ‘implementation measure’ of lobbying for increased State funding for State highway improvements. (*Id.* at pp. 100-102.) The court found that the circulation and land use elements were internally inconsistent and contradictory. It also held that ‘the general plan cannot identify substantial problems that will emerge with its state highway system, further report that no known funding sources are available for improvements necessary to remedy the problems, and achieve statutorily mandated correlation with its land use element (which provides for substantial population increases) simply by stating that the county will solve its problems by asking other agencies of government for money.’ (*Id.* at p. 103.) “The question in *Concerned Citizens* was whether the general plan itself was flawed because it included inconsistent provisions, while the question here is whether the County’s

General Plan and the Updated Specific Plan contain inconsistent provisions. Nonetheless, the essential holding of the court in *Concerned Citizens* was that an inconsistency was created if the implementation of one provision will frustrate a policy stated in a second provision and there is no affirmative commitment to mitigate that adverse effect. The same principle applies here.

The County cannot state a policy of reducing traffic congestion, recognize that an increase in traffic will cause unacceptable congestion and at the same time approve a project that will increase traffic congestion without taking affirmative steps to handle that increase. It also cannot state goals of providing adequate housing to meet the needs of persons living in the area, and at the same time approve a project that will increase the need for housing without taking affirmative steps to handle that increase.”

(91 Cal.App.4th at pp. 379-380.)

- In *Napa Citizens*, the court:
 - (1) created a new test for general plan consistency – whether a project will “frustrate” the goals and policies of a general plan;
 - (2) imported the CEQA concept of “mitigation” into general plan consistency determinations by implying that consistency for an updated specific plan permitting industrial uses could be achieved through steps to develop more housing and to better mitigate traffic impacts; and
 - (3) blurred the distinction between horizontal and vertical inconsistencies.
- The *Napa Citizens* case has created legal danger whenever a city or county with a housing shortage approves a significant job-generating project – even one fully consistent with a general plan land use diagram – without simultaneously somehow attempting to mitigate impacts on existing housing stock.

By analogy, a city or county with a surplus of residential stock might create a problem by approving still more housing without attempting to simultaneously pursue efforts to increase commercial or industrial development.

II. The Application of CEQA Principles to a General Plan Update

A. General Plan Amendments and Updates are Subject to CEQA.

- The definition of “project” (i.e., an activity subject to CEQA) includes “the adoption and amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100-65700.” (Cal. Code Regs., tit. 14, div. 6, ch. 3 (“CEQA Guidelines”), § 15378, subd. (a)(1).) Case law clearly treats general plan updates as subject to CEQA. (See,

e.g., *Twain Harte Homeowners Association, Inc. v. County of Tuolumne* (1982) 128 Cal.App.3d 644; *Koster v. County of San Joaquin* (1996) 47 Cal.App.4th 29.)

- Environmental impact reports (“EIRs”) for general plans are frequently “first tier” documents that can focus on broad, regional issues (e.g., cumulative impacts and growth-inducement) rather than site-specific considerations. (See Pub. Resources Code, §§ 21068.5, 21093, 21094; CEQA Guidelines, §§ 15152, 15385.) Still, such documents must nevertheless deal adequately with fundamental planning issues such as long-term water supply. (See CEQA Guidelines, § 15152, subd. (b) (“[t]iering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration”); *Stanislaus Natural Heritage Project v. County of Stanislaus* (1996) 48 Cal.App.4th 182, 199 (“the environmental consequences of supplying water to [a] project would appear to be one of the most fundamental and general ‘general matters’ to be addressed in a first-tier EIR”).)
- All projects subject to CEQA are subject to the “substantive mandate” of CEQA by which public agencies must mitigate or otherwise avoid significant environmental effects to the extent feasible. (Pub. Resources Code, § 21002; CEQA Guidelines, §§ 15002, subd. (a)(3), 15021, subds. (a)(2), (c), 15041, subd. (a); *Mountain Lion Foundation v. Fish & Game Commission* (1997) 16 Cal.4th 105, 134; *Sierra Club v. State Board of Forestry* (1994) 7 Cal.4th 1215, 1233; *Sierra Club v. Gilroy City Council* (1990) 222 Cal.App.3d 30, 41.)
- Where the “project” subject to CEQA is a “plan, policy, regulation, or other public project,” the obligation to mitigate impacts can be effectuated “by incorporating the mitigation measures into the plan, policy, regulation, or project design.” (Pub. Resources Code, § 21081.6, subd. (b); CEQA Guidelines, § 15126.4, subd. (a)(2).)

B. General Plans have Traditionally Contained “General” Policies.

- Some early court cases treated general plans as documents containing vague and tentative policy pronouncements that might not be mandatory in character. (See, e.g., *Greenebaum v. City of Los Angeles* (1984) 153 Cal.App.3d 391, 406-407, citing *Bounds v. City of Glendale* (1980) 113 Cal.App.3d 875, 881, 885-886; *Karlson v. City of Camarillo* (1980) 100 Cal.App.3d 789, 799, citing *Selby Realty Co. v. City of San Buenaventura* (1973) 10 Cal.3d 110, 117-118.)
- In the past, many consultants and agencies have written general plans with vague policy language. This approach, in part, reflects a desire to maintain flexibility for city and county decisionmakers. More specific commitments were saved for specific plans, zoning ordinances, and lower-level policy- or project-documents.

C. More Recent General Plans Tend to Include More Specific Policies.

- OPR’s most recent General Plan Guidelines advocate clear and specific policies:

“For a policy to be useful as a guide to action it must be clear and unambiguous. Adopting broadly drawn and vague policies is poor practice. Clear policies are particularly important when it comes to judging whether or not zoning decisions, subdivisions, public works projects, etc., are consistent with the general plan.

“When writing policies, be aware of the difference between ‘shall’ and ‘should.’ ‘Shall’ indicates an unequivocal directive. ‘Should’ signifies a less rigid directive, to be honored in the absence of compelling or contravening circumstances. Use of the word ‘should’ to give the impression of more commitment than actually intended is a common, but unacceptable practice. It is better to adopt no policy than to adopt a policy with no backbone.”

(OPR, *General Plan Guidelines*, pp. 15-16 (1998).)

- OPR’s recent advocacy of clear, mandatory language is consistent with the Supreme Court’s characterization of the general plan “as a ‘constitution,’ or perhaps more accurately a charter for future development.” (*Leshar Communications, supra*, 52 Cal.3d at p. 540.)

D. The Pressures of CEQA Compliance Tend to Lead To the Formulation of More Specific and Stringent – and Inflexible – General Plan Policies.

1. General Plan Updates Result in Significant Environmental Effects that Must be Mitigated if “Feasible.”

- Because long-term development plans for any jurisdiction are likely to result in several significant environmental effects (e.g., on air quality, biological resources, historical resources, and transportation facilities), EIRs for general plan updates will typically identify the need for policy language (mitigation) to address such impacts. The stronger and less flexible such language is, the easier it is for cities and counties to conclude that the language, as applied to future projects, will mitigate impacts to less than significant levels.

(On the subject of the standards that govern the formulation of mitigation measures, see *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296, 306-308 (deferral of mitigation measures should generally be avoided); *Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 727-728 (a “mitigation agreement” to supply money for the purchase of replacement water was not a sufficient basis for finding a power plant’s impacts on groundwater to be mitigated to a less than significant level); *Sacramento Old City Association v. City Council of Sacramento* (1991) 229 Cal.App.3d 1011, 1028-1030 (reliance

on performance standards, to be effectuated through some combination of the options set forth in a menu of possible measures, is an acceptable form of mitigation); CEQA Guidelines, § 15126.4, subd. (a)(1)(B) (“measures may specify performance standards which would mitigate the significant effect of the project and which may be accomplished in more than one specified way”).)

2. Development “Phasing” is an Appropriate Means of Mitigating the Effects of Growth.

- The *phasing* of development to keep growth from outpacing infrastructure is an obvious means of mitigating the potential impacts of general plan buildout. (See *Napa Citizens, supra*, 91 Cal.App.4th at p. 374 (one possible mitigation measure to prevent development outpacing water availability is to “prevent development if the identified [future water] sources fail to materialize”); *Mira Development Corp. v. City of San Diego* (1988) 205 Cal.App.3d 1201, 1215-1216 (agencies can deny development requests – even those consistent with applicable plans – in the absence of adequate public facilities to serve the development that would result). Compare *Federation of Hillside & Canyon Associations v. City of Los Angeles* (2000) 83 Cal.App.4th 1252, 1260-1262 (city’s reliance on state and federal agencies to fund key transportation improvements did not constitute adequate mitigation of traffic impacts of general plan buildout; “CEQA requires the [lead] agency to find, based on substantial evidence, that the mitigation measures are ‘required in, or incorporated into, the project’”); *Concerned Citizens of Calaveras County, supra*, 166 Cal.App.3d at p. 103 (“[n]or does the circulation element contain any proposal limiting population growth or managing increased traffic in the event that necessary state highway funding is not forthcoming”).)

3. In General Plan Updates, as in Other Planning Processes Subject to CEQA, Agencies Cannot Reject Proposed Mitigation Measures Addressing Significant Effects Without First Determining that Such Measures are “Infeasible.”

- Where a city or county legislative body wants to reject proposed mitigation language as infeasible, the body must offer reasons, in its “CEQA Findings,” why the proposed policy is “infeasible.” (Pub. Resources Code, § 21081, subd. (a)(3); CEQA Guidelines, § 15091, subd. (a)(3).) In rejecting such language, an agency, at least in some instances, may invoke policy considerations: proposed mitigation measures may be rejected based on “a reasonable balancing of the relevant economic, environmental, social, and technological factors.” (*City of Del Mar, supra*, 133 Cal.App.3d at p. 417; see also *Sequoyah Hills, supra*, 23 Cal.App.4th at p. 715 (court upholds rejection of project alternative that did not fully satisfy “project objective[s]”); CEQA Guidelines,

§§ 15364 (definition of “feasible”), 15124, subd. (b) (“[a] clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary”).)

4. By Adopting Stringent General Plan Policy Language as a Means of “Mitigating” the Significant Effects of Growth, Cities and Counties may Create Future Problems for Themselves.

- Fashioning stringent, inflexible general plan language to function as mitigation measures can lead to future problems. Examples include the following:
 - (1) inflexible commitments to avoid causing impacts to endangered, threatened, or rare species of plants or animals (see CEQA Guidelines, § 15065, subd. (a));
 - (2) inflexible commitments to avoid causing significant impacts to “historical resources” (see Pub. Resources Code, § 21084.1; CEQA Guidelines, § 15064.5, subd. (a));
 - (3) inflexible commitments to ensure that noise does not exceed certain levels in residential or other areas; and
 - (4) inflexible guarantees to maintain certain “levels of service” as a means of preventing congestion on federal or state highways or major local roads.
 - Cities and counties face a challenge in attempting to simultaneously fully satisfy CEQA while at the same time avoiding the creation of general plan policy language that either (a) sets unrealistic expectations about future levels of environmental protection or (b) denies decisionmakers the ability to deal with changing or unanticipated future conditions. To walk this fine line, the CEQA findings required for general plan updates should include detailed discussions regarding why inflexible proposed language was rejected as being unworkable or undesirable. Such discussion should attempt to reflect “a reasonable balancing of the relevant economic, environmental, social, and technological factors.” It should also be supported by substantial evidence. (Pub. Resources Code, § 21081.5; CEQA Guidelines, § 15091, subd. (b).)
- E. The Adoption of Stringent General Plan Language Does Provide Some Future Advantages: It Can Help to Streamline Future, Project-Specific Environmental Review.**
- Although stringent, inflexible general plan language may create difficulties for local decisionmakers, such language does create legal benefits that may be worthwhile.

Specifically, such language may function as jurisdiction-level mitigation that, when applied to future projects consistent with the general plan, might help avoid the need to prepare EIRs rather than negative declarations.

- *Public Resources Code section 21083.3 and CEQA Guidelines section 15183* allow cities and counties to narrow the focus of environmental review for projects that are consistent with a general plan, community plan, or zoning action for which an EIR has been prepared. For such projects, CEQA analysis shall focus on impacts that are “*peculiar to the parcel or to the project* and which were not addressed as significant effects in the prior [EIR], or which substantial new information shows will be more significant than described in the prior [EIR].” (Pub. Resources Code, § 21083.3, subs. (a), (b) (emphasis added); see also CEQA Guidelines, § 15183, subs. (a), (b).)

“If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, . . . then *an additional EIR need not be prepared for the project solely on the basis of that impact.*” (CEQA Guidelines, § 15183, subd. (c) (emphasis added).)

- “An effect of a project on the environment shall *not* be considered peculiar to the project or the parcel for the purposes of this section [21083.3] if *uniformly applied development policies or standards* have been previously adopted by the city or county with a finding that the development policies or standards will substantially mitigate that environmental effect when applied to future projects, unless substantial new information shows that the policies or standards will not substantially mitigate the environmental effect. The finding shall be based on substantial evidence which need not include an EIR.” (Pub. Resources Code, § 21083.3, subd. (d) (emphasis added).)

The above-quoted language explains that, where an agency has certified an EIR for its general plan, community plan, or zoning action, any future negative declaration or EIR for a project consistent with the plan can dispense with the analysis of environmental impacts that will be “substantially mitigated” by the uniform application of “development policies or standards” adopted as part of, or in connection with, previous plan-level or zoning-level decisions, or otherwise – unless “substantial new information” shows that the standards or policies will not be effective in “substantially mitigating” the effects in question. In other words, agencies prescient enough to adopt effective policies and standards as part of plan or zoning approvals, or otherwise, will be able to reduce the extent of later project-specific CEQA review.

- These “uniformly applied development policies or standards” need not apply throughout the entire city or county at issue; and where an agency failed, when originally adopting such standards or policies, to make an express finding that they would “substantially mitigate” the

environmental effects of future projects, the agency, in approving a later project, can make a finding to that effect after holding a public hearing on the issue:

“Such development policies or standards need not apply throughout the entire city or county, but can apply only within the zoning district in which the project is located, or within the area subject to the community plan on which the lead agency is relying. Moreover, such policies or standards need not be part of the general plan or any community plan, but can be found within another pertinent planning document such as a zoning ordinance. Where a city or county, in previously adopting uniformly applied development policies or standards for imposition on future projects, failed to make a finding as to whether such policies or standards would substantially mitigate the effects of future projects, the decisionmaking body of the city or county, prior to approving such a future project pursuant to this section, may hold a public hearing for the purpose of considering whether, as applied to the project, such standards or policies would substantially mitigate the effects of the project. Such a public hearing need only be held if the city or county decides to apply the standards or policies as permitted in this section.”

(CEQA Guidelines, § 15183, subd. (f).)

- In short, a general plan update, and its accompanying EIR, can be a vehicle for formulating what will be “uniformly applied development policies or standards for imposition on future projects.” Such policies can also function as mitigation for the impacts of general plan buildout. Cities and counties, then, are directly rewarded for putting environmental “teeth” into their general plans. The desirability of this reward must be balanced against the practical problems that can be created by policies that are so stringent and inflexible as to deprive decisionmakers of the discretion they need to react to unanticipated future circumstances.

F. Minimizing the Possibility of Having to Recirculate the Draft EIR

1. Legal Trigger for Recirculation

- If, subsequent to the commencement of public review and interagency consultation but prior to final EIR certification, the lead agency adds “significant new information” to an EIR, the agency must issue new notice and must “recirculate” the revised EIR, or portions thereof, for additional commentary and consultation. (Pub. Resources Code, § 21092.1; CEQA Guidelines, § 15088.5.)
- “‘Significant new information’ requiring recirculation include[s] . . . a disclosure showing that:

- (1) A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented.
- (2) A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance.
- (3) A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it.
- (4) The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded. (*Mountain Lion Coalition v. Fish and Game Com.* (1989) 214 Cal.App.3d 1043)."

(CEQA Guidelines, § 15088.5.)

- But compare *Kings County Farm Bureau, supra*, 221 Cal.App.3d at pp. 736-737 (“[t]he CEQA reporting process is not designed to freeze the ultimate proposal in the precise mold of the initial project; indeed, new and unforeseen insights may emerge during investigation, evoking revision of the original proposal”).)

2. Strategies for Avoiding Recirculation

- Where a city or county, in response to public input on a draft EIR, proposes to modify its draft general plan, there is a danger that the changes will involve a “new significant environmental impact” or a “substantial increase in the severity of an environmental impact,” and thus will trigger the need to recirculate part or all of the revised draft EIR.

Such a scenario will create a dilemma for the city or county: either the suggestions from the public must be rejected or the general plan update must be delayed to permit another round of public review.

- This dilemma can be avoided, or the odds of the dilemma arising can be minimized, by seeking substantial amounts of public input prior to the formulation of the “project description” (i.e., the draft general plan) that will be included in the draft EIR. (See CEQA Guidelines, § 15124.) In other words, such extensive input can occur *before* the CEQA process for the update is officially commenced.

Case law allows agencies to spend considerable time and effort formulating a “project description,” so long as CEQA review is completed before irrevocable decisions are made. (See *Uhler v. City of Encinitas* (1991) 227 Cal.App.3d 795, 799-804 (agency conducts several studies and public input sessions in developing a traffic control plan to be subjected

to environmental review); *Stand Tall on Principles v. Shasta Union High School District* (1991) 235 Cal.App.3d 772 (court upholds a school district's decision to defer environmental review until after it conditionally chose a preferred school site based on committee hearings, consultants' advice, and public input); *City of Vernon v. Board of Harbor Commissioners* (1998) 63 Cal.App.4th 677, 688 (“[t]he agency commits to a definite course of action not simply by being a proponent or advocate of the project, but by agreeing to be legally bound to take that course of action”).)

- Another means of minimizing the chance that recirculation will be necessary is to include in the general plan update EIR an alternative that represents a level of impact *greater than* what the community is likely to accept. This “high impact” alternative may provide analysis that will be useful in assessing options that might arise during public review.

Unfortunately, such an alternative will probably not satisfy CEQA requirements for alternatives, which should be environmentally more benign, at least in some respects, than the project description. (CEQA Guidelines, § 15126.6, subd. (a).) Still, a high impact alternative can provide information that may allow the city or county, in analyzing an option that emerged during public review, to say “we’ve already studied something similar, and thus don’t have to recirculate.” (See *Village Laguna of Laguna Beach v. Board of Supervisors* (1982) 134 Cal.App.3d 1022, 1028-1029 (a lead agency can discern the impacts of hybrid alternatives whose levels of impact fall somewhere between the alternatives formally studied in a draft EIR).)

G. A General Plan EIR Should Include Considerable Amounts of Information on the Water Supplies that will be Needed for Development During the Life of the General Plan.

1. The Obligation for Cities and Counties to Consult with Water Providers

- When a city or county is considering whether to “adopt or substantially amend a general plan,” the agency must first refer its proposal to any “public water system” with 3,000 or more service connections to customers within the area affected. After receiving the proposal, the latter entity has 45 days in which to respond. (**Gov. Code, § 65352, subd. (a)(6).**)
- The information ultimately supplied to the city or county must include the following, where “appropriate and relevant”:
 - (i) the most recent urban water management plan (see Wat. Code, §§ 10620, 10631);

- (ii) the water supplier's most recent capital improvement program or plan;
- (iii) "[a] description of the source or sources of the total water supply currently available to the water supplier by water right or contract, taking into account historical data concerning wet, normal, and dry runoff years";
- (4) "[a] description of the quantity of surface water that was purveyed by the water supplier in each of the previous five years";
- (v) "[a] description of the quantity of groundwater that was purveyed by the water supplier in each of the previous five years";
- (vi) "[a] description of all proposed additional sources of water supplies for the water supplier, including the estimated dates by which these additional sources should be available and the quantities of additional water supplies that are being proposed";
- (vii) "[a] description of the total number of customers currently served by the water supplier, as identified by the following categories and by the amount of water served to each category": (A) "[a]gricultural users"; (B) "[c]ommercial users"; (C) "[i]ndustrial users"; (D) "[r]esidential users";
- (viii) "[q]uantification of the expected reduction in total water demand, identified by each customer category . . . associated with future implementation of water use reduction measures identified in the water supplier's urban water management plan"; and
- (ix) "[a]ny additional information that is relevant to determining the adequacy of existing and planned future water supplies to meet existing and planned future demands on these water supplies."

(Gov. Code, § 65352.5, subd. (c).)

- After receiving this information, the city or county preparing its general plan update should include, within the conservation element, a "discussion and evaluation of any water supply and demand information" provided by the supplier. **(Gov. Code, § 65302, subd. (d).)** In addition to such information, the conservation element should generally address, among other things, "water and its hydraulic force, . . . rivers and other waters, [and] . . . fisheries[.]" (*Ibid.*)
- The information exchange described above should ensure that, as a city or county updates its general plan, it has the benefit of very detailed information from the water suppliers operating within the city or county boundaries. Notably, however, this information need not, according to the statutory language, include information on the

environmental impacts associated with developing any new supply source. Still, the information presumably should influence city and county officials as they determine what levels of growth to propose and plan for in their updated general plans.

2. The Stanislaus Natural Heritage Decision May Apply to General Plan EIRs.

- In *Stanislaus Natural Heritage, supra*, the Court of Appeal invalidated an EIR for a *specific plan* because the document had not adequately dealt with the environmental consequences associated with acquiring a long-term water supply for the proposed 5,000-unit residential development. (48 Cal.App.4th at p. 187.) The EIR had evaluated the effects related to providing water during the first five years of the fifteen-year first phase, but did not address impacts that would occur beyond that initial time period. (*Id.* at pp. 194-195.) Instead, the EIR had treated the potential long-term water supply shortfall as a significant and unavoidable impact, and had identified as “mitigation” a commitment that further construction, beyond the first increment, could not occur unless adequate water supplies could be found. (*Id.* at p. 195.)
- In finding the EIR deficient, the court rejected the respondent agency’s argument that, because the EIR was only a “first tier” document, to be augmented in the future with additional negative declarations or EIRs, the county was not required to analyze long-term water supply impacts to the degree advocated by the petitioners. (*Id.* at p. 197.)
- Even though the respondent and applicant recognized, in effect, that large portions of the project might not be built out should water supplies not be forthcoming, the willingness to bear that risk was no substitute for proper CEQA compliance. The approval of a specific plan embodies a decision to encourage or permit the full complement of development contemplated by the plan. The EIR for such a specific plan should therefore look at water issues assuming full build-out:

“No matter what subsequent environmental review might take place, and no matter what additional mitigation measures might be adopted to ameliorate adverse environmental impacts on each of the four ‘phases’ of planned development, the project was going to need water from some source or sources. To defer any analysis whatsoever of the impacts of supplying water to this project until after the adoption of the specific plan calling for the project to be built would appear to be putting the cart before the horse.”

(*Id.* at pp. 199-200.)

- The court made the following statements regarding what steps the respondent would have to take to comply with CEQA:

“We are not concluding respondent must first find a source of water for the ‘project’ before an EIR will be adequate. We are concluding that an EIR for this project must address the impact of supplying water for the project. It is not mitigation of a significant environmental impact on a project to say that if the impact is not addressed then the project will not be built. The decision not to build may well rest upon the absence of a suitable or adequate water source. However, the decision to approve the EIR of this project does require recognition that water must be supplied, that it will come from a specific source or one of several possible sources, *of what the impact will be if supplied from a particular source or possible sources and if that impact is adverse how it will be addressed.* While it might be argued that not building a portion of the project is the ultimate mitigation, it must be borne in mind that the EIR must address the project and assumes the project will be built.”

(*Id.* at pp. 205-206 (**emphasis added**).)

- It is not clear whether the logic of *Stanislaus Natural Heritage* should be applied to an EIR for a *general plan*, as opposed to a specific plan. Notably, general plan EIRs are frequently “first tier” documents, similar to the EIR at issue in the case. (See CEQA Guidelines, § 15152, subd. (b).) Regardless of how that question is ultimately answered, however, *County of Amador*, discussed below, makes a general plan EIR with a detailed discussion of water issues a very valuable document, which can liberate water supply agencies to be able to do their jobs.

3. The *County of Amador* Decision Implies that the General Plan EIR is the Logical Vehicle for Addressing the Relationship Between Growth and Water Supplies.

- In *County of Amador, supra*, the Court of Appeal invalidated decisions by the El Dorado County Water Agency (see Wat. Code App., Ch. 96.) certifying an EIR and approving a water supply project designed to serve future population growth. The project at issue was a “water program” that included, among other things, a plan to

obtain new water rights sufficient to obtain an additional annual supply of 17,000 acre feet of water (“af/yr”) from the American River watershed. (76 Cal.App.4th at p. 940.)

- According to the court, “[t]he need for new water supplies was predicated on projections contained in a *draft, unadopted* general plan.” (*Ibid.* (emphasis added).) Because of this fact, “the EIR [was] fundamentally flawed.” (*Id.* at p. 941.) The court reasoned as follows:

“Had a general plan reflecting population and development policies been adopted, a water project to meet those needs would certainly have been appropriate. Here, however, the new general plan had *not* been adopted. The proposed water project was not designed to be compatible with the existing general plan, but with the new draft plan. This sequence of events – approving a water program before adopting a general plan – precludes any proper review of significant growth issues.

* * * *

“By proceeding without the benefit of the general plan in place, and by developing projects predicated on needs described in an unadopted plan, the CEQA process is stood on its head. Instead of proceeding from a more general project to more specific ones, as is commonplace in tiering (see Guidelines, § 15152), the exact opposite occurs: a specific water project drives the general plan process. The issues become circular: water supply projects are adopted to meet growth plans outlined in a draft general plan, and the general plan is then adopted because an adequate water supply exists for the outlined development plans.”

(*Id.* at p. 950 (emphasis in original).)

- The *County of Amador* decision suggests that CEQA implicitly prohibits water suppliers from taking concrete steps to obtain greater levels of water supply than is contemplated by current valid local planning documents. “[A]pproving a water program before enacting a general plan places the proverbial cart before the horse.” (*Id.* at p. 949.)
- The court reasoned that a water supplier simply cannot achieve proper CEQA compliance when it undertakes a supply project that, if approved, could serve more

growth than the local board of supervisors might deem desirable in adopting its general plan:

“In determining whether and where to permit development, a county must necessarily consider the availability of consumptive water supplies. If additional water supplies are available, growth and development are feasible. Conversely, if that water is not available, growth is necessarily limited.

“If a general plan calls for increased development and population, a water plan designed to meet that need makes sense. But here, no such determination was made. The County had not yet adopted a general plan or made final decisions on growth issues, and there was no final expression of county policy on these matters. By proposing a water project to meet the needs of the draft general plan, the analysis of certain issues was circumvented. That is, once the project made an additional 17,000 af/yr of water available, one of the natural barriers to growth was removed, and one of the major issues related to development no longer had to be considered.

* * * *

“Under the present scenario, *no entity has contemplated the interrelationship of growth and water sources*. Making 17,000 af/yr of water available for consumptive purposes removes a major barrier to growth and *can virtually ensure development*. [Citation.] By predicating a project on a draft general plan, without the benefit of a final expression of County policy, *there is no guarantee that the inextricably linked issues of water supply and population growth will ever receive the appropriate environmental review*.”

(*Id.* at pp. 950-951 (emphasis added; footnote deleted).)

- *County of Amador* gives rise to two important conclusions relevant to general plan updates. First, cities and counties, rather than water suppliers, should take the lead in making growth decisions. Such decisions should not be driven solely by the availability of water previously obtained by a water provider that was looking beyond growth levels anticipated in the operative general plan. Second, because “issues of water supply and population growth” are “inextricably linked,” some planning agency *other than a water supplier* – in other words, a city or county – should address the two

issues together within a single environmental document. A general plan EIR seems like the logical place for such analysis.

- Reading *Stanislaus Natural Heritage* and *County of Amador* together with Government Code section 65352, one can conclude that, to be certain that a general plan update EIR adequately addresses water supply issues, the EIR should (i) identify in detail the water sources needed for development contemplated by the plan, and (ii) address the environmental impacts associated with making those water sources available for development.

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April 8, 2018

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Re: Opposition to Agenda Item 2.1, Plot Plan NO. 26173 and Intent to Adopt a Mitigated Declaration – EA42984

Comment 1:

The Rural Association of Mead Valley (RAMV.org) representing over 19,000 residents of the rural community of Mead Valley is adamantly opposed to **Plot Plan NO. 26173 and EA42984** that proposes to build a logistics high-cube Industrial Warehouse on 21.44 acres of land along Harvill and Rider Streets

Plot Plan NO. 26173 requires a General Plan Amendment.

Plot Plan NO. 26173 does not comport to the Riverside County General Plan and Mead Valley Community Plan. Proposed Project would require a General Plan Amendment according to the Riverside County General Plan Certainty System & Foundation Components.

“The General Plan designation of the site is BP (Business Park and the Project site is zoned M-SC (Manufacturing-Service Commercial) and LI (Light Industrial). No change to the General Plan or Zoning is proposed by the project.” (Project TIA report).

According to the Riverside County General Plan

1. Certainty System & Foundation Components

The Certainty System does not affect a project application that requires a General Plan Amendment (GPA) within the same foundation component. **For example, if a project site is designated Light Industrial in the Community Development Foundation Component, and the property owner wants to develop this site according to policies of Medium High Density Residential in the Community Development Foundation Component, the application could be processed with a regular “quarterly” (may be processed and approved up to four times per year, the maximum allowed by state law) GPA.**

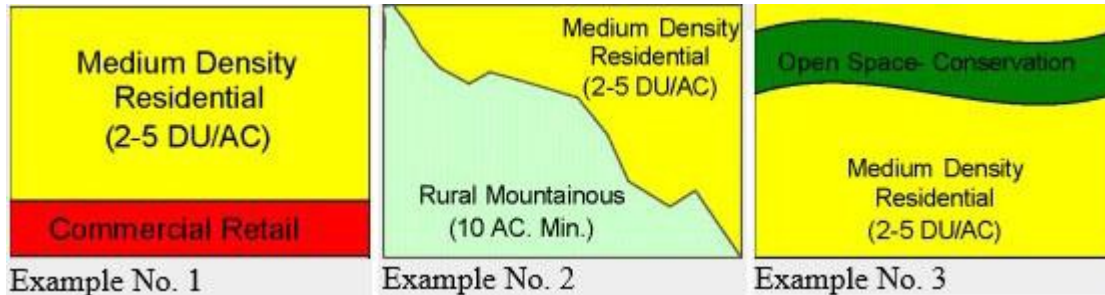
After the adoption of the General Plan and before the adoption of the new zoning ordinance, an interim Zoning Consistency Matrix (Refer to RCIP General Plan Land Use Designation -Zoning Consistency Guidelines) will be used to determine the level of consistency between the General Plan land use designation and current zoning. For a project site, where the current zoning is not consistent with the land use designation, the zoning will be required to be brought into

consistency with the General Plan (Refer to RCIP General Plan Land Use Designation -Zoning Consistency Guidelines Flow Chart).

A property owner who wants to develop his/her property in accordance with the General Plan land use designation, and the current zone on this property is not consistent with the land use designation, has two options to pursue the development application:

1. Along with the development application, apply for Change of Zone application from current zone to a zone that is consistent with the General Plan land use designation, or
2. Wait for the adoption of the consistency zoning program that will ensure a consistent zone after a countywide comprehensive review of existing land uses, proposed land uses, and current zoning

(<http://planning.rctlma.org/Portals/0/genplan/content/generalplanconcepts.html>).



There can be countless possible situations where a property has more than one land use designation in the General Plan. These “split” designations could be in the same foundation component or in different ones (Refer to Handout # 1 for the Foundation Components). In split designation scenarios, each development proposal needs to be reviewed on case-by-case basis. The issues of consideration in review of a development proposal would involve, but are not limited to the following:

Area Plan land use designations,

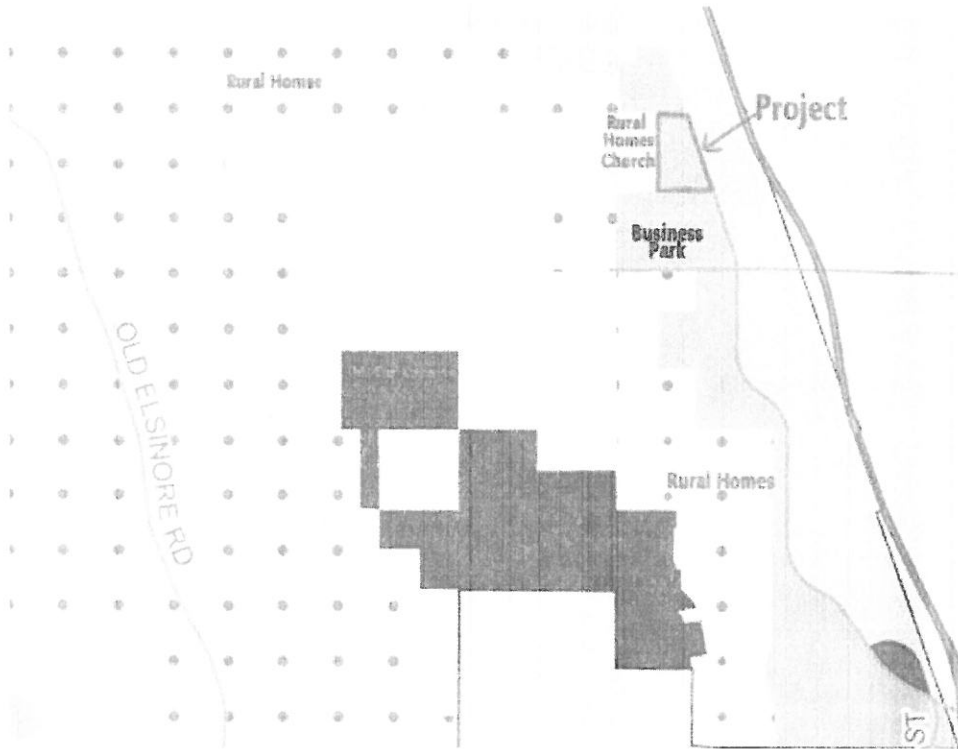
- Area Plan Land Use designations,
- Surrounding land use designations,
- Existing zoning map designations,
- Topography on the site,
- Hydrologic features on the site,
- Other geological features,

- Response to goals of the RCIP (General Plan, Community and Environmental Transportation Acceptability Plan & Multi-Species Habitat Conservation Plan),
- Other Issues, depending upon the location and characteristics of a project.

Example No. 1: Split Designations in Same Foundation Component:

A property has Commercial Retail (CR) and Medium Density Residential [MDR 2-5 Dwelling Units (DU)/Acre (AC)] land use designations that are within the Community Development foundation component.

- If the property owner decides to develop a standard residential tract map with 7200 sq. ft. min. lots on the MDR portion of the site and a Plot Plan for a commercial use on the Commercial Retail portion, he/she can concurrently file both the applications.
 - If the property owner decides to develop a standard residential tract map with 7200 sq. ft. min. lots for the entire property, he/she would need a General Plan Amendment (GPA) to change the Commercial Retail portion of the property to MDR. Because MDR and Commercial Retail land use designations are within the same foundation component of Community Development, the General Plan Amendment will not be subject to the 5-year restriction on foundation component GPAs. Therefore, the application will be processed with a “quarterly” (may be processed and approved up to four times per year, the maximum allowed by the state law) GPA required for the Commercial Retail portion.
 - If the property owner decides to develop the entire property with a Parcel Map and/or Plot Plan application(s) for commercial uses, a similar “quarterly” GPA from MDR to Commercial Retail will be possible.
-



Mead Valley Area Plan - Land Use Map. Mauve area is BP Business Park. Light Purple area is Industrial Park.

Policies:

The following policies apply to Industrial and Business Park designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

Community Design

LU 30.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties.

The project is designated Business Park (BP) Land Use in the Riverside County General Plan.

Business Park (BP)	0.25 - 0.60 FAR	<input type="checkbox"/> Employee intensive uses, including research & development, technology centers, corporate offices, "clean" industry and supporting retail uses.
--------------------	-----------------	---

Business Park (BP) Land Use

Light Industrial (LI) Land Use.

Light Industrial (LI)	0.25 - 0.60 FAR	□ Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
-----------------------	-----------------	--

General Plan Concepts.

The Mead Valley Area Plan, on the other hand, provides customized direction specifically for the Mead Valley area.

Rural character. The land use patterns reflect a strong commitment to the continuation of the cherished rural/semi-rural lifestyle in this part of Riverside County. This contributes as well to the desire for distinct shifts in development character as a means of defining community separators or edges.

Land Use Plan

The Land Use Plan focuses on preserving the rural community character of this area and, at the same time, accommodates future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Mead Valley Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Area Plan is organized around 21 Area Plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations (Mead Valley Area Plan).

Industrial/Business Park land uses within the Community Development category are divided into three Area Plan land use designations: Business Park, Light Industrial, and Heavy Industrial.

Light Industrial (LI) -

The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

Heavy Industrial (HI) -

The Heavy Industrial land use designation allows for intense industrial activities that may have significant impacts (noise, glare, odors) on surrounding uses. Building intensity ranges from 0.15 to 0.5 FAR.

Business Park (BP) -

The Business Park land use designation allows for office and executive uses, banking and financial services, technology centers, maintenance and support office uses, clean manufacturing and related uses. Building intensity ranges from 0.25 to 0.5 FAR.

Policies:

The following policies apply to Industrial and Business Park designated properties within the Community Development General Plan Foundation Component, **as further depicted on the area plan land use maps.**

LU 30.1

Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps. (AI 1, 2, 6)

Community Design

LU 30.2

Control heavy truck and vehicular access to minimize potential impacts on adjacent properties. (AI 43)

LU 30.3

**Protect industrial lands from encroachment of incompatible or sensitive uses, such as residential or schools that could be impacted by industrial activity. (AI 3)
(Mead Valley Area Plan).**

The Project needs to protect the rural residents and church (sensitive receptors) who will be living next door 24-7 from high air pollution, noise pollution, light trespass, traffic impacts on local roads that will severely impact the residents throughout the area. Sensitive receptors require adequate buffers from industrial land uses such as this mega warehouse. Business Park land use acts as a significant buffer between sensitive receptors and commercial businesses.

LU 30.6

Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)

LU 30.7

Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

Project Design

LU 30.6

Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)

LU 30.7

Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)

LU 10.1

Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)

1. Give a brief description of the various types of air quality indices and their sensitivity to emission. Discuss the advantages and disadvantages of each index.

2. Explain the difference between AQI and AQIP. How are AQI and AQIP calculated? Discuss the advantages and disadvantages of each index.

3. Discuss the various types of air quality indices and their sensitivity to pollution of the Air.

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) (234)	Notes
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3-plus) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40% will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/entertainment activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.50 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
Community Development	Business Park (BP)	0.25 - 0.50 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, clean industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.50 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
	Mixed-Use Area		<ul style="list-style-type: none"> This designation is applied to areas outside of Community Centers. The intent of the designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational, and/or recreational uses, or other uses is planned.

Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlay are contained in the appropriate Area Plan. Tables included in General Plan Appendix E-1 provide additional specification for each of these types of planning instruments.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.

Mead Valley Area Plan

Table 2: Statistical Summary of Mead Valley Area Plan

LAND USE	AREA		STATISTICAL CALCULATIONS ¹	
	ACREAGE ²	D.U.	POP.	EMPLOY.
LAND USE ASSUMPTIONS AND CALCULATIONS³				
LAND USE DESIGNATIONS BY FOUNDATION COMPONENTS				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	5,512	827	2,978	NA
Rural Mountainous (RM)	715	36	130	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	6,227	863	3,108	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	79	28	101	NA
Very Low Density Residential (RC-VLDR)	7,847	5,885	21,189	NA
Low Density Residential (RC-LDR)	1,012	1,518	5,466	NA
<i>Rural Community Foundation Sub-Total:</i>	8,938	7,431	26,756	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	46	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	1,428	NA	NA	NA
Open Space-Water (OS-W)	0	NA	NA	NA
Open Space-Recreation (OS-R)	0	NA	NA	0
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	1,474	0	0	0
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	0	0	0	NA
Low Density Residential (LDR)	0	0	0	NA
Medium Density Residential (MDR)	445	1,557	5,606	NA
Medium-High Density Residential (MHDR)	37	243	875	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	16	272	979	NA
Highest Density Residential (HHDR)	33	984	3,543	NA
Commercial Retail ⁴ (CR)	68	NA	NA	1,232
Commercial Tourist (CT)	0	NA	NA	0
Commercial Office (CO)	32	NA	NA	3,451
Light Industrial (LI)	961	NA	NA	12,349
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	563	NA	NA	9,196
Public Facilities (PF)	1,325	NA	NA	1,325
Community Center (CC) ⁵	0	0	0	0
Mixed-Use Area (MUA)	188	2,143	7,716	1,531
<i>Community Development Foundation Sub-Total:</i>	3,668	5,199	18,719	29,084
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	20,307	13,493	48,583	29,084
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	20,323	--	--	--
Indian Lands	0	--	--	--
Freeways	98	--	--	--
<i>Other Lands Sub-Total:</i>	20,421	--	--	--
TOTAL FOR ALL LANDS:	40,728	13,493	48,583	29,084

Mead Valley Area Plan Statistical Summary clearly shows more jobs and higher quality jobs will be produced with Business Park (BP) land use rather than (IP) Industrial Park (mega warehouses).

(IP) 12.85 jobs per acre versus (BP) with 16.33 jobs per acre.

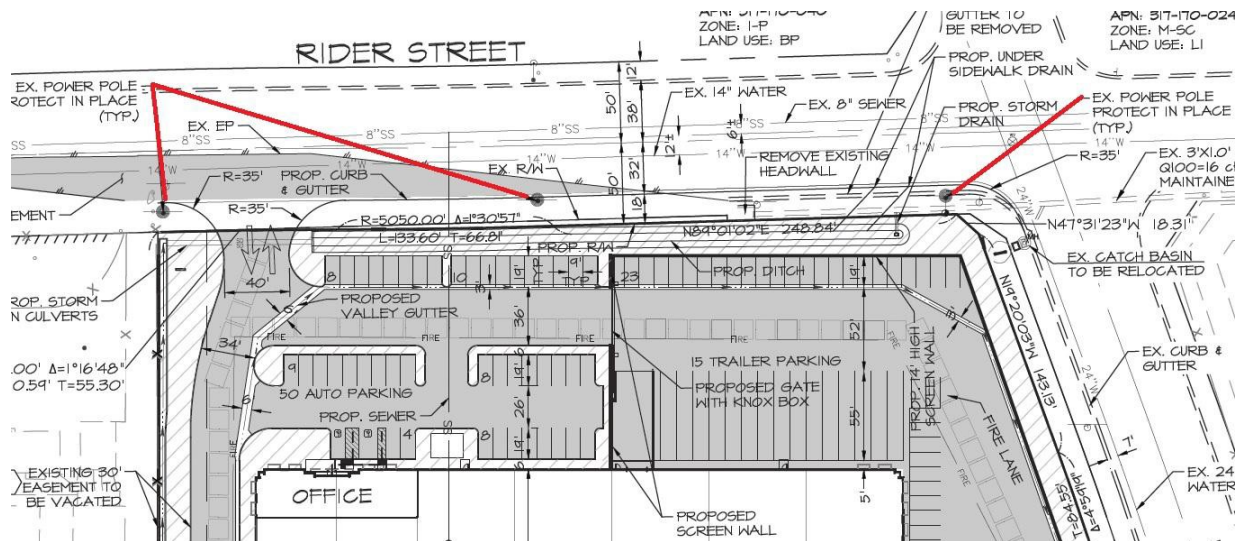
Response 10:

The commenter cites land use tables from the County General Plan and opines that more jobs will be provided under certain land uses. The comment does not raise an environmental issue concerning the analysis in the Initial Study/EA; therefore, no further response is required.

C.
MINIMUM SIDEWALK WIDTH, OBSTACLES

According to Federal and State requirements, the pedestrian access route is 48 inches minimum, 60 inches preferred. In cases where sidewalk is 48 inches wide, turnouts of 60 inches by 60 inches must be provided every 200 feet. The width of the top of curb is not included in the measurement of minimum sidewalk width. The minimum sidewalk width per County Ordinance No. 461 is 64 inches adjacent to back-of-curb or 60 inches not adjacent to back of-curb. The County standard will supersede Federal and State minimums unless otherwise approved by the Director of Transportation. Objects, such as street lights, utility poles, utility cabinets, fire hydrants, sign posts, signs, parking meters, trash receptacles, public telephones, mailboxes, newspaper stands, benches, transit shelters, kiosks, bicycle racks, planters, trees, street sculptures and opening doors, should be avoided in the pedestrian path of travel. Where obstacles exist, they must not reduce the minimum width of the pedestrian path of travel as determined by State and Federal standards (Riverside County Plan Check Guidelines).

http://rctlma.org/Portals/7/documents/pamphlets/plan%20check%20guidelines/plan%20check%20guidelines%20VII_designing%20to%20accommodate%20pedestrian%20accessibility%20requirements.pdf



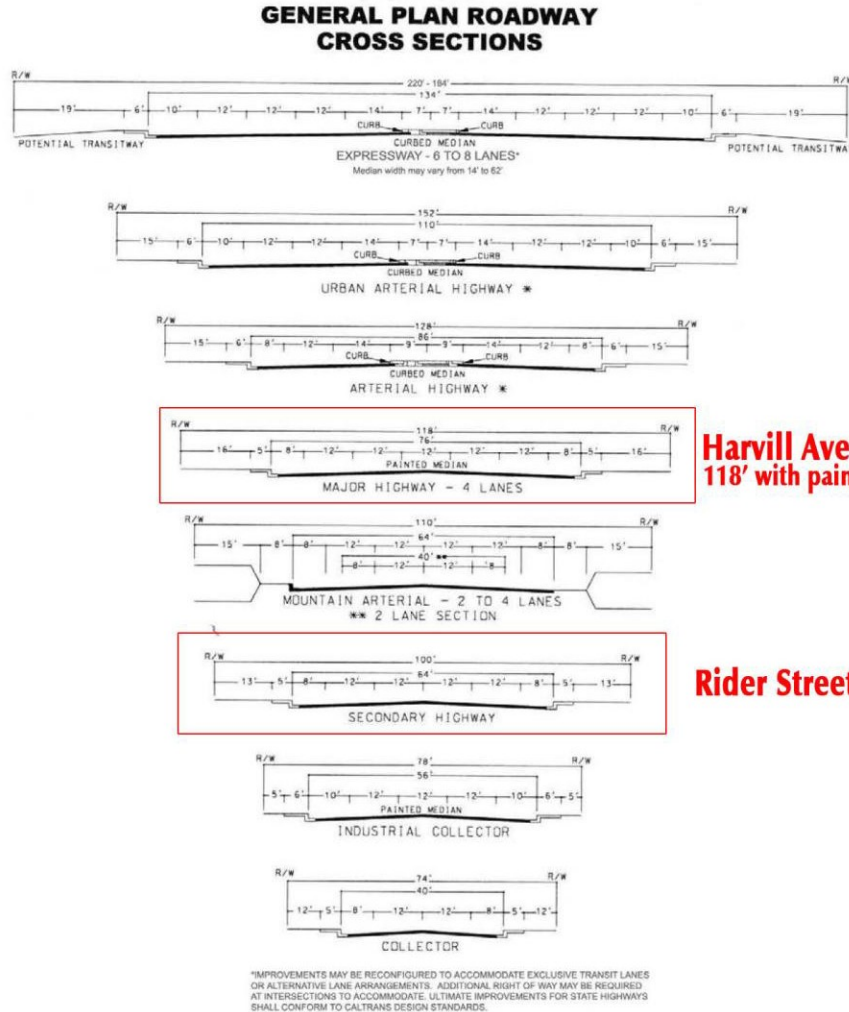


Power poles along Rider Street are just feet from the roadway.



Power poles are just feet from the road.

Figure C-3 Street Classification Cross-Sections



**Harvill Ave
118' with painted median**

Rider Street

Revised 7/3/2003

Will Rider Street be widened to required secondary highway full width? Will sidewalks be ADA compliant as they include utility poles? Property to the west of the Project site will create line of sight constraints for trucks exiting Rider Street. Utility poles will not be moved. (Protect in Place). One of the poles is close to the Rider Street truck entrance. These are Major electrical

lines. Utilities need to be moved underground and Rider widened to full width to Patterson to accommodate the approximately 933 daily PCE trips, 61 AM peak hour PCE trips, and 67 PM peak hour PCE trips for Harvill and Rider Streets. Over 200 residents also use Rider Street to access Harvill Ave every day with a minimum of 600 vehicle trips per day exiting Rider at Harvill or Seaton. Seaton has no signal light and is located where Cajalco is on a strong curve that narrows down to two lanes. Vehicle accidents occur at this location every week with many fatal accidents at or near the Seaton X Cajalco intersection.

Insufficient road improvements

No signal light at Rider X Harvill. No signal light at Seaton X Harvill.

No painted median along Harvill Avenue on the west side of the Project where hundreds of trucks will enter this facility. The northern Harvill entrance only allows for one to 2 trucks at a time to enter the facility behind the gate.

Rider Street secondary highway designation in the Mead Valley Area Plan Circulation Element.

Harvill Ave - MAJOR HIGHWAY - Minimum right-of-way width shall be 110 feet. Requires 12' painted median, four 12' lanes and two 8' shoulders.

Rider Street - SECONDARY HIGHWAY - Minimum right-of-way width shall be 88 feet. Four 12' lanes and two 8' shoulders. No painted median. Rider Street designation in the Mead Valley Area Plan Circulation Element.



Riverside County Planning Department – Riverside
PO Box 1409
Riverside, CA 92502-1409

April 3, 2017

Attention: Land Development Committee

Subject: Plot Plan No. 26173 (APN: 317-230-038 & 317230-036)

Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

Five copies of the following maps in hardcopy with scaled plans (1"=50' maximum), including all maps submitted on a disc in .pdf format: including grading, drainage, landscape and street improvement plans are required to be submitted by the developer to determine the extent of the interference. The Edison facilities and the easements should be plotted on the above reference maps. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

Southern California Edison Company
Real Properties
2 Innovation Way,
Pomona 91768

Attention: Salvador Flores

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.

A handwritten signature in black ink, appearing to read "Salvador Flores".

Salvador Flores
Title and Real Estate Services
Real Properties

cc: Monica Contreras
Land Development Committee - Riverside

ORDINANCE NO. 460.152
AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING THE DIVISION OF LAND
ARTICLE VII DENIAL OF TENTATIVE LAND DIVISION MAPS

ARTICLE VII DENIAL OF TENTATIVE LAND DIVISION MAPS

SECTION 7.1. GENERAL.

A tentative map shall be denied if it does not meet all requirements of this ordinance, or if any of the following findings are made:

- A. That the proposed land division is not consistent with applicable general and specific plans.
- B. That the design or improvement of the proposed land division is not consistent with applicable general and specific plans.
- C. That the site of the proposed land division is not physically suitable for the type of development.
- D. That the site of the proposed land division is not physically suitable for the proposed density of the development.
- E. That the design of the proposed land division or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. That the design of the proposed land division or the type of improvements are likely to cause serious public health problems.
- G. That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A land division may be approved if it is found that alternate easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.
- H. Notwithstanding subsection E. above, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made, pursuant to the California Environmental Quality Act, that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

Amended Effective:
04-19-96 (Ord. 460.132)

SECTION 7.2. LAND SUBJECT TO CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT.

- A. In addition to any of the grounds set out in [Section 7.1](#) of this ordinance, the Board of Supervisors shall deny approval of a tentative map, if it finds that the land is subject to a

Utility poles will be left in place. There does not appear to be enough room for trucks to safely enter or exit the facility without interfering with the utility poles. High voltage utility poles

could pose a major safety concern (SCE letter dated April 3, 2018).

Trucks turning into the Harvill entrances will be turning from the fast lane with traffic going 55-60 mph into the facility with little room for queuing.

No right turns on Harvill for trucks entering the facility. Harvill is undersized and barely has room for trucks in the right lane and no room for trucks to queue along the right shoulder or in the middle of the road to turn left into the warehouse.

The plot plan does not indicate any real improvements to Harvill or Rider Streets necessary to safely allow trucks to enter the facility safely. North entrance off of Harvill does not show enough room for one truck to enter behind the access gate. It takes time to sign in trucks behind the gate entrance. This will result in a number of trucks idling along Rider and Harvill created excessive pollution, noise and traffic hazards not thoroughly address in the EA.

Safety. Vehicles travel 55 mph on Harvill and then to come up on trucks that are parked in the roadway is not safe in the middle of the night or even during the day is not safe.

No Buffer between rural homes and a church, sensitive receptors. Church raises livestock and crops. EA indicates that there is no Ag uses near the site while there is Ag uses for years directly next to the site.

Church members and staff live on site and will be directly affected by air pollution, noise pollution, light trespass, vibration, dusk, particulates, etc. 24-7. This also effects livestock and crop production as particulates from the exhaust.

Hundreds of homes in the Country Place neighborhood off of Rider will be severely impacted by the traffic, air pollution, noise and dust from this project. .

Idling Violations. Trucks backed up on local roadways creates massive idling violations as trucks idle for hours trying to enter the facility.

Construction operations 24-7. Light trespass, massive noise, vibration, pollution.

Traffic Study report. What existing public streets will serve the project and where is access proposed?

Harvill Avenue and Rider Street provide primary access to the project site. Regional access to the project is provided from Interstate 215 (I-215) via the interchange at Cajalco Expressway/Ramona Expressway.

Cajalco Expressway is already at capacity.

The proposed 423,665 square-foot warehouse would generate approximately 933 daily PCE trips, 61 AM peak hour PCE trips, and 67 PM peak hour PCE trips.

Project Description

The project proposes to construct a 423,665 square-foot warehouse building on an approximately 21.44-acre site located on the west side of Harvill Avenue between Walnut Street and Rider Street in unincorporated Riverside County. The project includes 184 vehicular parking spaces and 113 trailer parking spaces. Access to the project will be provided via three driveways; one on

Rider Street and two on Harvill Avenue. The north driveway on Harvill Avenue is intended to be used by trucks only. The project opening year is anticipated to be 2019. The project site plan is provided in Figure 2.

Plot Plan shows Harvill Ave access for trucks along Rider Street entrance and also two entrances on Harvill.

Transportation – trips 933 per day. 67 peak per hour.

What Transportation impacts are anticipated, if any?

No significant traffic impacts were identified in this analysis. (TIA Report)

The project includes 184 vehicular parking spaces and 113 trailer parking spaces.

The General Plan designation of the site is BP (Business Park) and the site is zoned M-SC (Manufacturing-Service Commercial) and LI (Light Industrial). No change to the General Plan or Zoning is proposed by the project (TIA Report).

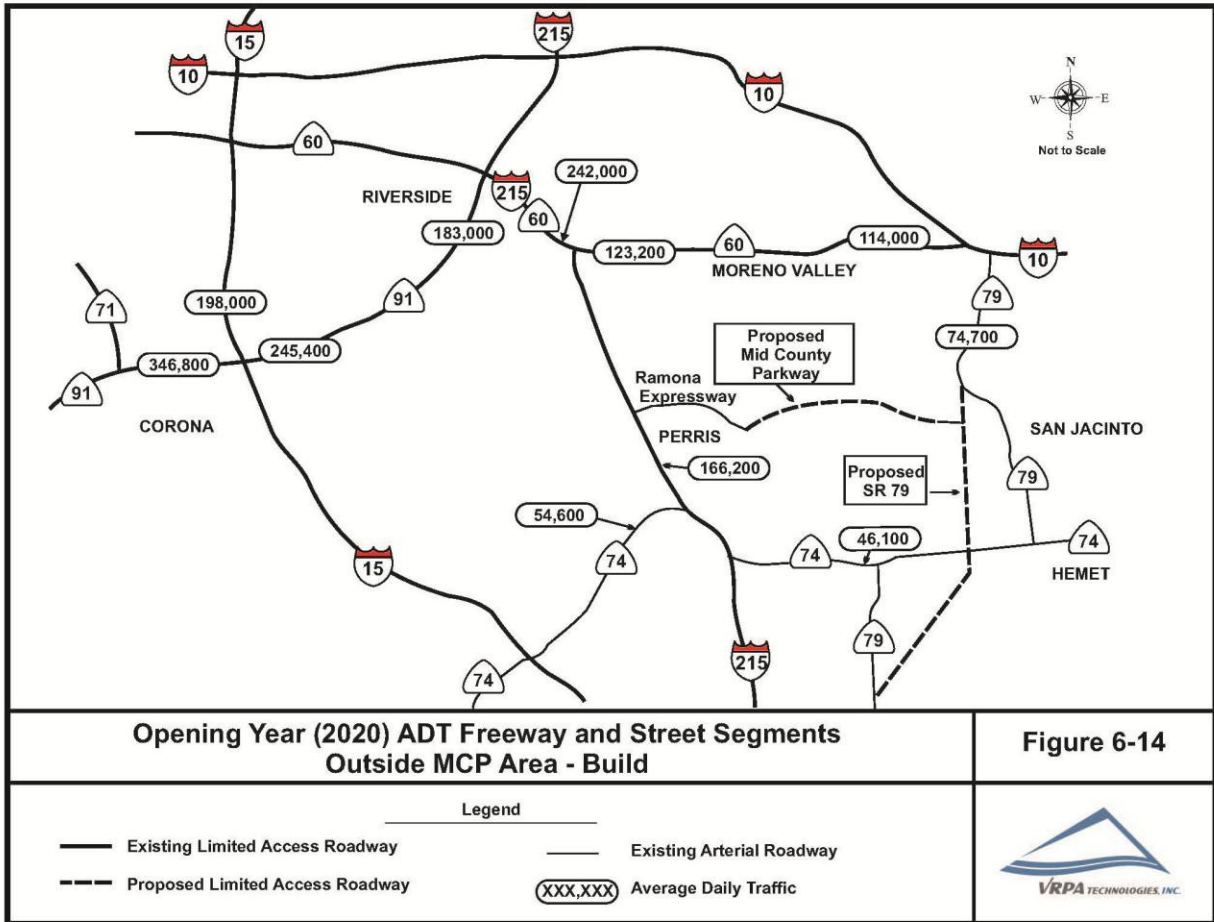
Future Traffic Forecasts. Opening Year (2019) without-project traffic volumes were determined by adding a growth rate of two (2) percent per year to the existing traffic volumes as directed by the County staff. Cumulative traffic volumes were determined by adding traffic from cumulative (approved and/or pending) projects to the Opening Year (2019) Baseline Condition.

Significance Criteria. As noted previously, the General Plan designation for the site is BP (Business Park). Figure 3 in the Mead Valley Area Plan designates BP as a Community Development Area. Therefore, according to page C-7 in the County General Plan Circulation Element the worst acceptable level of service for study area intersections would be LOS D. (TIA Report page 7).

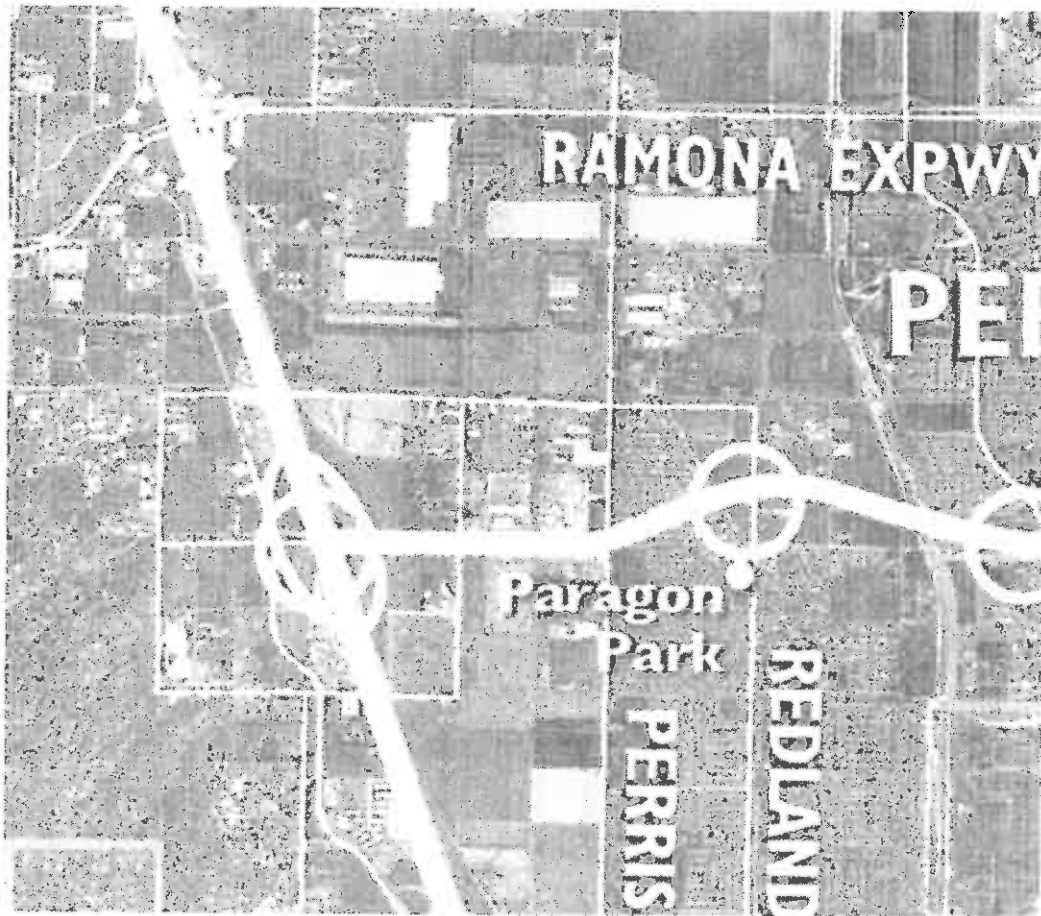
Four warehouse projects are in the process of construction at this present time on Harvill Ave. Certainly 2% growth is substantially flawed as these mega warehouses each will bring hundreds of truck trips along Harvill Ave. many of which will be using Cajalco Road.

No mention of the Mid-County Parkway that is planned for the future. The terminus for the Mid-County parkway is next to this Project. Vehicle trips will add massive amounts of vehicle trips to Harvill Ave.

Central Freight has a major truck freight facility at Placentia and Harvill in the pipeline. Thousands of trucks will be using this facility every day. By 2040 the Mid-County Parkway is expected to add over 50,000 vehicle trips onto our local roads. TIA report is flawed in its estimates on vehicle and truck traffic in the near future using Harvill Ave.



Current traffic projections for 2020 without the Mid-County Parkway.



Mid County Parkway Intersection at I-215

As shown in Table 6, all study intersections currently operate at satisfactory LOS D or better during the AM and PM peak hours and are forecast to continue to operate at satisfactory LOS D or better during the weekday AM and PM peak hours with the addition of project traffic. No project impacts are anticipated in the Existing with-Project condition. (TIA Report).

Mid County Parkway and additional mega warehouses under construction would result in Harvill and Rider at LOS "E". This is not acceptable. Cajalco Road is not expected to be widened for a number of years. Ethnic Freeway also years away from completion. This leaves trucks only 2 choices: the Cajaco Expressway or the I-215 which is already congested.

Located just west of this project on Rider Street is a Treatment Center for abused children. Impacts from this warehouse including air pollution and traffic would be significant.

Olive Crest Treatment Centers for Children is a non-profit, non-sectarian, non-discriminating group dedicated to healing young lives wounded by abuse, neglect, and abandonment. Provides a therapeutic milieu for emotionally and sexually abused adolescents to include biweekly, individual and group therapy: specialty groups, intensive weekly sexual abuse cycle groups: recreational activities. Behavior reinforcement strategies: psychological evaluation and testing:

psychiatric evaluation and medication when warranted. 24 hour care supervisory treatment centers featuring family style settings in Riverside County.

No Signs were posted on the property that a public hearing was being held so that affected neighbors would be aware of this project.

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Supervisor Kevin Jeffries and Supervisor Chuck Washington

SUBMITTAL DATE:
April 21, 2015

SUBJECT: On-Site Postings of Public Notices for Development Projects Requiring Change of Land Use


RECOMMENDED MOTION: That the Board of Supervisors:
Direct TLMA to require on-site postings of notices of public hearings for development applications within a proposed project's boundaries whenever a change in land use is proposed, at the expense of the applicant.

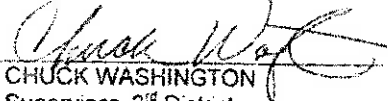
BACKGROUND:

Summary

The County of Riverside currently requires applicants for certain development projects to notify the immediate neighbors of the property with mailed letters. Larger projects can be required to publish notices of public hearings in the newspaper. These methods can leave many interested community members in the dark as to proposed changes that may affect them. This is particularly the case when proposed projects are attempting to change the zoning or General Plan designation (e.g. from residential to light industrial, or from rural residential to higher density residential). These changes in community expectations for a parcel should trigger a higher level of notification of the neighbors and community, so that residents who may be affected by changes in land use can be more fully informed of the new potential developments, even though they may live outside of the zone that receives mailed notices.

Continued.


KEVIN JEFFRIES
Supervisor, 1st District


CHUCK WASHINGTON
Supervisor, 3rd District

I urge the Planning Director to deny the Proposed Project PP26173 for a mega warehouse at the corner of Rider X Harvill.

This project requires a General Plan Amendment from Business Park land use to Industrial land use per the General Plan and Mead Valley Area Plan. In addition, this proposed project violates the General Plan and Mead Valley Area Plan Vision.

The Environmental Assessment is flawed and the Project requires an Environmental Impact Report EIR to assess the numerous and significant negative environmental impacts that this Project will bring to the area that are not addressed in the proposed Environmental Assessment 42984, staff report, Noise assessment, Traffic Impact Study or additional documents.

Traffic Impacts did not include the Mid-County Parkway, Central Freight facility, numerous mega warehouses currently under construction that will add tens of thousands of vehicle trips per day on Harvill Ave.

Harvill and Rider Streets are not going to be improved to full width. Rider Street must be widened to Patterson in order to allow for adequate line of sight for the truck entrance and exit along Rider Street.

Harvill must be widened to the full width of 118' to allow for a center median (left/right turn lanes) and shoulder truck parking.

Rider Street Signal Light at Harvill Ave.

Utility poles are currently next to the roadway on Rider Street and will be (left in place) next to the entrance where logistics trucks up to 53' in length will be entering and exiting the warehouse. This is not safe. SCE sent a letter indicating that there are concerns with the utility easement and location of these poles.

The Rural Association of Mead Valley objects to changing the Business Park designation to Industrial Park. The proposed project is for a simple Plot Plan. This is certainly not adequate for a project of this magnitude. The Plot Plan and Environmental Assessment are grossly flawed.

The result of this project will be numerous negative impacts to the community of Mead Valley, i.e. no buffer between homes and mega warehouses (Industrial Land Use), noise pollution, air pollution, traffic gridlock, dangerous road conditions and health impact to residents as far as 2 miles away. Trucks using Cajalco Road and going west will negatively impact residents from Harvill to the I-15 Freeway. Added trucks and vehicle traffic will impact hundreds of thousands of residents who drive on Cajalco Road, Harvill Ave., I-215 Freeway, I-60 Freeway, I-91 Freeway, El Sobrante Road, La Sierra Ave.

It is clear that a number of agencies were not notified in a timely manner (SCE letter dated April 4, 2018). Union members not notified. Residents living nearby this project that will be severely impacted were not notified.

No Signs were posted on the property that a public hearing was being held so that affected neighbors would be aware of this project.

The Current General Plan – land use is for Business Park – BP which is compatible and acts as a buffer to sensitive receptors such as rural ranches, churches and places where children live and play. Keep the current General Plan designation of Business Park.

RAMV.org recommends a 1000 foot buffer with a much smaller building footprint.

Land uses that will benefit the community - Business Park. Business Park zoning would allow smaller businesses that create real jobs, sales taxes and operate from 8:00 am to 6:00 pm not 24-7. This zoning follows the Riverside County General Plan – Mead Valley Area Plan and vision for the area. Any buildings should allow for a substantial buffer between rural agricultural homes and businesses. The Business Park alternative would substantially reduce truck trips, air pollution, traffic, noise, truck idling times, diesel particulate PM and NOx emissions.

Sincerely,



Debbie Walsh,
President, RAMV.org

February 26, 2018

&

April 9, 2018

Public Comments
& Staff Responses

RAMV.ORG
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February 23, 2018

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**RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
SPECIAL MEETING**

Agenda Item 3.1

Re: Opposition to Plot Plan NO. 26173 and Intent to Adopt a Mitigated Declaration – EA42984

The Rural Association of Mead Valley (RAMV.org) representing over 19,000 residents of the rural community of Mead Valley is adamantly opposed to **Plot Plan NO. 26173 and EA42984** that proposes to build a logistics high-cube Industrial Warehouse on 21.44 acres of land along Harvill and Rider Streets.

RAMV.org recommends a 1000 foot buffer with a much smaller building footprint. Land uses that will benefit the community - Business Park. Business Park zoning would allow smaller businesses that create real jobs, sales taxes and operate from 8:00am to 6:00 pm not 24-7. This zoning follows the Riverside County General Plan – Mead Valley Area Plan and vision for the area. Any buildings should allow for a substantial buffer between rural agricultural homes and businesses. The Business Park alternative would reduce the operational effects of the project substantially reducing truck trips, air pollution, traffic, noise, truck idling times, diesel particulate PM and NOx emissions.

Business Park zoning acts as a buffer between Very Low Density Residential A-1-1 Zoning to the south and west of the project and Light Industrial along Harvill Ave.

"Business Park (BP) - The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR" (Riverside County General Plan – Mead Valley Area Plan).

Policies:

The following policies apply to Industrial and Business Park designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

Community Design

LU 30.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties.

Most of the project is designated Business Park (BP) Land Use in the Riverside County General Plan.

Business Park (BP)	0.25 - 0.60 FAR	<input type="checkbox"/> Employee intensive uses, including research & development, technology centers, corporate offices, "clean" industry and supporting retail uses.
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Light Industrial (LI) Land Use.

Light Industrial (LI)	0.25 - 0.60 FAR	<input type="checkbox"/> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
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Farm Land ag use.

EA 72984 concludes ancillary agricultural uses on rural residential properties “would be unaffected” by the Project. (EA p. 2-3) This determination is improperly conclusory where no reasoning or substantial evidence is provided in support. While ancillary agricultural uses may not be ceased or prohibited, they may be adversely impacted by, for instance, heavy duty trucks passing in close proximity to their property; by construction and blasting; obnoxious fumes and air pollution, or by 24-hour-a-day lighting. Potential impacts must be considered

Likewise, in asking if the Project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property, the EA deflects proposing a finding of significance despite “[p]roperties immediately to the west, south, and southwest of the Project site [being] zoned A-1-1” for agriculture. The EA finds the Project has “no potential” to result in off-site impacts to the properties and, in any event, would comply with Ordinance 625 such that impacts would be less than significant. This assumption is not valid as agricultural land uses directly adjacent to the proposed warehouse has been in existence for many years.

The EA fails to evaluate secondary impacts to agriculture from the Project. Such effects may include urbanization/ growth inducement in this undeveloped area; vehicle hazard impacts from incompatible uses (e.g. farm equipment next to industrial uses, semi-trucks near equestrian uses, etc.); and development pressure to convert agricultural land to non-agricultural uses. Absent consideration of indirect/ secondary impacts, the EA fails in its informational role.

There is a Church (Sensitive Receptor next door to the project site). U-Turn for Christ which opened its doors over 25 years ago abuts the proposed project along the western boundaries of the project site.

The church site houses a number of members and full time staff. There is also a Seventh Day Adventist Church and proposed school 4885 feet located at Seaton Ave. near Cajalco Road. Neither of these churches are mentioned in EA 72984.

In evaluating aesthetic and agricultural impacts, the EA states that "there are three parcels that are adjacent to the southwest of this project that are zone for (A-1-1) (1 acre minimum). However, these parcels are developed with single family residential uses, and has a General Plan land use designation for residential uses. In addition, agricultural uses does not exist on the three in the vicinity of the three A-1-1 zoned parcels. Therefore, although the proposed project would implement development on non-agriculture uses within 300 feet of agriculturally zoned property, impacts related to agriculture uses would not occur". The EA fails to mention that these residential uses are on land zoned A-1-1 and RR-1 which is clearly zoned for the raising of livestock and agricultural crops. The proposed project creates incompatible land uses between rural and industrial land uses by not providing an adequate buffer.

For well over 3 years the U-Turn For Christ Church has used this property for agricultural uses through raising of livestock and agricultural crops. The logistics warehouse is being proposed without any buffer between the Church and proposed project. The impacts for farming as well as numerous negative impacts to the residents and parishioners of the church will cause a significant impact to a sensitive receptor. Logistics warehouses operate 24-7. Noise, light trespass, air quality, traffic, vibration, etc. are not being mitigated through a buffer. There is NO buffer between rural agricultural land uses and this proposed warehouse. WRCOG and SCAQMD both highly recommend a 1000 foot buffer between sensitive receptors and logistics warehouses.

EA 72984 fails to consider that significant land surrounding the site to the west, north, and south remains in open space and zoned for very low rural residential and agricultural uses. (Land west of the site includes both developed and undeveloped area (EA p.12).

Construction lighting impacts must be evaluated and disclosed where construction is likely to occur at night. 24-hour lighting during construction for security should also be evaluated and mitigation adopted ensuring no light trespass off-site.

Traffic.

Plot Plan 26173 shows two offices and two main entrances into the facility allowing for two tenants to lease the building. Rider Street does not show a right turn lane into the north side of the building adequate to handle more than a few trucks at any given time. A left turn into the facility is also problematic as the distance from the northern entrance to Harvill does not allow for more than a few trucks. This would lead to the same problems that we are seeing at Harvill X Harley Knox as more than 20 trucks are lined up along Harvill and the Harley Knox overpass trying to enter the logistics warehouse. The same problem exists along Harvill Ave. with inadequate queuing. Harvill Ave. was never built to County standard width and therefore trucks end up in the right lane of traffic with vehicles having to move into the middle lanes to avoid accidents.

A traffic signal at Harvill X Rider is critical. Residents living in Country Place cannot safely use Seaton Ave. X Cajalco Road. Hundreds of accidents occur at this location and a large number of deaths. There is no signal light at this location. Trucks must be required to use Harvill Ave. instead of Seaton Ave. to access Cajalco Expressway.

Traffic conditions have changed dramatically since this study was performed in 2015. The Draft EIR is flawed and a new current traffic study must be performed to adequately address the numerous flaws in this study.



Harvill Ave right hand lane blocked as trucks are trying to gain entry into the logistics warehouse at Harvill X Old Oleander Road. Trucks are blocking traffic as cars are turning left from Harley Knox onto Harvill Ave. There were a number of near accidents caused by these trucks stopped in the right lane of traffic. The current project has a high potential for these same traffic issues along Harvill Ave. as well as Rider Street.



Truck blocking Harvill as the driver turns left from the center median to get into the warehouse at 17789 Harvill Ave. This is the same type of conditions that trucks will incur trying to turn left from Old Oleander into the driveways of Building E and D and not addressed in the Draft EIR.



Plot Plan 26173 fails to analyze the impacts from multiple tenants and inadequately analyzes truck queuing and staging areas along Rider and Harvill Avenues. These proposed warehouses will be operating 24 hours per day and 7 days per week directly adjacent to rural homes.

Health

We value the health of our residents. Therefore, we seek to reverse significant negative national health trends so that: 1) children live healthier and longer lives than their parents; 2) air and water quality are improved, 3) respiratory illnesses are reduced so that people spend fewer days out of work and school because of health problems; 4) health care costs have decreased; 5) obesity has decreased; and 6) people are physically active.

(Riverside County Vision Statement, Pg. V3)

Plot Plan 26173 for this project for Industrial High Cube Warehouse does not give residents a buffer from this harmful high polluting industry. Children, the elderly, and people with respiratory illness and heart disease are most affected by living next to and near high pollution industries such as logistics warehouses that have large numbers of diesel trucks that create high amounts of particulate matter and other unhealthy toxic gases into the air. Rubber particles from truck tires was never addressed in the Plot Plan. Tire particles are very small and can penetrate deeply into your lungs causing serious health problems. Hundreds of trucks will be traveling on our local rural roads to get to the ports of LA and Long Beach instead of using Harvill to access the I-215 Freeway.

Mead Valley Area Plan

Industrial Development

The Mead Valley Area Plan includes an extensive area westerly of Interstate 215 from Nandina Avenue on the north to Nuevo Road and the Perris city limits on the south that is designated Light Industrial, Business Park, or Light Industrial with a Community Center Overlay. It is the policy of Riverside County to stimulate economic development in this area of Mead Valley. This area has access to Interstate 215 via two interchanges and includes areas that have all of the infrastructure in place to support economic development. However, given the proximity of the rural community and residential uses, the impacts of industrial expansion on localized air quality, traffic, noise, light and glare need to be assessed in order to apply appropriate measures to mitigate impacts so that the environmental quality of the community and residents' health and welfare are maintained (Mead Valley Area Plan, pg. 36).

Policies:

MVAP 6.1

In conjunction with the first warehousing/distribution building proposed for the industrial area located along Interstate 215 (including land designated Light Industrial, Business Park, and Light Industrial with a Community Center Overlay) whereby the cumulative square footage of warehousing/distribution space in the area would exceed 200,000 square feet, an Environmental Impact Report (EIR) shall be prepared that assesses the potential impacts of the project. The EA would be required to address air quality, including a health risk assessment of diesel particulates and impacts to sensitive receptors, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area (Mead Valley Area Plan, pg. 36).

EA42984 fails to adequately measure "impacts of industrial expansion on localized air quality, traffic, noise, light and glare. This must be reassessed in order to apply appropriate measures to mitigate impacts so that the environmental quality of the community and residents' health and welfare are maintained. The Plot Plan fails to give adequate setback between this proposed project and residential uses. WRCOG and SCAQMD requires a 1000 foot buffer between sensitive receptors and logistics warehouses (See, <http://www.aqmd.gov/docs/default-Source/planning/air-quality-guidance/chapter-2---air-quality-issues-regarding-land-use.pdf?sfvrsn=2>). The EIR fails to address air quality, including a health risk assessment of diesel particulates and impacts to **sensitive receptors**, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area (Riverside County General Plan- Mead Valley Area Plan).

Truck and vehicle traffic is not adequately addressed in the Plot Plan. These plans also indicate two distinct offices with one at the northwest and one at the southeast corners of the Building. This indicates that building will have more than one tenant. Trammel Crow Knox Business Park Building at 17789 Harvill Ave. has several tenants, which is creating enormous traffic, health and safety concerns with 30 or more diesel trucks lined up outside of the entrance to the facility. These logistics trucks are lined up along Harvill Ave. idling for hours, blocking the right lane of the road and left turn lane onto Harvill from Harley Knox.



Harvill Ave. with trucks lined up to enter the warehouse at 17789 Harvill Ave.

Idling trucks have impacts on the entire region as the difference between idling for 5 minutes and 2 hours produces 24 times as much air pollution per truck. That would be 720 times as much for 30 trucks and then multiply by the hours of the day that new trucks are entering the line at 17789 Harvill Ave. Future impacts of additional warehouses and their idling trucks has not been analyzed in **EA42984**. This constant idling during the day with hundreds of trucks adds up to considerable impacts that are not being addressed in the Draft EIR. Multiple tenants are part of the problem as it takes longer to process each truck into the facility. The Draft EIR has not addressed the impacts of multiple tenants for Building "E" and "D". The lack of lanes and turn lanes on Oleander Ave. as trucks are turning left into both Building "D" and "E". Turn lanes should allow for up to 30 trucks to safely access these facilities at one time. Currently building "D" allows for 10 trucks to enter the facility behind the access gate.

Freeway and road improvements

There is no indication that there is funding and therefore no new improvements will be made along the I-215 to add lanes to the off and on ramps on Cajalco Expressway or to the I-215 Freeway far into the future. The Plot Plan does not address the accumulative traffic impacts due to additional future warehouses that are planned for the area along the I-215 and I-60 Freeways that will add substantial truck traffic to the freeway system. Additional high cube warehouses are planned for Sycamore Canyon Industrial Park, Meridian Business Park, Perris warehouses and Moreno Valley 40 million Sq. Ft. World Trade Center. The City of Perris is also adding high

cube warehouses to their area that will be using the I-215 Freeway.

No sound walls are being proposed between the rural homes and warehouse. A metal rail 8' fencing is all that is being required. These impacts have not been adequately evaluated in the Plot Plan.

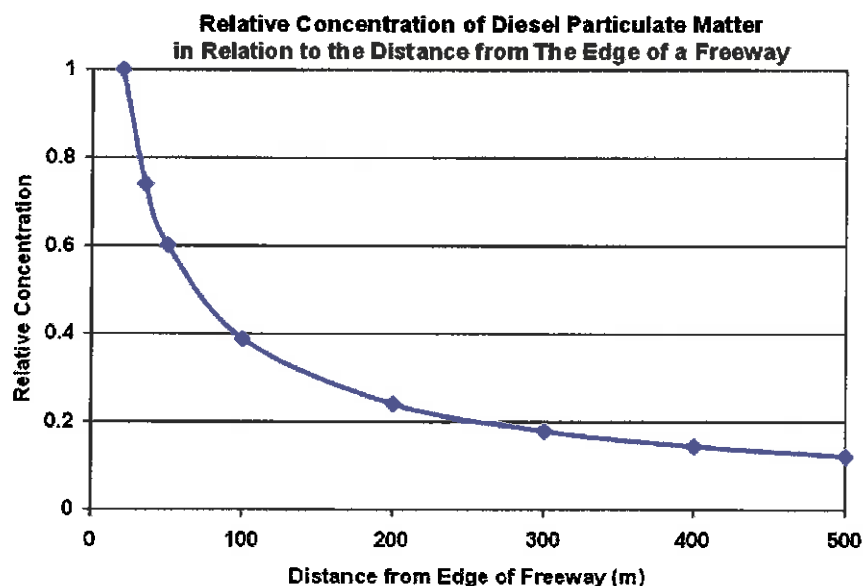
The Plot Plan does not include the WRCOG and SCAQMD good neighbor policy that sets a 1000 foot buffer between sensitive receptors and distribution warehouses. The current proposal has the warehouse project directly next to homes. Small tubular metal fencing similar to the image below along the parking spaces will not prevent air pollution or noise from back up beepers, the hazards and dangers of noise pollution, air pollution, vibration and light trespass 24-7. Trucks are able to park outside of the parking stalls along the southern driveway as is occurring right now at the logistics warehouse at Harvill Ave. and Oleander. (WRCOG Good Neighbor Policy Guidelines for Siting Warehouse/Distribution Facilities). [Good Neighbor Guidelines for Siting Warehouse/Distribution Facilities.](#)



Warehouse at Oleander X Harvill has numerous trucks parked outside of the parking stalls along the north side of the building. Trucks are idling along this area, unloading, back up beepers going off day and night. The plot plan does not address parking issues such as this, trucks backed up onto local roads idling for hours as they arrive to unload their goods. Trucks parked in the middle of the road as Harvill was not designed for trucks to park on the shoulder. These same conditions exist for the proposed warehouse at Harvill X Rider with trucks having to turn left to enter the buildings and limited truck queuing space at the warehouse entrance behind the guard shack. Multiple tenants add to flaws in project design and analysis.

The SCAQMD recommends prohibiting placement of loading docks or major truck routes within

500 meters or 1640.42 feet from sensitive receptors. (See, <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/chapter-2---air-quality-issues-regarding-land-use.pdf?sfvrsn=2>).



<http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/chapter-2---air-qualityissues-regarding-land-use.pdf?sfvrsn=2>

Residents and those using the church including children and seniors living nearby will be greatly impacted by the huge concentrations of ozone and particulate matter from the hundreds trucks using this facility every day. Particulate matter is very small and enters the lungs, brain and cells affecting the young weakening lung function. In Southern California, 5,000 premature deaths every year are attributed to air pollution and particulate matter from diesel trucks.

Article from SCAG.

What is Environmental Justice?

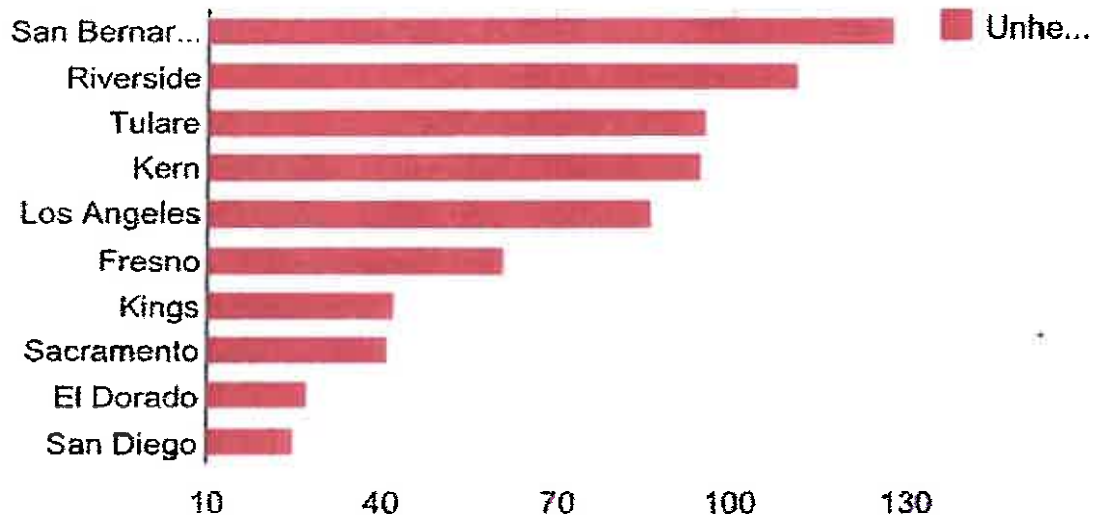
Environmental Justice is about equal and fair access to a healthy environment, with the goal of protecting underrepresented and poorer communities from incurring disproportionate environmental impacts. The SCAG region is demographically and economically diverse, and displays the extremes in household income. The region includes heavily urban and entirely rural areas, as well as terrain that in some instances make achieving air quality goals challenging.

Considerations of Environmental Justice are both good planning practices as well as to meet the federal and state requirements. The federal requirements originated from Title VI of the Civil Rights Act of 1964 (Title VI). Title VI establishes the need for transportation agencies to disclose to the public the benefits and burdens of proposed projects on minority populations. The understanding of civil rights has then been expanded to include low-income communities, in addition to minority populations. In addition to federal requirements, SCAG must comply with California requirements for Environmental Justice.

(www.scag.ca.gov/programs/Pages/EnvironmentJustice.aspx).

Mead Valley qualifies as an underrepresented and poor community under Title VI of the Civil Rights Act of 1964 (Title VI) with 72% of the residents of Mead Valley being Hispanic or Latino and over 43% of Mead Valley residents living below the poverty level according to the 2010 Census. The Draft EIR does not address Environmental Justice and the impacts on Mead Valley as a minority community.

Most ozone polluted counties in the U.S.



Source: American Lung Association

The Plot Plan is not in line with the Riverside County Vision and Mead Valley Area Plan.

Riverside County Vision

The simplest way to summarize our vision for Riverside County is to say that:

“Riverside County is a family of special communities in a remarkable environmental setting.”

RCIP - General Plan - Mead Valley Area Plan Vision for the area: "The Mead Valley land use plan provides for a predominantly rural community character with an equestrian focus. This is reflected by the Very Low Density Residential and Low Density Residential land use designations within the Rural Community Foundation Component and Rural Residential designation within the Rural Foundation Component that dominate the planning area."

Certainly this current proposed project is not in line with the vision set forth by the residents of Mead Valley through the Riverside County General Plan and Mead Valley Area Plan.

The current General Plan land use for Mead Valley is overwhelmingly rural community designation: Estate Density Residential, Very Low Density Residential and Low Density Residential.

Page 52. MVAP 21.1 Identify ridgelines that provide a significant visual resource for the Mead Valley planning area through adherence to the policies within the Hillside Development and Slope section of the General Plan Land Use Element.

http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/1%20General%20Plan/Chapter%203-Land%20Use%20Element%20Adopted-Final%20Clean.pdf

Conclusion

Plot Plan 26173 is fatally flawed and must be substantially revised and recirculated to correct numerous and significant flaws, errors and omissions much of which are included in this letter. Additional mitigation measures will need to be included into any future Environmental Assessment Reports regarding Plot Plan 26173.

The Rural Association of Mead Valley is totally opposed to this proposed logistics warehouse directly abutting a church and land used for Agricultural growing of crops and livestock without any buffer between these incompatible land uses.

I urge you to vote no on this project. A more suitable project would include a 1000 foot buffer between rural agricultural homes, the church and Industrial Land uses. A Business Park with small businesses would be acceptable and could allow for a 500 foot buffer.

Sincerely,



Debbie Walsh
President, Rural Association of Mead Valley

RAMV.ORG
PO Box 2433
Perris, CA 92572
abilene149@gmail.com

April 8, 2018

Brett Dawson - Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor Riverside, CA 92501
bdawson@rivco.org

Re: Opposition to Agenda Item 2.1, Plot Plan NO. 26173 and Intent to Adopt a Mitigated Declaration – EA42984

Comment 1:

The Rural Association of Mead Valley (RAMV.org) representing over 19,000 residents of the rural community of Mead Valley is adamantly opposed to **Plot Plan NO. 26173 and EA42984** that proposes to build a logistics high-cube Industrial Warehouse on 21.44 acres of land along Harvill and Rider Streets

Plot Plan NO. 26173 requires a General Plan Amendment.

Plot Plan NO. 26173 does not comport to the Riverside County General Plan and Mead Valley Community Plan. Proposed Project would require a General Plan Amendment according to the Riverside County General Plan Certainty System & Foundation Components.

“The General Plan designation of the site is BP (Business Park and the Project site is zoned M-SC (Manufacturing-Service Commercial) and LI (Light Industrial). No change to the General Plan or Zoning is proposed by the project.” (Project TIA report).

According to the Riverside County General Plan

1. Certainty System & Foundation Components

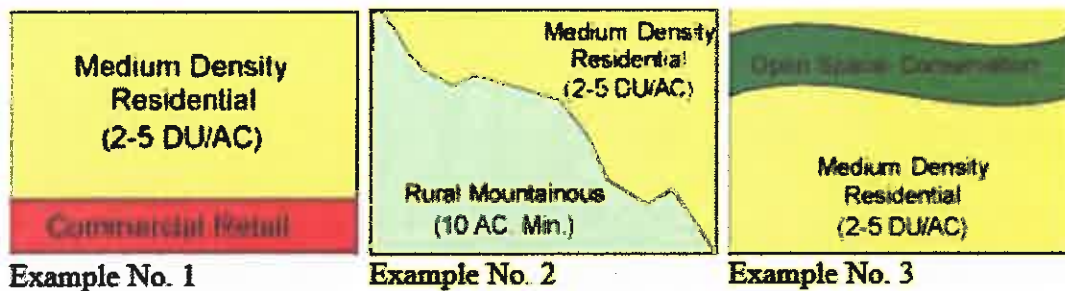
The Certainty System does not affect a project application that requires a General Plan Amendment (GPA) within the same foundation component. **For example, if a project site is designated Light Industrial in the Community Development Foundation Component, and the property owner wants to develop this site according to policies of Medium High Density Residential in the Community Development Foundation Component, the application could be processed with a regular “quarterly” (may be processed and approved up to four times per year, the maximum allowed by state law) GPA.**

After the adoption of the General Plan and before the adoption of the new zoning ordinance, an interim Zoning Consistency Matrix (Refer to RCIP General Plan Land Use Designation -Zoning Consistency Guidelines) will be used to determine the level of consistency between the General Plan land use designation and current zoning. For a project site, where the current zoning is not consistent with the land use designation, the zoning will be required to be brought into

consistency with the General Plan (Refer to RCIP General Plan Land Use Designation -Zoning Consistency Guidelines Flow Chart).

A property owner who wants to develop his/her property in accordance with the General Plan land use designation, and the current zone on this property is not consistent with the land use designation, has two options to pursue the development application:

1. Along with the development application, apply for Change of Zone application from current zone to a zone that is consistent with the General Plan land use designation, or
2. Wait for the adoption of the consistency zoning program that will ensure a consistent zone after a countywide comprehensive review of existing land uses, proposed land uses, and current zoning
(<http://planning.rctlma.org/Portals/0/genplan/content/generalplanconcepts.html>).



There can be countless possible situations where a property has more than one land use designation in the General Plan. These “split” designations could be in the same foundation component or in different ones (Refer to Handout # 1 for the Foundation Components). In split designation scenarios, each development proposal needs to be reviewed on case-by-case basis. The issues of consideration in review of a development proposal would involve, but are not limited to the following:

Area Plan land use designations,

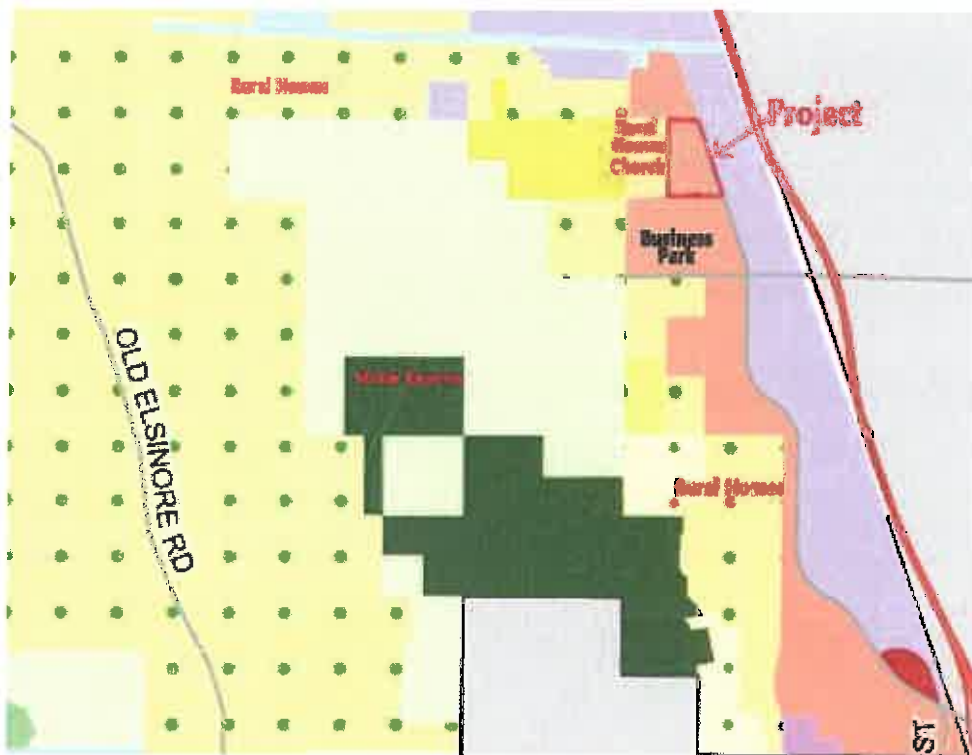
- Area Plan Land Use designations,
- Surrounding land use designations,
- Existing zoning map designations,
- Topography on the site,
- Hydrologic features on the site,
- Other geological features,

- Response to goals of the RCIP (General Plan, Community and Environmental Transportation Acceptability Plan & Multi-Species Habitat Conservation Plan),
- Other Issues, depending upon the location and characteristics of a project.

Example No. 1: Split Designations in Same Foundation Component:

A property has Commercial Retail (CR) and Medium Density Residential [MDR 2-5 Dwelling Units (DU)/Acre (AC)] land use designations that are within the Community Development foundation component.

- If the property owner decides to develop a standard residential tract map with 7200 sq. ft. min. lots on the MDR portion of the site and a Plot Plan for a commercial use on the Commercial Retail portion, he/she can concurrently file both the applications.
 - If the property owner decides to develop a standard residential tract map with 7200 sq. ft. min. lots for the entire property, he/she would need a General Plan Amendment (GPA) to change the Commercial Retail portion of the property to MDR. Because MDR and Commercial Retail land use designations are within the same foundation component of Community Development, the General Plan Amendment will not be subject to the 5-year restriction on foundation component GPAs. Therefore, the application will be processed with a “quarterly” (may be processed and approved up to four times per year, the maximum allowed by the state law) GPA required for the Commercial Retail portion.
 - If the property owner decides to develop the entire property with a Parcel Map and/or Plot Plan application(s) for commercial uses, a similar “quarterly” GPA from MDR to Commercial Retail will be possible.
-



Mead Valley Area Plan - Land Use Map. Mauve area is BP Business Park. Light Purple area is Industrial Park.

Response 1:

The commenter confuses the General Plan Foundation Component and Land Use designation with the zoning. the proposed project is consistent with the existing General Plan and Zoning land use designations for the site. As indicated on page 49 of the EA, the General Plan has designated the project site for Business Park, which allows for employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry, and supporting retail uses. The Business Park General Plan designation allows for a FAR of up to 0.60. Development of the proposed industrial warehousing building would be consistent with the Business Park designated allowable uses. In addition, the proposed 423,665 SF structure on the 21.44-acre project site would result in a FAR of 0.45, which is far less than the 0.60 allowable FAR for Business Park designated areas.

The zoning code designations for the project site are Manufacturing – Service Commercial and Industrial Park (I-P). The County zoning code designates the allowable uses within the I-P zone to include: industrial uses (such as the proposed project), manufacturing uses, emergency shelters, service and commercial uses, and other uses that would need approval by a conditional use permit. In addition, the development standards within the I-P zone include: a minimum lot size of 20,000 square feet with a minimum width of 100 feet; maximum building heights and setbacks; and lighting requirements, as described on page 50 of the EA.

The proposed project would develop an industrial warehousing building that includes office space. These uses are compatible with the allowable industrial, manufacturing, and service commercial uses. Overall, the proposed project would be consistent with the site's existing M-SC and I-P zoning. Therefore, no changes to the Initial Study/EA are required.

Comment 2:

Policies:

The following policies apply to Industrial and Business Park designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

Community Design

LU 30.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties.

Response 2:

The comment cites General Plan policy LU 30.2 with which the project complies. Direct access to the project site would be provided from Rider Street and Harvill Avenue, which are adjacent to the project site. As stated in the project Traffic Impact Analysis (TIA), based on the location of the project, truck trips would travel on Harvill Avenue and utilize the freeway ramps at Cajalco Expressway to travel north or south on I-215. A small percentage of employees may travel to the site from the local area, but most trips were distributed to I-215. In this area, no residential uses front Harvill Avenue; therefore, the project design complies with this General Plan policy.

Comment 3:

The project is designated Business Park (BP) Land Use in the Riverside County General Plan.

Business Park (BP)	0.25 - 0.60 FAR	<input type="checkbox"/> Employee intensive uses, including research & development, technology centers, corporate offices, "clean" industry and supporting retail uses.
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Business Park (BP) Land Use

Light Industrial (LI) Land Use.

Light Industrial (LI)	0.25 - 0.60 FAR	<input type="checkbox"/> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
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General Plan Concepts.

The Mead Valley Area Plan, on the other hand, provides customized direction specifically for the Mead Valley area.

Rural character. The land use patterns reflect a strong commitment to the continuation of the cherished rural/semi-rural lifestyle in this part of Riverside County. This contributes as well to the desire for distinct shifts in development character as a means of defining community separators or edges.

Land Use Plan

The Land Use Plan focuses on preserving the rural community character of this area and, at the same time, accommodates future growth. To accomplish this, more detailed land use designations are applied than for the countywide General Plan.

The Mead Valley Land Use Plan, Figure 3, depicts the geographic distribution of land uses within this planning area. The Area Plan is organized around 21 Area Plan land use designations. These area plan land uses derive from, and provide more detailed direction than, the five General Plan Foundation Component land uses: Open Space, Agriculture, Rural, Rural Community, and Community Development. Table 1, Land Use Designations Summary, outlines the development intensity, density, typical allowable land uses and general characteristics for each of the area plan land use designations within each Foundation Component. The General Plan Land Use Element contains more detailed descriptions and policies for the Foundation Components and each of the area plan land use designations (Mead Valley Area Plan).

Industrial/Business Park land uses within the Community Development category are divided into three Area Plan land use designations: Business Park, Light Industrial, and Heavy Industrial.

Light Industrial (LI) -

The Light Industrial land use designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

Heavy Industrial (HI) -

The Heavy Industrial land use designation allows for intense industrial activities that may have significant impacts (noise, glare, odors) on surrounding uses. Building intensity ranges from 0.15 to 0.5 FAR.

Business Park (BP) -

The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

Response 3:

The commenter summarizes and cites General Plan land use descriptions without providing a specific comment as it relates to the project. As stated in Response 1, the project complies with the General Plan.

Comment 4:

Policies:

The following policies apply to Industrial and Business Park designated properties within the Community Development General Plan Foundation Component, **as further depicted on the area plan land use maps.**

LU 30.1

Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps. (AI 1, 2, 6)

Community Design

LU 30.2

Control heavy truck and vehicular access to minimize potential impacts on adjacent properties. (AI 43)

LU 30.3

Protect industrial lands from encroachment of incompatible or sensitive uses, such as residential or schools that could be impacted by industrial activity. (AI 3)
(Mead Valley Area Plan).

The Project needs to protect the rural residents and church (sensitive receptors) who will

be living next door 24-7 from high air pollution, noise pollution, light trespass, traffic impacts on local roads that will severely impact the residents throughout the area. Sensitive receptors require adequate buffers from industrial land uses such as this mega warehouse. Business Park land use acts as a significant buffer between sensitive receptors and commercial businesses.

LU 30.6

Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)

Response 4:

The commenter cites and summarizes General Plan policies and opines that the project should protect nearby residential and institutional uses from air pollution, noise pollution, light trespass, traffic impacts. The Initial Study/EA and underlying technical studies analyzed the project's potential impacts as it relates to these topics and determined that the project would not exceed thresholds or County required standards; therefore, the potential impacts are less than significant.

Comment 5:

LU 30.7

Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

Project Design

LU 30.6

Control the development of industrial uses that use, store, produce, or transport toxins, generate unacceptable levels of noise or air pollution, or result in other impacts. (AI 1)

LU 30.7

Require that adequate and available circulation facilities, water resources, and sewer facilities exist to meet the demands of the proposed land use. (AI 3)

Response 5:

The commenter cites General Plan policies related to requiring sufficient infrastructure to serve the project and controlling the use, storage, and transport of hazardous materials and generation of noise and air pollutants. As stated on page 63 of the Initial Study/EA, "the project would be served by the existing adjacent roadway system, and utilities would be provided by the existing infrastructure that is located in adjacent roadways." Section 23 of the Initial Study/EA addresses the use, storage, and transport of hazardous materials; section 35 addresses the project's generation of noise and section 6 addresses 6 analyzes the potential air quality impacts. These and all other impacts were determined to be less than significant and in compliance with the above-referenced General Plan policies.

Comment 6:

Project Design

LU 30.8

Require that industrial development be designed to consider their surroundings and visually enhance, not degrade, the character of the surrounding area. (AI 3)

Response 6:

The comment cites a General Policy related to project aesthetic design. Section 1 of the Initial Study/EA analyzes the project's potential aesthetic impacts and found that the impacts are less than significant and

in compliance with the referenced policy.

Comment 7:

LU 10.1

Require that new development contribute their fair share to fund infrastructure and public facilities such as police and fire facilities. (AI 3)

Response 7:

Refer to Response 5. Also, the project will be required to pay the required County development impact fees that cover infrastructure funding.

Comment 8:

LU 11.2

Ensure adequate separation between pollution producing activities and sensitive emission receptors, such as hospitals, residences, child care centers and schools. (AI 3)

There is no buffer between rural homes, the church and the Project. SCAQMD and WRCOG guidelines both recommend 1,000 foot buffers between sensitive receptors and mega warehouses.

Response 8:

The commenter references General Plan policy related to separations from sensitive uses and to the recommended WRCOG and SCAQMD buffer distance of 1,000 feet between sensitive land uses and warehouses. It should be noted that the WRCOG and SCAQMD buffer distance is borne out of the California Air Resources Board's (CARBs) Land Use Handbook ("handbook") which recommends a buffer distance of at least 1,000 feet between land uses that will have 100 or more trucks per day. However, CARB's guidance, on Page 5 of the handbook, acknowledges that the recommendations are in fact advisory and "to determine the actual risk near a particular facility, a site-specific analysis would be required. Risk from diesel PM will decrease over time as cleaner technology phases in." The handbook further goes on to state that "these recommendations are designed to fill a gap where information about existing facilities may not be readily available and are not designed to substitute for more specific information if it exists." The Air Quality Impact Analysis, included as Appendix A of the EA, provides the technical analysis, emissions modeling, and a site-specific health risk assessment based on the geospatial location of the proposed development and existing sensitive land uses in the vicinity of the project site and the truck travel routes that are expected to be utilized. As described on page 16 of the EA, this analysis determined that the project would not pose a significant health risk associated with diesel particulate matter on sensitive receptors in the project vicinity.

Additionally, imposing a 1,000-foot buffer for the project would result in a non-functional and non-utilized site that is not consistent with the existing zoning of the area (as described previously in Response 2, previously). Furthermore, the site itself is less than 1,000 feet wide. These types of setbacks would not efficiently utilize the land area as intended by the Business Park land use designation of the site.

Comment 9:

LU 11.5.

Ensure that all new developments reduce Greenhouse Gas emissions as prescribed in the Air

Quality Element and Climate Action Plan.

Response 9:

The commenter references General Plan policy related to reducing GHG emissions. As described in section 22 of the Initial Study/EA, the project is consistent with the County CAP and does not exceed GHG emissions thresholds; therefore, the project is consistent with the referenced policy.

Comment 10:

Foundation Component	Area Plan Land Use Designation	Building Intensity Range (du/ac or FAR) (2344)	Notes
	Medium Density Residential (MDR)	2 - 5 du/ac	<ul style="list-style-type: none"> Single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. Limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed.
	Medium High Density Residential (MHDR)	5 - 8 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences with a density range of 5 to 8 dwelling units per acre. Lot sizes range from 4,000 to 6,500 sq. ft.
	High Density Residential (HDR)	8 - 14 du/ac	<ul style="list-style-type: none"> Single-family attached and detached residences, including townhouses, stacked flats, courtyard homes, patio homes, townhouses, and zero lot line homes.
	Very High Density Residential (VHDR)	14 - 20 du/ac	<ul style="list-style-type: none"> Single-family attached residences and multi-family dwellings.
	Highest Density Residential (HHDR)	20+ du/ac	<ul style="list-style-type: none"> Multi-family dwellings, includes apartments and condominium. Multi-storied (3-plus) structures are allowed.
	Commercial Retail (CR)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Local and regional serving retail and service uses. The amount of land designated for Commercial Retail exceeds that amount anticipated to be necessary to serve Riverside County's population at build out. Once build out of Commercial Retail reaches the 40% level within any Area Plan, additional studies will be required before CR development beyond the 40% will be permitted.
	Commercial Tourist (CT)	0.20 - 0.35 FAR	<ul style="list-style-type: none"> Tourist related commercial including hotels, golf courses, and recreation/entertainment activities.
	Commercial Office (CO)	0.35 - 1.0 FAR	<ul style="list-style-type: none"> Variety of office related uses including financial, legal, insurance and other office services.
	Light Industrial (LI)	0.25 - 0.50 FAR	<ul style="list-style-type: none"> Industrial and related uses including warehousing/assembly, assembly and light manufacturing, repair facilities, and supporting retail uses.
	Heavy Industrial (HI)	0.15 - 0.50 FAR	<ul style="list-style-type: none"> More intense industrial activities that generate greater effects such as excessive noise, dust, and other nuisances.
Community Development	Business Park (BP)	0.25 - 0.50 FAR	<ul style="list-style-type: none"> Employee intensive uses, including research and development, technology centers, corporate offices, e-commerce industry and supporting retail uses.
	Public Facilities (PF)	≤ 0.50 FAR	<ul style="list-style-type: none"> Civic uses such as County of Riverside administrative buildings and schools.
	Community Center (CC)	5 - 40 du/ac 0.10 - 0.3 FAR	<ul style="list-style-type: none"> Includes combination of small-lot single family residences, multi-family residences, commercial retail, office, business park uses, civic uses, transit facilities, and recreational open space within a unified planned development area. This also includes Community Centers in adopted specific plans.
	Mixed-Use Area		<ul style="list-style-type: none"> This designation is not to identify a particular mixture or intensity of land uses, but to designate areas where a mixture of residential, commercial, office, entertainment, educational and/or recreational uses, or other uses is planned.

Overlays and Policy Areas

Overlays and Policy Areas are not considered a Foundation Component. Overlays and Policy Areas address local conditions and can be applied in any Foundation Component. The specific details and development characteristics of each Policy Area and Overlays contained in the appropriate Area Plan. Tables included in General Plan Appendix E-1 provide additional specification for each of these types of planning instruments.

Community Development Overlay (CDO)	<ul style="list-style-type: none"> Allows Community Development land use designations to be applied through General Plan Amendments within specified areas within Rural, Rural Community, Agriculture, or Open Space Foundation Component areas. Specific policies related to each Community Development Overlay are contained in the appropriate Area Plan.
Community Center Overlay (CCO)	<ul style="list-style-type: none"> Allows for either a Community Center or the underlying designated land use to be developed.

Mead Valley Area Plan

Table 2: Statistical Summary of Mead Valley Area Plan

LAND USE	AREA		STATISTICAL CALCULATIONS ¹	
	ACREAGE ²	D.U.	POP.	EMPLOY.
LAND USE DESIGNATIONS BY FOUNDATION COMPONENT				
AGRICULTURE FOUNDATION COMPONENT				
Agriculture (AG)	0	0	0	0
<i>Agriculture Foundation Sub-Total:</i>	0	0	0	0
RURAL FOUNDATION COMPONENT				
Rural Residential (RR)	5,512	827	2,978	NA
Rural Mountainous (RM)	715	36	130	NA
Rural Desert (RD)	0	0	0	NA
<i>Rural Foundation Sub-Total:</i>	6,227	863	3,108	0
RURAL COMMUNITY FOUNDATION COMPONENT				
Estate Density Residential (RC-EDR)	79	28	101	NA
Very Low Density Residential (RC-VLDR)	7,847	5,885	21,189	NA
Low Density Residential (RC-LDR)	1,012	1,518	5,466	NA
<i>Rural Community Foundation Sub-Total:</i>	8,938	7,431	26,756	0
OPEN SPACE FOUNDATION COMPONENT				
Open Space-Conservation (OS-C)	46	NA	NA	NA
Open Space-Conservation Habitat (OS-CH)	1,428	NA	NA	NA
Open Space-Water (OS-W)	0	NA	NA	NA
Open Space-Recreation (OS-R)	0	NA	NA	0
Open Space-Rural (OS-RUR)	0	0	0	NA
Open Space-Mineral Resources (OS-MIN)	0	NA	NA	0
<i>Open Space Foundation Sub-Total:</i>	1,474	0	0	0
COMMUNITY DEVELOPMENT FOUNDATION COMPONENT				
Estate Density Residential (EDR)	0	0	0	NA
Very Low Density Residential (VLDR)	0	0	0	NA
Low Density Residential (LDR)	0	0	0	NA
Medium Density Residential (MDR)	445	1,557	5,606	NA
Medium-High Density Residential (MHDR)	37	243	875	NA
High Density Residential (HDR)	0	0	0	NA
Very High Density Residential (VHDR)	16	272	979	NA
Highest Density Residential (HHDR)	33	984	3,543	NA
Commercial Retail ³ (CR)	68	NA	NA	1,232
Commercial Tourist (CT)	0	NA	NA	0
Commercial Office (CO)	32	NA	NA	3,451
Light Industrial (LI)	961	NA	NA	12,348
Heavy Industrial (HI)	0	NA	NA	0
Business Park (BP)	363	NA	NA	5,196
Public Facilities (PF)	1,325	NA	NA	1,325
Community Center (CC) ³	0	0	0	0
Mixed-Use Area (MUA)	188	2,143	7,716	1,531
<i>Community Development Foundation Sub-Total:</i>	3,666	6,199	16,719	29,004
SUB-TOTAL FOR ALL FOUNDATION COMPONENTS:	20,207	14,493	48,623	29,004
NON-COUNTY JURISDICTION LAND USES				
OTHER LANDS NOT UNDER PRIMARY COUNTY JURISDICTION				
Cities	20,323	—	—	—
Indian Lands	0	—	—	—
Freeways	98	—	—	—
<i>Other Lands Sub-Total:</i>	20,421	—	—	—
TOTAL FOR ALL LANDS:	40,728	14,493	48,623	29,004

Mead Valley Area Plan Statistical Summary clearly shows more jobs and higher quality jobs will be produced under certain land uses. The comment does not raise an environmental issue concerning the analysis in the Initial Study/EA; therefore, no further response is required.

Response 10:

The commenter cites land use tables from the County General Plan and opines that more jobs will be provided under certain land uses. The comment does not raise an environmental issue concerning the analysis in the Initial Study/EA; therefore, no further response is required.

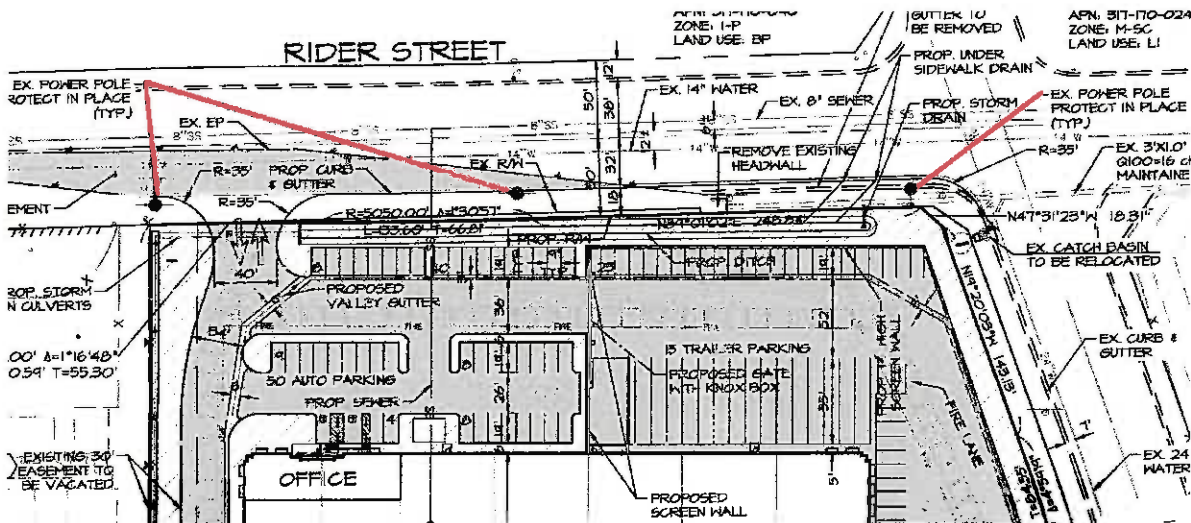
Comment 11:

C.

MINIMUM SIDEWALK WIDTH, OBSTACLES

According to Federal and State requirements, the pedestrian access route is 48 inches minimum, 60 inches preferred. In cases where sidewalk is 48 inches wide, turnouts of 60 inches by 60 inches must be provided every 200 feet. The width of the top of curb is not included in the measurement of minimum sidewalk width. The minimum sidewalk width per County Ordinance No. 461 is 64 inches adjacent to back-of-curb or 60 inches not adjacent to back of-curb. The County standard will supersede Federal and State minimums unless otherwise approved by the Director of Transportation. Objects, such as street lights, utility poles, utility cabinets, fire hydrants, sign posts, signs, parking meters, trash receptacles, public telephones, mailboxes, newspaper stands, benches, transit shelters, kiosks, bicycle racks, planters, trees, street sculptures and opening doors, should be avoided in the pedestrian path of travel. Where obstacles exist, they must not reduce the minimum width of the pedestrian path of travel as determined by State and Federal standards (Riverside County Plan Check Guidelines).

http://rctlma.org/Portals/7/documents/pamphlets/plan%20check%20guidelines/plan%20check%20guidelines%20VII_designing%20to%20accommodate%20pedestrian%20accessibility%20requirements.pdf



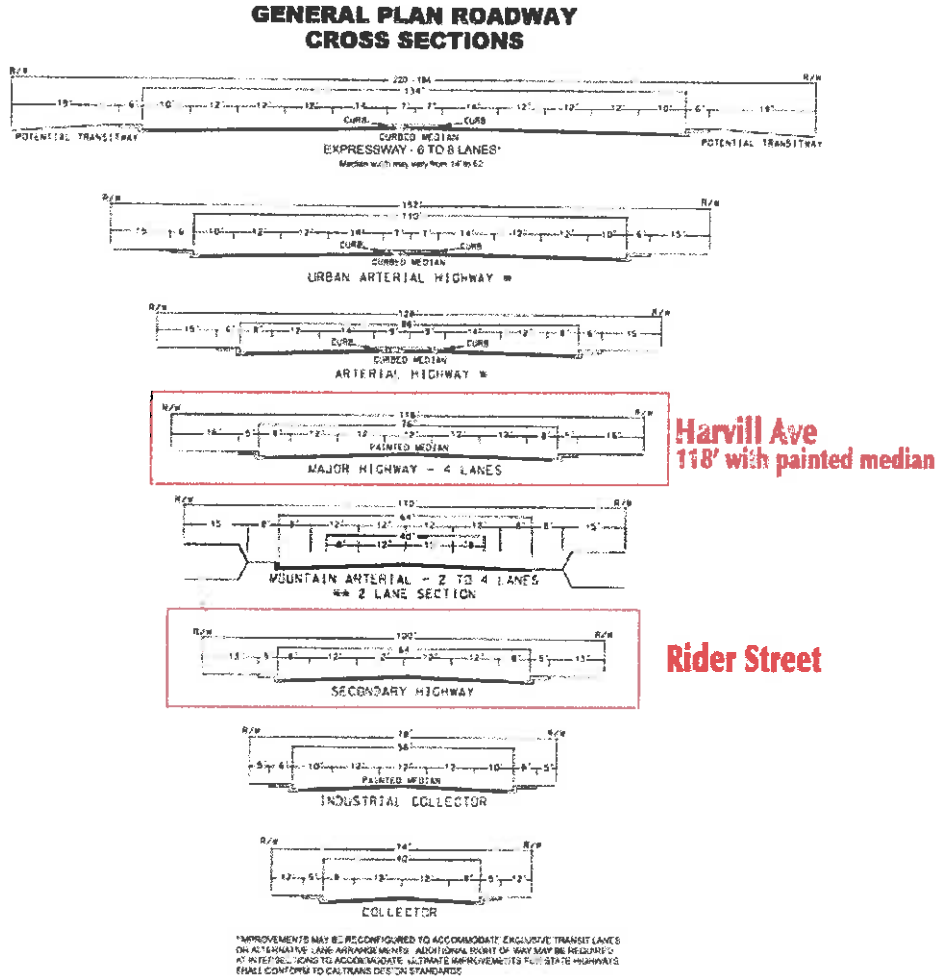


Power poles along Rider Street are just feet from the roadway.



Power poles are just feet from the road.

Figure C-3 Street Classification Cross-Sections



Revised 7/3/2003

Will Rider Street be widened to required secondary highway full width? Will sidewalks be ADA compliant as they include utility poles? Property to the west of the Project site will create line of sight constraints for trucks exiting Rider Street. Utility poles will not be moved. (Protect in Place). One of the poles is close to the Rider Street truck entrance. These are Major electrical

lines. Utilities need to be moved underground and Rider widened to full width to Patterson to accommodate the approximately 933 daily PCE trips, 61 AM peak hour PCE trips, and 67 PM peak hour PCE trips for Harvill and Rider Streets. Over 200 residents also use Rider Street to access Harvill Ave every day with a minimum of 600 vehicle trips per day exiting Rider at Harvill or Seaton. Seaton has no signal light and is located where Cajalco is on a strong curve that narrows down to two lanes. Vehicle accidents occur at this location every week with many fatal accidents at or near the Seaton X Cajalco intersection.

Response 11:

The comment cites County Code requirements related to road improvements and the General Plan roadway cross sections. The project has been reviewed by the County against these requirements and has been determined by the appropriate County department that the project is in conformance. Road improvements are required to Harvill pursuant to these requirements. Section 44 of the Initial Study/EA and the project TIA analyzes the project's potential traffic impacts and has determined that the project will not exceed the applicable thresholds of significance with the proposed road improvements. County Transportation has reviewed the project design and determined that that the project meets County standards including those related to traffic safety. Therefore, no further analysis is required.

Comment 12:

Insufficient road improvements

No signal light at Rider X Harvill. No signal light at Seaton X Harvill.

Response 12:

The comment states there is no signal light at the intersection of Rider and Harvill. Section 44 of the Initial Study/EA and the project TIA states that the LOS at Harvill Avenue/Rider Street in the Opening Year with project analysis is LOS B during both peak hours. A traffic signal is not warranted based on the operation or the traffic volume at this location. The intersection of Seaton Avenue/Rider Street was not evaluated in the study as the project would only add 2 passenger car trips during the peak hours and no truck trips at this location. The addition of 2 passenger car trips would not warrant installation of a traffic signal. Therefore, no further analysis is required.

Comment 13:

No painted median along Harvill Avenue on the west side of the Project where hundreds of trucks will enter this facility. The northern Harvill entrance only allows for one to 2 trucks at a time to enter the facility behind the gate.

Rider Street secondary highway designation in the Mead Valley Area Plan Circulation Element.

Harvill Ave - MAJOR HIGHWAY - Minimum right-of-way width shall be 110 feet. Requires 12' painted median, four 12' lanes and two 8' shoulders.

Rider Street - SECONDARY HIGHWAY - Minimum right-of-way width shall be 88 feet. Four 12' lanes and two 8' shoulders. No painted median. Rider Street designation in the Mead Valley Area Plan Circulation Element.

Response 13:

The comment states that road conditions and opines on the operations of the proposed Harvill entrance. As noted in Figure 7 of the Traffic Impact Analysis, trucks are expected to approach the site from the north, via the I-215 ramps at Cajalco Expressway. Minimal northbound left-turns into the site by trucks are expected. If queuing occurs in the northern entrance, alternative access drives are available on Rider and the southern access on Harvill; therefore, no impacts would occur at this location and no further analysis is required.

Comment 14:



Riverside County Planning Department - Riverside
PO Box 1409
Riverside, CA 92502-1409

April 3, 2017

Attention: Land Development Committee

Subject: Plot Plan No. 26173 (APN: 317-230-038 & 317230-036)

Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

Five copies of the following maps in hardcopy with scaled plans (1"=50' maximum), including all maps submitted on a disc in .pdf format: including grading, drainage, landscape and street improvement plans are required to be submitted by the developer to determine the extent of the interference. The Edison facilities and the easements should be plotted on the above reference maps. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

Southern California Edison Company
Real Properties
2 Innovation Way,
Pomona 91768

Attention: Salvador Flores

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (951) 74-1087.

A handwritten signature in black ink, appearing to read "Salvador Flores".

Salvador Flores
Title and Real Estate Services
Real Properties

cc: Monica Contreras
Land Development Committee - Riverside

ORDINANCE NO. 460.152
AN ORDINANCE OF THE COUNTY OF RIVERSIDE REGULATING THE DIVISION OF LAND
ARTICLE VII DENIAL OF TENTATIVE LAND DIVISION MAPS

ARTICLE VII DENIAL OF TENTATIVE LAND DIVISION MAPS

SECTION 7.1. GENERAL.

A tentative map shall be denied if it does not meet all requirements of this ordinance, or if any of the following findings are made:

- A. That the proposed land division is not consistent with applicable general and specific plans.
- B. That the design or improvement of the proposed land division is not consistent with applicable general and specific plans.
- C. That the site of the proposed land division is not physically suitable for the type of development.
- D. That the site of the proposed land division is not physically suitable for the proposed density of the development.
- E. That the design of the proposed land division or proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. That the design of the proposed land division or the type of improvements are likely to cause serious public health problems.
- G. That the design of the proposed land division or the type of improvements will conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division. A land division may be approved if it is found that alternate easements for access or for use will be provided and that they will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.
- H. Notwithstanding subsection E. above, a tentative map may be approved if an environmental impact report was prepared with respect to the project and a finding was made, pursuant to the California Environmental Quality Act, that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

Amended Effective:
04-19-96 (Ord. 460.132)

SECTION 7.2. LAND SUBJECT TO CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT.

- A. In addition to any of the grounds set out in [Section 7.1](#) of this ordinance, the Board of Supervisors shall deny approval of a tentative map, if it finds that the land is subject to a

Utility poles will be left in place. There does not appear to be enough room for trucks to safely enter or exit the facility without interfering with the utility poles. High voltage utility poles

could pose a major safety concern (SCE letter dated April 3, 2018).

Response 13:

The comment states that the utility poles will be a safety concern and references a letter from SCE dated April 3, 2017 stating potential interference with the existing poles. On October 19, 2017, SCE issued a letter stating that the project as conditioned by the County will not interfere with SCE utilities. Also, see response 11. Therefore, no further analysis is required.

Comment 14:

Trucks turning into the Harvill entrances will be turning from the fast lane with traffic going 55-60 mph into the facility with little room for queuing.

No right turns on Harvill for trucks entering the facility. Harvill is undersized and barely has room for trucks in the right lane and no room for trucks to queue along the right shoulder or in the middle of the road to turn left into the warehouse.

The plot plan does not indicate any real improvements to Harvill or Rider Streets necessary to safely allow trucks to enter the facility safely. North entrance off of Harvill does not show enough room for one truck to enter behind the access gate. It takes time to sign in trucks behind the gate entrance. This will result in a number of trucks idling along Rider and Harvill created excessive pollution, noise and traffic hazards not thoroughly address in the EA.

Safety. Vehicles travel 55 mph on Harvill and then to come up on trucks that are parked in the roadway is not safe in the middle of the night or even during the day is not safe.

Response 13:

Peak hour operations at both project driveways on Harvill were evaluated in the Traffic Impact Analysis and found to be acceptable with the project. Additionally, the project site plan was evaluated for turn radii and demonstrated that trucks can enter the site without utilizing the #1 southbound lane on Harvill Avenue (Figure 2 in the Traffic Impact Analysis).

Comment 14:

No Buffer between rural homes and a church, sensitive receptors. Church raises livestock and crops. EA indicates that there is no Ag uses near the site while there is Ag uses for years directly next to the site.

Church members and staff live on site and will be directly affected by air pollution, noise pollution, light trespass, vibration, dusk, particulates, etc. 24-7. This also effects livestock and crop production as particulates from the exhaust.

Hundreds of homes in the Country Place neighborhood off of Rider will be severely impacted by the traffic, air pollution, noise and dust from this project. .

Idling Violations. Trucks backed up on local roadways creates massive idling violations as trucks idle for hours trying to enter the facility.

Response 14:

See response 4.

Comment 15:

Construction operations 24-7. Light trespass, massive noise, vibration, pollution.

Traffic Study report. What existing public streets will serve the project and where is access proposed?

Harvill Avenue and Rider Street provide primary access to the project site. Regional access to the project is provided from Interstate 215 (I-215) via the interchange at Cajalco Expressway/Ramona Expressway.

Cajalco Expressway is already at capacity.

The proposed 423,665 square-foot warehouse would generate approximately 933 daily PCE trips, 61 AM peak hour PCE trips, and 67 PM peak hour PCE trips.

Response 15:

Based on the trip assignment shown in Figure 8 of the Traffic Impact Analysis, the project would add fewer than 50 trips to the I-215 ramps at Cajalco Expressway. The project trips at the interchange do not meet the threshold for evaluation according to both County and Caltrans guidelines. Therefore, no further analysis is required.

Comment 16:

Project Description

The project proposes to construct a 423,665 square-foot warehouse building on an approximately 21.44-acre site located on the west side of Harvill Avenue between Walnut Street and Rider Street in unincorporated Riverside County. The project includes 184 vehicular parking spaces and 113 trailer parking spaces. Access to the project will be provided via three driveways; one on Rider Street and two on Harvill Avenue. The north driveway on Harvill Avenue is intended to be used by trucks only. The project opening year is anticipated to be 2019. The project site plan is provided in Figure 2.

Plot Plan shows Harvill Ave access for trucks along Rider Street entrance and also two entrances on Harvill.

Transportation – trips 933 per day. 67 peak per hour.

What Transportation impacts are anticipated, if any?

No significant traffic impacts were identified in this analysis. (TIA Report)

The project includes 184 vehicular parking spaces and 113 trailer parking spaces.

The General Plan designation of the site is BP (Business Park) and the site is zoned M-SC (Manufacturing-Service Commercial) and LI (Light Industrial). No change to the General Plan or Zoning is proposed by the project (TIA Report).

Future Traffic Forecasts. Opening Year (2019) without-project traffic volumes were

determined by adding a growth rate of two (2) percent per year to the existing traffic volumes as directed by the County staff. Cumulative traffic volumes were determined by adding traffic from cumulative (approved and/or pending) projects to the Opening Year (2019) Baseline Condition.

Significance Criteria. As noted previously, the General Plan designation for the site is BP (Business Park). Figure 3 in the Mead Valley Area Plan designates BP as a Community Development Area. Therefore, according to page C-7 in the County General Plan Circulation Element the worst acceptable level of service for study area intersections would be LOS D. (TIA Report page 7).

Response 16:

This information is a summary of the information provided in the Initial Study/EA and Traffic Impact Analysis. No response is required.

Comment 17:

Four warehouse projects are in the process of construction at this present time on Harvill Ave. Certainly 2% growth is substantially flawed as these mega warehouses each will bring hundreds of truck trips along Harvill Ave. many of which will be using Cajalco Road.

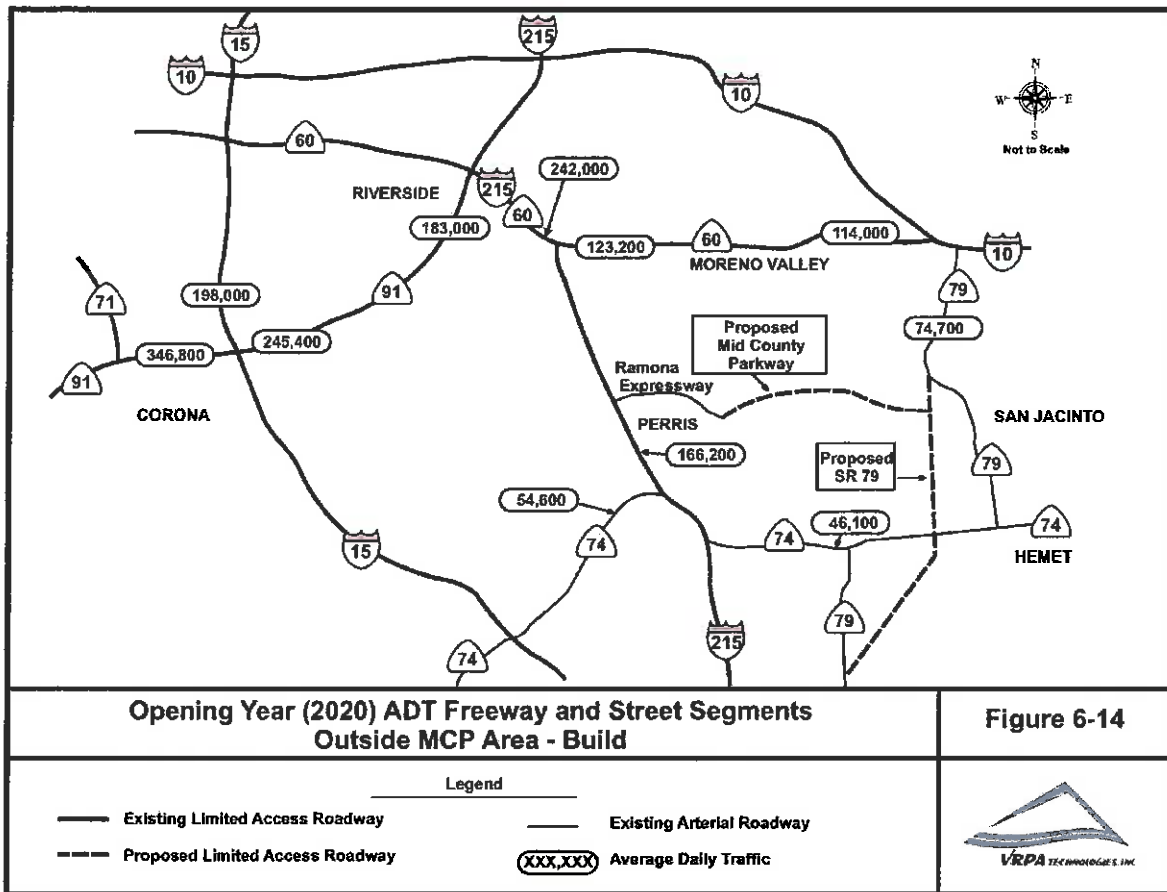
Response 17:

In addition to 2% growth, traffic from six other planned industrial and commercial developments was included in the forecasts as noted in Figure 14 and Table 9 of the Traffic Impact Analysis. Therefore, no further analysis is required.

Comment 18:

No mention of the Mid-County Parkway that is planned for the future. The terminus for the Mid-County parkway is next to this Project. Vehicle trips will add massive amounts of vehicle trips to Harvill Ave.

Central Freight has a major truck freight facility at Placentia and Harvill in the pipeline. Thousands of trucks will be using this facility every day. By 2040 the Mid-County Parkway is expected to add over 50,000 vehicle trips onto our local roads. TIA report is flawed in its estimates on vehicle and truck traffic in the near future using Harvill Ave.



Current traffic projections for 2020 without the Mid-County Parkway.



Mid County Parkway Intersection at I-215

As shown in Table 6, all study intersections currently operate at satisfactory LOS D or better during the AM and PM peak hours and are forecast to continue to operate at satisfactory LOS D or better during the weekday AM and PM peak hours with the addition of project traffic. No project impacts are anticipated in the Existing with-Project condition. (TIA Report).

Mid County Parkway and additional mega warehouses under construction would result in Harvill and Rider at LOS "E". This is not acceptable. Cajalco Road is not expected to be widened for a number of years. Ethnic Freeway also years away from completion. This leaves trucks only 2 choices: the Cajaco Expressway or the I-215 which is already congested.

Response 18:

The Mid-County Parkway project has been evaluated and improvements have been proposed to accommodate this future roadway using traffic forecasts based on the General Plan land use designations for the area. Because the project does not propose a General Plan Amendment, the studies prepared for and improvements proposed for the Mid-County Parkway would remain valid. The project is not required to analyze this future roadway improvement as project-specific studies have already been prepared. Therefore, no further analysis is required.

Comment 19:

Located just west of this project on Rider Street is a Treatment Center for abused children. Impacts from this warehouse including air pollution and traffic would be significant.

Olive Crest Treatment Centers for Children is a non-profit, non-sectarian, non-discriminating group dedicated to healing young lives wounded by abuse, neglect, and abandonment. Provides a therapeutic milieu for emotionally and sexually abused adolescents to include biweekly, individual and group therapy: specialty groups, intensive weekly sexual abuse cycle groups: recreational activities. Behavior reinforcement strategies: psychological evaluation and testing: psychiatric evaluation and medication when warranted. 24 hour care supervisory treatment centers featuring family style settings in Riverside County.

Response 19:

Section 35 addresses the project's generation of noise and section 6 addresses 6 analyzes the potential air quality impacts. The above-referenced sensitive uses were considered in the analysis. These and all other impacts were determined to be less than significant; therefore, no further analysis is required.

Comment 20:

No Signs were posted on the property that a public hearing was being held so that affected neighbors would be aware of this project.

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: Supervisor Kevin Jeffries and Supervisor Chuck Washington

SUBMITTAL DATE:
April 21, 2015

SUBJECT: On-Site Postings of Public Notices for Development Projects Requiring Change of Land Use

RECOMMENDED MOTION: That the Board of Supervisors:
Direct TLMA to require on-site postings of notices of public hearings for development applications within a proposed project's boundaries whenever a change in land use is proposed, at the expense of the applicant.

BACKGROUND:

Summary

The County of Riverside currently requires applicants for certain development projects to notify the immediate neighbors of the property with mailed letters. Larger projects can be required to publish notices of public hearings in the newspaper. These methods can leave many interested community members in the dark as to proposed changes that may affect them. This is particularly the case when proposed projects are attempting to change the zoning or General Plan designation (e.g. from residential to light industrial, or from rural residential to higher density residential). These changes in community expectations for a parcel should trigger a higher level of notification of the neighbors and community, so that residents who may be affected by changes in land use can be more fully informed of the new potential developments, even though they may live outside of the zone that receives mailed notices.

Departmental Concurrence

Continued...

KEVIN JEFFRIES
Supervisor, 1st District

CHUCK WASHINGTON
Supervisor, 3rd District

Response 20:

As indicated in response 1, no land use change is proposed; therefore, on-site noticing is not required.

Comment 21:

I urge the Planning Director to deny the Proposed Project PP26173 for a mega warehouse at the corner of Rider X Harvill.

This project requires a General Plan Amendment from Business Park land use to Industrial land use per the General Plan and Mead Valley Area Plan. In addition, this proposed project violates the General Plan and Mead Valley Area Plan Vision.

The Environmental Assessment is flawed and the Project requires an Environmental Impact Report EIR to assess the numerous and significant negative environmental impacts that this Project will bring to the area that are not addressed in the proposed Environmental Assessment 42984, staff report, Noise assessment, Traffic Impact Study or additional documents.

Traffic Impacts did not include the Mid-County Parkway, Central Freight facility, numerous mega warehouses currently under construction that will add tens of thousands of vehicle trips per day on Harvill Ave.

Harvill and Rider Streets are not going to be improved to full width. Rider Street must be widened to Patterson in order to allow for adequate line of sight for the truck entrance and exit along Rider Street.

Harvill must be widened to the full width of 118' to allow for a center median (left/right turn lanes) and shoulder truck parking.

Rider Street Signal Light at Harvill Ave.

Utility poles are currently next to the roadway on Rider Street and will be (left in place) next to the entrance where logistics trucks up to 53' in length will be entering and exiting the warehouse. This is not safe. SCE sent a letter indicating that there are concerns with the utility easement and location of these poles.

The Rural Association of Mead Valley objects to changing the Business Park designation to Industrial Park. The proposed project is for a simple Plot Plan. This is certainly not adequate for a project of this magnitude. The Plot Plan and Environmental Assessment are grossly flawed.

The result of this project will be numerous negative impacts to the community of Mead Valley, i.e. no buffer between homes and mega warehouses (Industrial Land Use), noise pollution, air pollution, traffic gridlock, dangerous road conditions and health impact to residents as far as 2 miles away. Trucks using Cajalco Road and going west will negatively impact residents from Harvill to the I-15 Freeway. Added trucks and vehicle traffic will impact hundreds of thousands of residents who drive on Cajalco Road, Harvill Ave., I-215 Freeway, I-60 Freeway, I-91 Freeway, El Sobrante Road, La Sierra Ave.

It is clear that a number of agencies were not notified in a timely manner (SCE letter dated April 4, 2018). Union members not notified. Residents living nearby this project that will be severely impacted were not notified.

No Signs were posted on the property that a public hearing was being held so that affected neighbors would be aware of this project.

The Current General Plan – land use is for Business Park – BP which is compatible and acts as a

buffer to sensitive receptors such as rural ranches, churches and places where children live and play. Keep the current General Plan designation of Business Park.

RAMV.org recommends a 1000 foot buffer with a much smaller building footprint.

Land uses that will benefit the community - Business Park. Business Park zoning would allow smaller businesses that create real jobs, sales taxes and operate from 8:00 am to 6:00 pm not 24-7. This zoning follows the Riverside County General Plan – Mead Valley Area Plan and vision for the area. Any buildings should allow for a substantial buffer between rural agricultural homes and businesses. The Business Park alternative would substantially reduce truck trips, air pollution, traffic, noise, truck idling times, diesel particulate PM and NOx emissions.

Response 21:

The commenter summarizes previously provided comments in this letter, which have already been addressed in this letter in the preceding responses and in the responses provided in the responses to the same author's letter dated February 23, 2018.

Sincerely,



Debbie Walsh,
President, RAMV.org

RAMV.ORG
PO Box 2433 Perris, CA 92572 abilene149@gmail.com

February 23, 2018
Brett Dawson - Project Planner
Riverside County Planning Department
4080 Lemon Street, 12th Floor Riverside, CA 92501 bdawson@rivco.org
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING
SPECIAL MEETING

Agenda Item 3.1

Re: Opposition to Plot Plan NO. 26173 and Intent to Adopt a Mitigated Declaration – EA42984

The Rural Association of Mead Valley (RAMV.org) representing over 19,000 residents of the rural community of Mead Valley is adamantly opposed to **Plot Plan NO. 26173 and EA42984** that proposes to build a logistics high-cube Industrial Warehouse on 21.44 acres of land along Harvill and Rider Streets.

RAMV.org recommends a 1000 foot buffer with a much smaller building footprint. Land uses that will benefit the community - Business Park. Business Park zoning would allow smaller businesses that create real jobs, sales taxes and operate from 8:00am to 6:00 pm not 24-7. This zoning follows the Riverside County General Plan – Mead Valley Area Plan and vision for the area. Any buildings should allow for a substantial buffer between rural agricultural homes and businesses. The Business Park alternative would reduce the operational effects of the project substantially reducing truck trips, air pollution, traffic, noise, truck idling times, diesel particulate PM and NOx emissions. Business Park zoning acts as a buffer between Very Low Density Residential A-1-1 Zoning to the south and west of the project and Light Industrial along Harvill Ave.

"Business Park (BP) - The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR" (Riverside County General Plan – Mead Valley Area Plan).

Policies:

The following policies apply to Industrial and Business Park designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

Community Design

LU 30.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties.

Most of the project is designated Business Park (BP) Land Use in the Riverside County General Plan.

Business Park (BP)	0.25 - 0.60 FAR	<input type="checkbox"/> Employee intensive uses, including research & development, technology centers, corporate offices, "clean" industry and supporting retail uses.
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Light Industrial (LI) Land Use.

Light Industrial (LI)	0.25 - 0.60 FAR	<input type="checkbox"/> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
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Farm Land ag use.

EA 72984 concludes ancillary agricultural uses on rural residential properties "would be unaffected" by the Project.

(EA p. 2-3) This determination is improperly conclusory where no reasoning or substantial evidence is provided in support. While ancillary agricultural uses may not be ceased or prohibited, they may be adversely impacted by, for instance, heavy duty trucks passing in close proximity to their property; by construction and blasting; obnoxious fumes and air pollution, or by 24-hour-a-day lighting. Potential impacts must be considered

Likewise, in asking if the Project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property, the EA deflects proposing a finding of significance despite “[p]roperties immediately to the west, south, and southwest of the Project site [being] zoned A-1-1” for agriculture. The EA finds the Project has “no potential” to result in off-site impacts to the properties and, in any event, would comply with Ordinance 625 such that impacts would be less than significant. This assumption is not valid as agricultural land uses directly adjacent to the proposed warehouse has been in existence for many years.

The EA fails to evaluate secondary impacts to agriculture from the Project. Such effects may include urbanization/growth inducement in this undeveloped area; vehicle hazard impacts from incompatible uses (e.g. farm equipment next to industrial uses, semi-trucks near equestrian uses, etc.); and development pressure to convert agricultural land to non-agricultural uses. Absent consideration of indirect/ secondary impacts, the EA fails in its informational role.

There is a Church (Sensitive Receptor next door to the project site). U-Turn for Christ which opened its doors over 25 years ago abuts the proposed project along the western boundaries of the project site. The church site houses a number of members and full time staff. There is also a Seventh Day Adventist Church and proposed school 4885 feet located at Seaton Ave. near Cajalco Road. Neither of these churches are mentioned in EA 72984.

In evaluating aesthetic and agricultural impacts, the EA states that "there are three parcels that are adjacent to the southwest of this project that are zone for (A-1-1) (1 acre minimum). However, these parcels are developed with single family residential uses, and has a General Plan land use designation for residential uses. In addition, agricultural uses does not exist on the three in the vicinity of the three A-1-1 zoned parcels. Therefore, although the proposed project would implement development on non-agriculture uses within 300 feet of agriculturally zoned property, impacts related to agriculture uses would not occur". The EA fails to mention that these residential uses are on land zoned A-1-1 and RR-1 which is clearly zoned for the raising of livestock and agricultural crops. The proposed project creates incompatible land uses between rural and industrial land uses by not providing an adequate buffer.

For well over 3 years the U-Turn For Christ Church has used this property for agricultural uses through raising of livestock and agricultural crops. The logistics warehouse is being proposed without any buffer between the Church and proposed project. The impacts for farming as well as numerous negative impacts to the residents and parishioners of the church will cause a significant impact to a sensitive receptor. Logistics warehouses operate 24-7. Noise, light trespass, air quality, traffic, vibration, etc. are not being mitigated through a buffer. There is NO buffer between rural agricultural land uses and this proposed warehouse. WRCOG and SCAQMD both highly recommend a 1000 foot buffer between sensitive receptors and logistics warehouses.

EA 72984 fails to consider that significant land surrounding the site to the west, north, and south remains in open space and zoned for very low rural residential and agricultural uses. (Land west of the site includes both developed and undeveloped area (EA p.12).

Construction lighting impacts must be evaluated and disclosed where construction is likely to occur at night. 24-hour lighting during construction for security should also be evaluated and mitigation adopted ensuring no light trespass off-site.

Traffic.

Plot Plan 26173 shows two offices and two main entrances into the facility allowing for two tenants to lease the building. Rider Street does not show a right turn lane into the north side of the building adequate to handle more than a few trucks at any given time. A left turn into the facility is also problematic as the distance from the northern entrance to Harvill does not allow for more than a few trucks. This would lead to the same problems that we are seeing at Harvill X Harley Knox as more than 20 trucks are lined up along Harvill and the Harley Knox overpass trying to enter the logistics warehouse. The same problem exists along Harvill Ave. with inadequate queuing. Harvill Ave. was never built to County standard width and therefore trucks end up in the right lane of traffic with vehicles having to move into

the middle lanes to avoid accidents.

A traffic signal at Harvill X Rider is critical. Residents living in Country Place cannot safely use Seaton Ave. X Cajalco Road. Hundreds of accidents occur at this location and a large number of deaths. There is no signal light at this location. Trucks must be required to use Harvill Ave. instead of Seaton Ave. to access Cajalco Expressway.

Traffic conditions have changed dramatically since this study was performed in 2015. The Draft EIR is flawed and a new current traffic study must be performed to adequately address the numerous flaws in this study.



Harvill Ave right hand lane blocked as trucks are trying to gain entry into the logistics warehouse at Harvill X Old Oleander Road. Trucks are blocking traffic as cars are turning left from Harley Knox onto Harvill Ave. There were a number of near accidents caused by these trucks stopped in the right lane of traffic. The current project has a high potential for these same traffic issues along Harvill Ave. as well as Rider Street.



Truck blocking Harvill as the driver turns left from the center median to get into the warehouse at 17789 Harvill Ave. This is the same type of conditions that trucks will incur trying to turn left from Old Oleander into the driveways of Building E and D and not addressed in the Draft EIR.



Plot Plan 26173 fails to analyze the impacts from multiple tenants and inadequately analyzes truck queuing and staging areas along Rider and Harvill Avenues. These proposed warehouses will be operating 24 hours per day and 7 days per week directly adjacent to rural homes.

Health

We value the health of our residents. Therefore, we seek to reverse significant negative national health trends so that: 1) children live healthier and longer lives than their parents; 2) air and water quality are improved, 3) respiratory illnesses are reduced so that people spend fewer days out of work and school because of health problems; 4) health care costs have decreased; 5) obesity has decreased; and 6) people are physically active. (Riverside County Vision Statement, Pg. V3)

Plot Plan 26173 for this project for Industrial High Cube Warehouse does not give residents a buffer from this harmful high polluting industry. Children, the elderly, and people with respiratory illness and heart disease are most affected by living next to and near high pollution industries such as logistics warehouses that have large numbers of diesel trucks that create high amounts of particulate matter and other unhealthy toxic gases into the air. Rubber particles from truck tires was never addressed in the Plot Plan. Tire particles are very small and can penetrate deeply into your lungs causing serious health problems. Hundreds of trucks will be traveling on our local rural roads to get to the ports of LA and Long Beach instead of using Harvill to access the I-215 Freeway.

Mead Valley Area Plan - Industrial Development

The Mead Valley Area Plan includes an extensive area westerly of Interstate 215 from Nandina Avenue on the north to Nuevo Road and the Perris city limits on the south that is designated Light Industrial, Business Park, or Light Industrial with a Community Center Overlay. It is the policy of Riverside County to stimulate economic development in this area of Mead Valley. This area has access to Interstate 215 via two interchanges and includes areas that have all of the infrastructure in place to support economic development. However, given the proximity of the rural community and residential uses, the impacts of industrial expansion on localized air quality, traffic, noise, light and glare need to be assessed in order to apply appropriate measures to mitigate impacts so that the environmental quality of the community and residents' health and welfare are maintained (Mead Valley Area Plan, pg. 36).

Policies:

MVAP 6.1

In conjunction with the first warehousing/distribution building proposed for the industrial area located along Interstate 215 (including land designated Light Industrial, Business Park, and Light Industrial with a Community Center Overlay) whereby the cumulative square footage of warehousing/distribution space in the area would exceed 200,000 square feet, an Environmental Impact Report (EIR) shall be prepared that assesses the potential impacts of the project. The EA would be required to address air quality, including a health risk assessment of diesel particulates and impacts to

sensitive receptors, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area (Mead Valley Area Plan, pg. 36).

EA42984 fails to adequately measure "impacts of industrial expansion on localized air quality, traffic, noise, light and glare. This must be reassessed in order to apply appropriate measures to mitigate impacts so that the environmental quality of the community and residents' health and welfare are maintained. The Plot Plan fails to give adequate setback between this proposed project and residential uses. WRCOG and SCAQMD requires a 1000 foot buffer between sensitive receptors and logistics warehouses (See, <http://www.aqmd.gov/docs/default-Source/planning/air-quality-guidance/chapter-2---air-quality-issues-regarding-land-use.pdf?sfvrsn=2>). The EIR fails to address air quality, including a health risk assessment of diesel particulates and impacts to **sensitive receptors**, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area (Riverside County General Plan- Mead Valley Area Plan).

Truck and vehicle traffic is not adequately addressed in the Plot Plan. These plans also indicate two distinct offices with one at the northwest and one at the southeast corners of the Building. This indicates that building will have more than one tenant. Trammel Crow Knox Business Park Building at 17789 Harvill Ave. has several tenants, which is creating enormous traffic, health and safety concerns with 30 or more diesel trucks lined up outside of the entrance to the facility. These logistics trucks are lined up along Harvill Ave. idling for hours, blocking the right lane of the road and left turn lane onto Harvill from Harley Knox.



Harvill Ave. with trucks lined up to enter the warehouse at 17789 Harvill Ave.

Idling trucks have impacts on the entire region as the difference between idling for 5 minutes and 2 hours produces 24 times as much air pollution per truck. That would be 720 times as much for 30 trucks and then multiply by the hours of the day that new trucks are entering the line at 17789 Harvill Ave. Future impacts of additional warehouses and their idling trucks has not been analyzed in **EA42984**. This constant idling during the day with hundreds of trucks adds up to considerable impacts that are not being addressed in the Draft EIR. Multiple tenants are part of the problem as it takes longer to process each truck into the facility. The Draft EIR has not addressed the impacts of multiple tenants for Building "E" and "D". The lack of lanes and turn lanes on Oleander Ave. as trucks are turning left into both Building "D" and "E". Turn lanes should allow for up to 30 trucks to safely access these facilities at one time. Currently building "D" allows for 10 trucks to enter the facility behind the access gate.

Freeway and road improvements

There is no indication that there is funding and therefore no new improvements will be made along the I-215 to add lanes to the off and on ramps on Cajalco Expressway or to the I-215 Freeway far into the future. The Plot Plan does not address the accumulative traffic impacts due to additional future warehouses that are planned for the area along the I-215 and I-60 Freeways that will add substantial truck traffic to the freeway system. Additional high cube warehouses are planned for Sycamore Canyon Industrial Park, Meridian Business Park, Perris warehouses and Moreno Valley 40 million Sq. Ft. World Trade Center. The City of Perris is also adding high cube warehouses to their area that will be

using the I-215 Freeway.

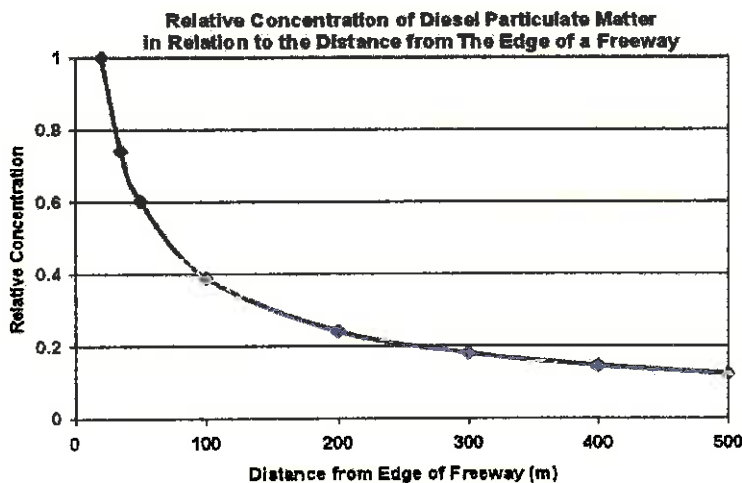
No sound walls are being proposed between the rural homes and warehouse. A metal rail 8' fencing is all that is being required. These impacts have not been adequately evaluated in the Plot Plan.

The Plot Plan does not include the WRCOG and SCAQMD good neighbor policy that sets a 1000 foot buffer between sensitive receptors and distribution warehouses. The current proposal has the warehouse project directly next to homes. Small tubular metal fencing similar to the image below along the parking spaces will not prevent air pollution or noise from back up beepers, the hazards and dangers of noise pollution, air pollution, vibration and light trespass 24-7. Trucks are able to park outside of the parking stalls along the southern driveway as is occurring right now at the logistics warehouse at Harvill Ave. and Oleander. (WRCOG Good Neighbor Policy Guidelines for Siting Warehouse/ Distribution Facilities). [Good Neighbor Guidelines for Siting Warehouse/Distribution Facilities](#).



Warehouse at Oleander X Harvill has numerous trucks parked outside of the parking stalls along the north side of the building. Trucks are idling along this area, unloading, back up beepers going off day and night. The plot plan does not address parking issues such as this, trucks backed up onto local roads idling for hours as they arrive to unload their goods. Trucks parked in the middle of the road as Harvill was not designed for trucks to park on the shoulder. These same conditions exist for the proposed warehouse at Harvill X Rider with trucks having to turn left to enter the buildings and limited truck queuing space at the warehouse entrance behind the guard shack. Multiple tenants add to flaws in project design and analysis.

The SCAQMD recommends prohibiting placement of loading docks or major truck routes within 500 meters or 1640.42 feet from sensitive receptors. (See, <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/chapter-2--air-quality-issues-regarding-land-use.pdf?sfvrsn=2>).



<http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/chapter-2---air-qualityissues-regarding-land-use.pdf?sfvrsn=2>

Residents and those using the church including children and seniors living nearby will be greatly impacted by the huge concentrations of ozone and particulate matter from the hundreds trucks using this facility every day. Particulate matter is very small and enters the lungs, brain and cells affecting the young weakening lung function. In Southern California, 5,000 premature deaths every year are attributed to air pollution and particulate matter from diesel trucks.

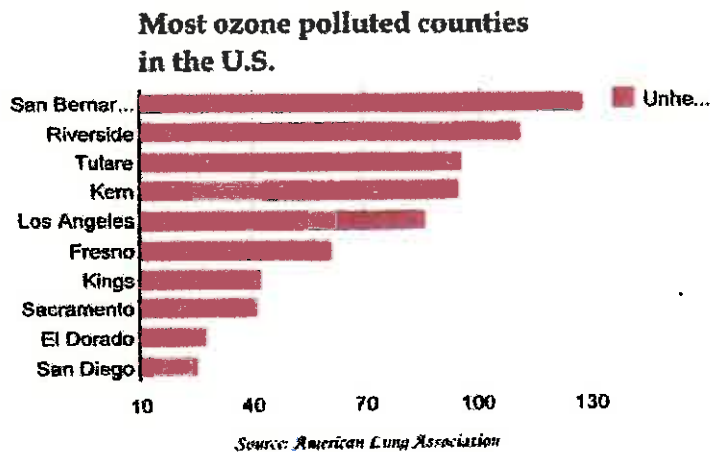
Article from SCAG.

What is Environmental Justice?

Environmental Justice is about equal and fair access to a healthy environment, with the goal of protecting underrepresented and poorer communities from incurring disproportionate environmental impacts. The SCAG region is demographically and economically diverse, and displays the extremes in household income. The region includes heavily urban and entirely rural areas, as well as terrain that in some instances make achieving air quality goals challenging.

Considerations of Environmental Justice are both good planning practices as well as to meet the federal and state requirements. The federal requirements originated from Title VI of the Civil Rights Act of 1964 (Title VI). Title VI establishes the need for transportation agencies to disclose to the public the benefits and burdens of proposed projects on minority populations. The understanding of civil rights has then been expanded to include low-income communities, in addition to minority populations. In addition to federal requirements, SCAG must comply with California requirements for Environmental Justice. (www.scag.ca.gov/programs/Pages/EnvironmentJustice.aspx).

Mead Valley qualifies as an underrepresented and poor community under Title VI of the Civil Rights Act of 1964 (Title VI) with 72% of the residents of Mead Valley being Hispanic or Latino and over 43% of Mead Valley residents living below the poverty level according to the 2010 Census. The Draft EIR does not address Environmental Justice and the impacts on Mead Valley as a minority community.



The Plot Plan is not in line with the Riverside County Vision and Mead Valley Area Plan.

Riverside County Vision

The simplest way to summarize our vision for Riverside County is to say that:

"Riverside County is a family of special communities in a remarkable environmental setting."

RCIP - General Plan - Mead Valley Area Plan Vision for the area: "The Mead Valley land use plan provides for a predominantly rural community character with an equestrian focus. This is reflected by the Very Low Density Residential and Low Density Residential land use designations within the Rural Community Foundation Component and Rural Residential designation within the Rural Foundation Component that dominate the planning area." Certainly this current proposed project is not in line with the vision set forth by the residents of Mead Valley through the Riverside County General Plan and Mead Valley Area Plan.

The current General Plan land use for Mead Valley is overwhelmingly rural community designation: Estate Density Residential, Very Low Density Residential and Low Density Residential.

Page 52. MVAP 21.1 Identify ridgelines that provide a significant visual resource for the Mead Valley planning area through adherence to the policies within the Hillside Development and Slope section of the General Plan Land Use Element.

[http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/1%20General%20Plan/Chapter %203-Land%20Use%20Element%20Adopted-Final%20Clean.pdf](http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/1%20General%20Plan/Chapter%203-Land%20Use%20Element%20Adopted-Final%20Clean.pdf)

Conclusion

Plot Plan 26173 is fatally flawed and must be substantially revised and recirculated to correct numerous and significant flaws, errors and omissions much of which are included in this letter. Additional mitigation measures will need to be included into any future Environmental Assessment Reports regarding Plot Plan 26173.

The Rural Association of Mead Valley is totally opposed to this proposed logistics warehouse directly abutting a church and land used for Agricultural growing of crops and livestock without any buffer between these incompatible land uses.

I urge you to vote no on this project. A more suitable project would include a 1000 foot buffer between rural agricultural homes, the church and Industrial Land uses. A Business Park with small businesses would be acceptable and could allow for a 500 foot buffer.

Sincerely,



Debbie Walsh

President, Rural Association of Mead Valley

RESPONSES TO COMMENTS IN LETTER RECEIVED 2/23/18

RAMV.ORG
PO Box 2433 Perris,
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February 23, 2018

Brett Dawson - Project Planner
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4080 Lemon Street, 12th Floor
Riverside, CA 92501
bdawson@rivco.org

RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING SPECIAL MEETING

Agenda Item 3.1

Re: Opposition to Plot Plan NO. 26173 and Intent to Adopt a Mitigated Declaration – EA42984

The Rural Association of Mead Valley (RAMV.org) representing over 19,000 residents of the rural community of Mead Valley is adamantly opposed to **Plot Plan NO. 26173 and EA42984** that proposes to build a logistics high-cube Industrial Warehouse on 21.44 acres of land along Harvill and Rider Streets.

COMMENT 1

RAMV.org recommends a 1000 foot buffer with a much smaller building footprint. Land uses that will benefit the community - Business Park. Business Park zoning would allow smaller businesses that create real jobs, sales taxes and operate from 8:00am to 6:00 pm not 24-7. This zoning follows the Riverside County General Plan – Mead Valley Area Plan and vision for the area. Any buildings should allow for a substantial buffer between rural agricultural homes and businesses. The Business Park alternative would reduce the operational effects of the project substantially reducing truck trips, air pollution, traffic, noise, truck idling times, diesel particulate PM and NOx emissions.

Business Park zoning acts as a buffer between Very Low Density Residential A-1-1 Zoning to the south and west of the project and Light Industrial along Harvill Ave.

"Business Park (BP) - The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR" (Riverside County General Plan – Mead Valley Area Plan).

Policies:

The following policies apply to Industrial and Business Park designated properties within the Community Development General Plan Foundation Component, as further depicted on the area plan land use maps.

Community Design

LU 30.2 Control heavy truck and vehicular access to minimize potential impacts on adjacent properties.

Most of the project is designated Business Park (BP) Land Use in the Riverside County General Plan.

Business Park (BP)	0.25 - 0.60 FAR	<input type="checkbox"/> Employee intensive uses, including research & development, technology centers, corporate offices, "clean" industry and supporting retail uses.
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Light Industrial (LI) Land Use.

Light Industrial (LI)	0.25 - 0.60 FAR	<input type="checkbox"/> Industrial and related uses including warehousing/distribution, assembly and light manufacturing, repair facilities, and supporting retail uses.
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RESPONSE 1

This comment requests a "Business Park alternative" with a smaller building footprint, a 1,000 buffer from residential land uses because the commenter believes the "Business Park zoning would allow smaller businesses that create real jobs, sales taxes and operate from 8:00am to 6:00 pm not 24-7." The commenter also believes a Business Park alternative would reduce the operational effects of the project substantially reducing truck trips, air pollution, traffic, noise, truck idling times, diesel particulate PM and NOx emissions. These assumptions are unsubstantiated and incorrect.

First, the proposed project is consistent with the existing General Plan and Zoning land use designations for the site. As indicated on page 49 of the EA, the General Plan has designated the project site for Business Park, which allows for employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry, and supporting retail uses. The Business Park General Plan designation allows for a FAR of up to 0.60. Development of the proposed industrial warehousing building would be consistent with the Business Park designated allowable uses. In addition, the proposed 423,665 SF structure on the 21.44-acre project site would result in a FAR of 0.45, which is far less than the 0.60 allowable FAR for Business Park designated areas. Furthermore, as described on page 12 of the EA, the proposed development is within the South Coast Air Quality Management District (SCAQMD) Air quality Management Plan (AQMP) assumptions and would not conflict with SCAQMD's attainment plans.

The zoning code designations for the project site are Manufacturing – Service Commercial and Industrial Park (I-P). The County zoning code designates the allowable uses within the I-P zone to

include: industrial uses (such as the proposed project), manufacturing uses, emergency shelters, service and commercial uses, and other uses that would need approval by a conditional use permit. In addition, the development standards within the I-P zone include: a minimum lot size of 20,000 square feet with a minimum width of 100 feet; maximum building heights and setbacks; and lighting requirements, as described on page 50 of the EA.

The proposed project would develop an industrial warehousing building that includes office space. These uses are compatible with the allowable industrial, manufacturing, and service commercial uses. Overall, the proposed project would be consistent with the site's existing M-SC and I-P zoning and impacts would not occur.

COMMENT 2

Farm Land ag use.

EA 72984 concludes ancillary agricultural uses on rural residential properties “would be unaffected” by the Project. (EA p. 2-3) This determination is improperly conclusory where no reasoning or substantial evidence is provided in support. While ancillary agricultural uses may not be ceased or prohibited, they may be adversely impacted by, for instance, heavy duty trucks passing in close proximity to their property; by construction and blasting; obnoxious fumes and air pollution, or by 24-hour-a-day lighting. Potential impacts must be considered

Likewise, in asking if the Project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property, the EA deflects proposing a finding of significance despite “[p]roperties immediately to the west, south, and southwest of the Project site [being] zoned A-1-1” for agriculture. The EA finds the Project has “no potential” to result in off-site impacts to the properties and, in any event, would comply with Ordinance 625 such that impacts would be less than significant. This assumption is not valid as agricultural land uses directly adjacent to the proposed warehouse has been in existence for many years.

The EA fails to evaluate secondary impacts to agriculture from the Project. Such effects may include urbanization/ growth inducement in this undeveloped area; vehicle hazard impacts from incompatible uses (e.g. farm equipment next to industrial uses, semi-trucks near equestrian uses, etc.); and development pressure to convert agricultural land to non-agricultural uses. Absent consideration of indirect/ secondary impacts, the EA fails in its informational role.

RESPONSE 2

This comment claims that the project would result in secondary impacts to agriculture because it would put pressure to convert agricultural land uses to non-agricultural land uses. A project would indirectly induce growth if it would remove an obstacle to additional growth and development, such as removing a constraint on a required public service. The commenter has not provided any evidence into record to substantiate the claim that development of the project, consistent with the County's General Plan and Zoning designation for the parcel, would result conversion of agricultural land such that it would cause significant and unavoidable impacts adjacent agricultural land. As discussed on page 10

of the EA, the site is zoned for Manufacturing – Service Commercial and Industrial Park (I-P). Areas north and south of the project site are designated for Business Park uses, which is consistent with the designated land uses of the project site. Areas to the east of the project site, across Harvill Avenue are designated for Heavy Industrial uses, which is compatible with the proposed industrial warehousing uses. There are three parcels that are adjacent to the southwest of the project site that are zoned for Light Agriculture (A-1-1) (1-acre minimum). However, these parcels are developed with single-family residential uses, and have a General Plan land use designation for residential uses. In addition, agricultural uses do not exist in the vicinity of the three A-1-1 zoned parcels. Therefore, indirect impacts related to agriculture uses would not occur.

COMMENT 3

There is a Church (Sensitive Receptor next door to the project site). U-Turn for Christ which opened its doors over 25 years ago abuts the proposed project along the western boundaries of the project site. The church site houses a number of members and full time staff. There is also a Seventh Day Adventist Church and proposed school 4885 feet located at Seaton Ave. near Cajalco Road. Neither of these churches are mentioned in EA 72984.

In evaluating aesthetic and agricultural impacts, the EA states that "there are three parcels that are adjacent to the southwest of this project that are zone for (A-1-1) (1 acre minimum). However, these parcels are developed with single family residential uses, and has a General Plan land use designation for residential uses. In addition, agricultural uses does not exist on the three in the vicinity of the three A-1-1 zoned parcels. Therefore, although the proposed project would implement development on non-agriculture uses within 300 feet of agriculturally zoned property, impacts related to agriculture uses would not occur". The EA fails to mention that these residential uses are on land zoned A-1-1 and RR-1 which is clearly zoned for the raising of livestock and agricultural crops. The proposed project creates incompatible land uses between rural and industrial land uses by not providing an adequate buffer.

For well over 3 years the U-Turn For Christ Church has used this property for agricultural uses through raising of livestock and agricultural crops. The logistics warehouse is being proposed without any buffer between the Church and proposed project. The impacts for farming as well as numerous negative impacts to the residents and parishioners of the church will cause a significant impact to a sensitive receptor. Logistics warehouses operate 24-7. Noise, light trespass, air quality, traffic, vibration, etc. are not being mitigated through a buffer. There is NO buffer between rural agricultural land uses and this proposed warehouse. WRCOG and SCAQMD both highly recommend a 1000 foot buffer between sensitive receptors and logistics warehouses.

EA 72984 fails to consider that significant land surrounding the site to the west, north, and south remains in open space and zoned for very low rural residential and agricultural uses. (Land west of the site includes both developed and undeveloped area (EA p.12).

Construction lighting impacts must be evaluated and disclosed where construction is likely to occur at night. 24-hour lighting during construction for security should also be evaluated and mitigation adopted ensuring no light trespass off-site.

RESPONSE 3

This comment claims that the proposed project “creates incompatible land uses between rural and industrial land uses by not providing an adequate buffer” without providing any facts about how industrial uses would impact livestock or agricultural crops. As stated on page 50 of the EA, Planning, the proposed project has been designed to contain the industrial warehousing activities, such as truck circulation and loading dock activities, on the eastern portion of the site along Harvill Avenue. In addition, the project would include landscaping to provide a buffer between the proposed project and existing residential uses. With these design features that would buffer the different zoning uses, the proposed project would be compatible with surrounding zoning and impacts would be less than significant.

Throughout this comment letter, the commenter identifies concerns over the project’s potential air quality impacts. It should be noted that the EA and underlying technical study include detailed air quality analysis including short-term construction, long-term operational, localized criteria pollutant, and diesel health risk analysis. As summarized in the EA (beginning on page 11) and detailed in the Air Quality Impact Analysis, included as Appendix A of the EA, the project would not result in a significant impact with respect to any adopted threshold or expose sensitive land uses to emissions in excess of the SCAQMD thresholds.

The commenter makes several references to the recommended WRCOG and SCAQMD buffer distance of 1,000 feet between sensitive land uses and warehouses. It should be noted that the WRCOG and SCAQMD buffer distance is borne out of the California Air Resources Board’s (CARB’s) Land Use Handbook (“handbook”) which recommends a buffer distance of at least 1,000 feet between land uses that will have 100 or more trucks per day. However, CARB’s guidance, on Page 5 of the handbook, acknowledges that the recommendations are in fact advisory and “to determine the actual risk near a particular facility, a site-specific analysis would be required. Risk from diesel PM will decrease over time as cleaner technology phases in.” The handbook further goes on to state that “these recommendations are designed to fill a gap where information about existing facilities may not be readily available and are not designed to substitute for more specific information if it exists.” The Air Quality Impact Analysis, included as Appendix A of the EA, provides the technical analysis, emissions modeling, and a site-specific health risk assessment based on the geospatial location of the proposed development and existing sensitive land uses in the vicinity of the project site and the truck travel routes that are expected to be utilized. As described on page 16 of the EA, this analysis determined that the project would not pose a significant health risk associated with diesel particulate matter on sensitive receptors in the project vicinity.

Additionally, imposing a 1,000-foot buffer for the project would result in a non-functional and non-utilized site that is not consistent with the existing zoning of the area (as described previously in Response 2, previously). Furthermore, the site itself is less than 1,000 feet wide. These types of setbacks would not efficiently utilize the land area as intended by the Business Park land use designation of the site.

COMMENT 4

Traffic.

Plot Plan 26173 shows two offices and two main entrances into the facility allowing for two tenants to lease the building. Rider Street does not show a right turn lane into the north side of the building adequate to handle more than a few trucks at any given time. A left turn into the facility is also problematic as the distance from the northern entrance to Harvill does not allow for more than a few trucks. This would lead to the same problems that we are seeing at Harvill X Harley Knox as more than 20 trucks are lined up along Harvill and the Harley Knox overpass trying to enter the logistics warehouse. The same problem exists along Harvill Ave. with inadequate queuing. Harvill Ave. was never built to County standard width and therefore trucks end up in the right lane of traffic with vehicles having to move into the middle lanes to avoid accidents.

A traffic signal at Harvill X Rider is critical. Residents living in Country Place cannot safely use Seaton Ave. X Cajalco Road. Hundreds of accidents occur at this location and a large number of deaths. There is no signal light at this location. Trucks must be required to use Harvill Ave. instead of Seaton Ave. to access Cajalco Expressway.

Traffic conditions have changed dramatically since this study was performed in 2015. The Draft EIR is flawed and a new current traffic study must be performed to adequately address the numerous flaws in this study.



Harvill Ave right hand lane blocked as trucks are trying to gain entry into the logistics warehouse at Harvill X Old Oleander Road. Trucks are blocking traffic as cars are turning left from Harley Knox

onto Harvill Ave. There were a number of near accidents caused by these trucks stopped in the right lane of traffic. The current project has a high potential for these same traffic issues along Harvill Ave. as well as Rider Street.



Truck blocking Harvill as the driver turns left from the center median to get into the warehouse at 17789 Harvill Ave. This is the same type of conditions that trucks will incur trying to turn left from Old Oleander into the driveways of Building E and D and not addressed in the Draft EIR.



Plot Plan 26173 fails to analyze the impacts from multiple tenants and inadequately analyzes truck queuing and staging areas along Rider and Harvill Avenues. These proposed warehouses will be operating 24 hours per day and 7 days per week directly adjacent to rural homes.

RESPONSE 4

In relation to the first picture, the warehouse at Harvill/Old Oleander Ave is almost twice as large as the proposed warehouse and would therefore generate more truck trips as illustrated in this photo. No additional information such as the type of warehousing at Old Oleander, the time of day or any other unusual circumstance is noted in the photo description and therefore cannot be used as a valid comparison.

In relation to the second picture, it does not note any trucks queued in the two-way left-turn lane, only one truck entering the site. There is adequate space noted for the entering truck to wait in the left-turn lane until it is clear to completely enter the site. No significant queuing or other operational deficiency is illustrated.

The comment states that Plot Plan 26173 shows two offices and two main entrances into the facility allowing for two tenants to lease the building. Rider Street does not show a right turn lane into the north side of the building adequate to handle more than a few trucks at any given time.

Trucks are not anticipated to access the site from eastbound Rider Street, and have not been analyzed as such. As detailed in the Traffic Impact Analysis, only 5 percent of passenger cars are expected to travel to the site from eastbound Rider Street and would only generate 1 eastbound left-turn per hour. A right-turn lane is not warranted at this location.

The comment states a left turn into the facility is also problematic as the distance from the northern entrance to Harvill does not allow for more than a few trucks. As described on page 70 of the EA and in the Traffic Impact Analysis, 12 trucks are expected to turn left into this driveway during the AM peak hour and 6 during the PM peak hour. The westbound left-turn movement operates at LOS A in the Cumulative plus Project condition, which would not indicate any significant queuing at this location.

The comment claims that site would experience the same problems that at Harvill X Harley Knox. The project only generates 18 AM and 19 PM peak hour trucks, as shown in Table T-2 of the EA, and as determined by the Institute of Transportation Engineers trip generation rates. There would not be 20 trucks queued at any time, as this is more trucks than would be generated by the project during the entire peak hour. Thus, the commenter's comment is not substantiated by facts.

The comment claims that residents living in Country Place cannot safely use Seaton Ave. X Cajalco Road and that hundreds of accidents occur at this location and a large number of deaths. According to the Statewide Integrated Traffic Records System (SWITRS) accessed through the Transportation Injury Mapping System (TIMS), there were no accidents at Seaton Ave/Cajalco Rd between January 1, 2010 and December 31, 2016.

Comment claims that the project must be required to use Harvill Ave. instead of Seaton Ave. to access Cajalco Expressway. Trucks are not expected to use Seaton Avenue to access Cajalco Expressway and this is reflected in the traffic study. There is a traffic signal at Harvill Ave/Cajalco Expressway, which would facilitate northbound left-turns for trucks traveling west on Cajalco Expressway, unlike at Seaton Ave, which the comment points out is unsignalized.

The commenter further claims that traffic conditions have changed dramatically since this study was performed in 2015. Traffic counts were collected in April of 2017 and are therefore one year old, and appropriately timed during preparation of the EA.

COMMENT 5

Health

We value the health of our residents. Therefore, we seek to reverse significant negative national health trends so that: 1) children live healthier and longer lives than their parents; 2) air and water quality are improved, 3) respiratory illnesses are reduced so that people spend fewer days out of work and school because of health problems; 4) health care costs have decreased; 5) obesity has decreased; and 6) people are physically active.

(Riverside County Vision Statement, Pg. V3)

Plot Plan 26173 for this project for Industrial High Cube Warehouse does not give residents a buffer from this harmful high polluting industry. Children, the elderly, and people with respiratory illness and heart disease are most affected by living next to and near high pollution industries such as logistics warehouses that have large numbers of diesel trucks that create high amounts of particulate matter and other unhealthy toxic gases into the air. Rubber particles from truck tires was never addressed in the Plot Plan. Tire particles are very small and can penetrate deeply into your lungs causing serious health problems. Hundreds of trucks will be traveling on our local rural roads to get to the ports of LA and Long Beach instead of using Harvill to access the I-215 Freeway.

Mead Valley Area Plan

Industrial Development

The Mead Valley Area Plan includes an extensive area westerly of Interstate 215 from Nandina Avenue on the north to Nuevo Road and the Perris city limits on the south that is designated Light Industrial, Business Park, or Light Industrial with a Community Center Overlay. It is the policy of Riverside County to stimulate economic development in this area of Mead Valley. This area has access to Interstate 215 via two interchanges and includes areas that have all of the infrastructure in place to support economic development. However, given the proximity of the rural community and residential uses, the impacts of industrial expansion on localized air quality, traffic, noise, light and glare need to be assessed in order to apply appropriate measures to mitigate impacts so that the environmental quality of the community and residents' health and welfare are maintained (Mead Valley Area Plan, pg. 36).

Policies:

MVAP 6.1

In conjunction with the first warehousing/distribution building proposed for the industrial area located along Interstate 215 (including land designated Light Industrial, Business Park, and Light Industrial with a Community Center Overlay) whereby the cumulative square footage of warehousing/distribution space in the area would exceed 200,000 square feet, an Environmental Impact Report (EIR) shall be prepared that assesses the potential impacts of the project. The EA would be required to address air quality, including a health risk assessment of diesel particulates and impacts to sensitive receptors, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area (Mead Valley Area Plan, pg. 36).

EA42984 fails to adequately measure "impacts of industrial expansion on localized air quality,

traffic, noise, light and glare. This must be reassessed in order to apply appropriate measures to mitigate impacts so that the environmental quality of the community and residents' health and welfare are maintained. The Plot Plan fails to give adequate setback between this proposed project and residential uses. WRCOG and SCAQMD requires a 1000 foot buffer between sensitive receptors and logistics warehouses (See, <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/chapter-2---air-quality-issues-regarding-land-use.pdf?sfvrsn=2>). The EIR fails to address air quality, including a health risk assessment of diesel particulates and impacts to **sensitive receptors**, truck traffic and noise, and the cumulative impacts of reasonably foreseeable warehouse development in the area (Riverside County General Plan- Mead Valley Area Plan).

Truck and vehicle traffic is not adequately addressed in the Plot Plan. These plans also indicate two distinct offices with one at the northwest and one at the southeast corners of the Building. This indicates that building will have more than one tenant. Trammel Crow Knox Business Park Building at 17789 Harvill Ave. has several tenants, which is creating enormous traffic, health and safety concerns with 30 or more diesel trucks lined up outside of the entrance to the facility. These logistics trucks are lined up along Harvill Ave. idling for hours, blocking the right lane of the road and left turn lane onto Harvill from Harley Knox.



Harvill Ave. with trucks lined up to enter the warehouse at 17789 Harvill Ave.

Idling trucks have impacts on the entire region as the difference between idling for 5 minutes

and

2 hours produces 24 times as much air pollution per truck. That would be 720 times as much for 30 trucks and then multiply by the hours of the day that new trucks are entering the line at 17789 Harvill Ave. Future impacts of additional warehouses and their idling trucks has not been analyzed in EA42984. This constant idling during the day with hundreds of trucks adds up to considerable impacts that are not being addressed in the Draft EIR. Multiple tenants are part of the problem as it takes longer to process each truck into the facility. The Draft EIR has not addressed the impacts of multiple tenants for Building "E" and "D". The lack of lanes and turn lanes on Oleander Ave. as trucks are turning left into both Building "D" and "E". Turn lanes should allow for up to 30 trucks to safely access these facilities at one time. Currently building "D" allows for 10 trucks to enter the facility behind the access gate.

RESPONSE 5

Please refer to response to comment 3. As shown in the EA, the project would not pose a significant health risk associated with diesel particulate matter to sensitive receptors in the project vicinity. Existing SCAQMD regulations limit idling time to less than 5 minutes. In addition, as described in Response 4, the project would create a limited number of truck trips during the peak hour. Therefore, queuing trucks would not idle in line or create traffic congestion issues. Imposing a 1,000-foot buffer for the project would result in a non-functional and non-utilized site that is not consistent with the existing zoning and land use designations for the project site. Furthermore, the site itself is less than 1,000 feet wide.

COMMENT 6

Freeway and road improvements

There is no indication that there is funding and therefore no new improvements will be made along the I-215 to add lanes to the off and on ramps on Cajalco Expressway or to the I-215 Freeway far into the future. The Plot Plan does not address the accumulative traffic impacts due to additional future warehouses that are planned for the area along the I-215 and I-60 Freeways that will add substantial truck traffic to the freeway system. Additional high cube warehouses are planned for Sycamore Canyon Industrial Park, Meridian Business Park, Perris warehouses and Moreno Valley 40 million Sq. Ft. World Trade Center. The City of Perris is also adding high cube warehouses to their area that will be using the I-215 Freeway.

No sound walls are being proposed between the rural homes and warehouse. A metal rail 8' fencing is all that is being required. These impacts have not been adequately evaluated in the Plot Plan.

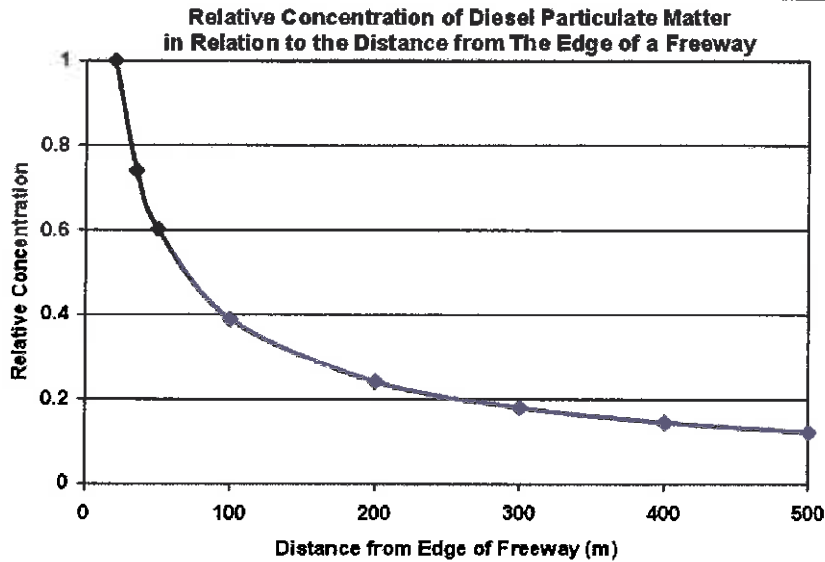
The Plot Plan does not include the WRCOG and SCAQMD good neighbor policy that sets a 1000 foot buffer between sensitive receptors and distribution warehouses. The current proposal has the warehouse project directly next to homes. Small tubular metal fencing similar to the image below along the parking spaces will not prevent air pollution or noise from back up beepers, the hazards and dangers of noise pollution, air pollution, vibration and light trespass 24-7. Trucks are able to park outside of the parking stalls along the southern driveway as is

occurring right now at the logistics warehouse at Harvill Ave. and Oleander. (WRCOG Good Neighbor Policy Guidelines for Siting Warehouse/Distribution Facilities). [Good Neighbor Guidelines for Siting Warehouse/Distribution Facilities.](#)



Warehouse at Oleander X Harvill has numerous trucks parked outside of the parking stalls along the north side of the building. Trucks are idling along this area, unloading, back up beepers going off day and night. The plot plan does not address parking issues such as this, trucks backed up onto local roads idling for hours as they arrive to unload their goods. Trucks parked in the middle of the road as Harvill was not designed for trucks to park on the shoulder. These same conditions exist for the proposed warehouse at Harvill X Rider with trucks having to turn left to enter the buildings and limited truck queuing space at the warehouse entrance behind the guard shack. Multiple tenants add to flaws in project design and analysis.

The SCAQMD recommends prohibiting placement of loading docks or major truck routes within 500 meters or 1640.42 feet from sensitive receptors. (See, <http://www.aqmd.gov/docs/default-Source/planning/air-quality-guidance/chapter-2---air-quality-issues-regarding-land-use.pdf?sfvrsn=2>).



<http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/chapter-2---air-qualityissues-regarding-land-use.pdf?sfvrsn=2>

Residents and those using the church including children and seniors living nearby will be greatly impacted by the huge concentrations of ozone and particulate matter from the hundreds trucks using this facility every day. Particulate matter is very small and enters the lungs, brain and cells affecting the young weakening lung function. In Southern California, 5,000 premature deaths every year are attributed to air pollution and particulate matter from diesel trucks.

RESPONSE 6

No analysis of the freeway is required for the project because the addition of traffic does not meet Caltrans or the County thresholds for analysis. Therefore, these additional improvements were not assumed in the study. The study includes analysis of 6 cumulative projects in the vicinity including 1.3 million square feet of warehouse/light industrial, a 103-room hotel, 19,600 square foot shopping center and the Majestic Freeway Business Center (227,550 SF). The additional projects referenced by the comment are not likely to add traffic to the local intersections studied in the TIA for Harvill Industrial Center. In addition, as described in Response 4, the project would create a limited number of truck trips during the peak hour and queuing trucks would not idle in line or create traffic congestion issues. Table T-5 on page 73 of the EA, shows that in the Cumulative Plus Project Condition, none of the study areas exceed the County's standard. Thus, no impacts would occur.

As described on Page 54 of the EA, the project's noise increase from traffic would range from 0 to 3.4 dBA which would be less than the applicable thresholds. In addition, onsite noise generated by project operations, generate a daytime increase of up to 0.5 dBA Leq and a nighttime increase of up

to 0.9 dBA Leq at the closest receiver locations. Therefore, impacts related to noise would not occur and a sound wall is not required.

As described previously in Responses 3-5, the project would not generate air quality emissions that would impact sensitive receptors. As described on page 8 of the EA, the project would be required to comply with Riverside County Ord. No. 655, regulating light pollution to ensure that lighting does not spill offsite and impact adjacent uses. Also, as described on page 60 of the EA, based on the Federal Transit Administration's (FTA) Transit Noise Impact and Vibration Assessment, truck activity on-site would generate vibrations approaching 0.001 in/sec root-mean-square (RMS), which is below the threshold for perceptible motion of 0.01 in/sec RMS identified Noise Element Policy N 16.3. Thus, vibration impacts related to project operations would be less than significant.

COMMENT 7

Article from SCAG.

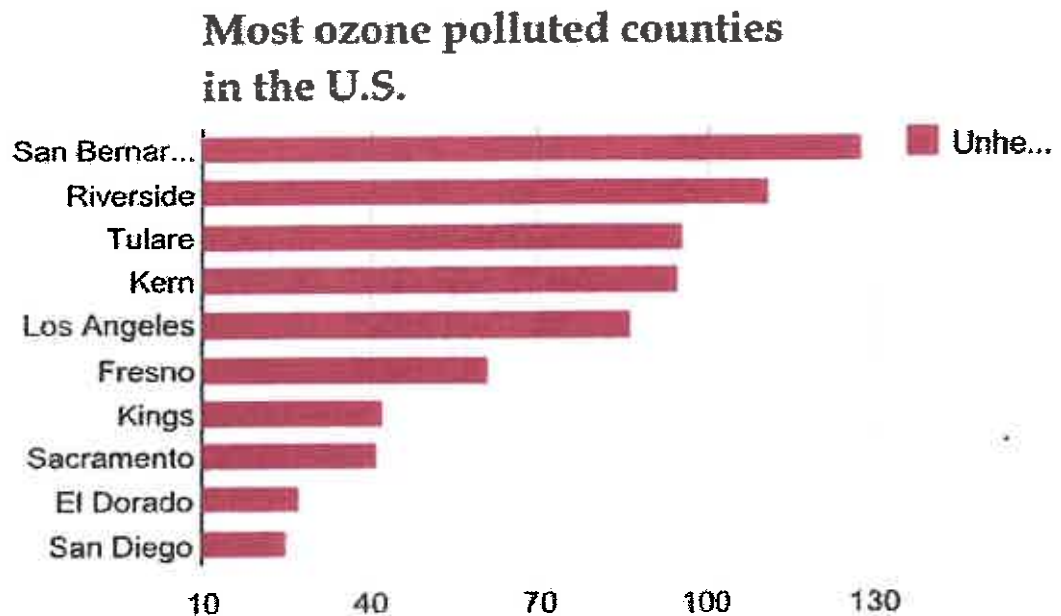
What is Environmental Justice?

Environmental Justice is about equal and fair access to a healthy environment, with the goal of protecting underrepresented and poorer communities from incurring disproportionate environmental impacts. The SCAG region is demographically and economically diverse, and displays the extremes in household income. The region includes heavily urban and entirely rural areas, as well as terrain that in some instances make achieving air quality goals challenging.

Considerations of Environmental Justice are both good planning practices as well as to meet the federal and state requirements. The federal requirements originated from Title VI of the Civil Rights Act of 1964 (Title VI). Title VI establishes the need for transportation agencies to disclose to the public the benefits and burdens of proposed projects on minority populations. The understanding of civil rights has then been expanded to include low-income communities, in addition to minority populations. In addition to federal requirements, SCAG must comply with California requirements for Environmental Justice.

(www.scag.ca.gov/programs/Pages/EnvironmentJustice.aspx).

Mead Valley qualifies as an underrepresented and poor community under Title VI of the Civil Rights Act of 1964 (Title VI) with 72% of the residents of Mead Valley being Hispanic or Latino and over 43% of Mead Valley residents living below the poverty level according to the 2010 Census. The Draft EIR does not address Environmental Justice and the impacts on Mead Valley as a minority community.



Source: American Lung Association

The Plot Plan is not in line with the Riverside County Vision and Mead Valley Area Plan.

Riverside County Vision

The simplest way to summarize our vision for Riverside County is to say that:

“Riverside County is a family of special communities in a remarkable environmental setting.”

RCIP - General Plan - Mead Valley Area Plan Vision for the area: "The Mead Valley land use plan provides for a predominantly rural community character with an equestrian focus. This is reflected by the Very Low Density Residential and Low Density Residential land use designations within the Rural Community Foundation Component and Rural Residential designation within the Rural Foundation Component that dominate the planning area."

Certainly this current proposed project is not in line with the vision set forth by the residents of Mead Valley through the Riverside County General Plan and Mead Valley Area Plan.

The current General Plan land use for Mead Valley is overwhelmingly rural community designation: Estate Density Residential, Very Low Density Residential and Low Density Residential.

Page 52. MVAP 21.1 Identify ridgelines that provide a significant visual resource for the Mead Valley planning area through adherence to the policies within the Hillside Development and Slope section of the General Plan Land Use Element.

http://planning.rctlma.org/Portals/0/genplan/general_plan_2013/1%20General%20Plan/Chapter%203-Land%20Use%20Element%20Adopted-Final%20Clean.pdf

RESPONSE 7

Article and comment noted and has been forwarded to decisionmakers for their consideration. The EA includes an Air Quality, Greenhouse Gas, and Health Risk environmental analysis that evaluates whether the conditions of the project site and surrounding area would cause harm to humans. Impacts to environment and to human health were found to be less and significant, as detailed in the previous responses. Thus, environmental effects related to environmental justice would not occur.

COMMENT 8

Conclusion

Plot Plan 26173 is fatally flawed and must be substantially revised and recirculated to correct numerous and significant flaws, errors and omissions much of which are included in this letter. Additional mitigation measures will need to be included into any future Environmental Assessment Reports regarding Plot Plan 26173.

The Rural Association of Mead Valley is totally opposed to this proposed logistics warehouse directly abutting a church and land used for Agricultural growing of crops and livestock without any buffer between these incompatible land uses.

I urge you to vote no on this project. A more suitable project would include a 1000 foot buffer between rural agricultural homes, the church and Industrial Land uses. A Business Park with small businesses would be acceptable and could allow for a 500 foot buffer.

Sincerely,



Debbie Walsh
President, Rural Association of Mead Valley

RESPONSE 8

The EA (mitigated negative declaration) comprehensively assesses the significant environmental effects of the project and incorporates feasible mitigation measures to reduce and avoid significant environmental impacts. The commenter has not submitted substantial evidence that the project may have a significant effect on the environment, as detailed in the previous responses.



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BY EMAIL AND HAND DELIVERY

February 26, 2018

Planning Director
Riverside County Planning Department
Attn: Brett Dawson
P.O. Box 1409
Riverside, CA 92502-1409
Email: bdawson@rivco.org

RE: Harvill Industrial Project, Plot Plan No. 26173; Request to Re-Open CEQA
Comment Period; Request for Environmental Impact Report

Dear Planning Director and Mr. Dawson:

I am writing on behalf of Laborers' International Union of North America Local Union No. 1184 ("LIUNA") concerning the Harvill Industrial Project, Plot Plan No. 26173 ("Project"), and the Mitigated Negative Declaration ("MND") prepared for the Project (EA 42984). The Project and the MND are scheduled to be considered at the Riverside County Director's hearing today.

On March 8, 2017, LIUNA submitted a written request for notice of all documents and hearing prepared by the County pursuant to the California Environmental Quality Act ("CEQA") related to the Harvill Project (attached). That notice request letter was sent 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. Despite this written request, we were not informed of the release of the MND for this Project. Therefore, we request that the County re-open the public comment period for the MND for this Project.

Core5 is proposing to construct an industrial warehouse of approximately 425,000 square feet at the Southwesterly corner of Harvill Ave. and Rider Street. Given our review of similar projects, we believe that there is a fair argument that this Project may have significant adverse environmental impacts, related to air quality, greenhouse gases, traffic and other impacts. As such, the County must prepare environmental impact report ("EIR") for the Project. Thank you for considering our comments.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Richard Drury', is written over the typed name.

Richard Drury



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Via Email and U.S. Mail

March 8, 2017

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**Re: CEQA and Land Use Notice Request for the Plot Plan No. 26173, EA42984
for Applicant Core 5 Industrial Partners**

Dear Mr. Dawson, Mr. Weiss, Ms. Harper-Ihem, and Ms. Sarabia:

I am writing on behalf of the Laborers International Union of North America, Local Union 1184 and its members living in Riverside County ("LiUNA"), regarding the project known as Plot Plan No. 26173, EA42984 for Applicant Core 5 Industrial Partners, including all actions related or referring to the development and construction of a 423,665 square foot warehouse distribution facility on the Southwest corner of Harvill Avenue and Rider Street, North of Placentia Street, on 21.31 acres known as APN's: 317-230-038-1 and 317-230-036 ("Project").

We hereby request that Riverside County ("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.

March 8, 2017

CEQA and Land Use Notice Request for Plot Plan No. 26173, EA42984

Page 2 of 2

- 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 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.

Please send notice by electronic mail or U.S. Mail to:

Richard Drury
Theresa Rettinghouse
Lozeau Drury LLP
410 12th Street, Suite 250
Oakland, CA 94607
510 836-4200
richard@lozeaudrury.com
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



T 510.835.4200
F 510.835.4205

410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
richard@lozeaudrury.com

BY FAX AND OVERNIGHT MAIL

April 6, 2018

Riverside County Planning Commission
c/o Elizabeth Sarabia, Planning Commission Secretary
County of Riverside Administrative Center
4080 Lemon Street, 12th Floor
Riverside, CA 92502
E-mail: esarabia@rivco.org

Re: **Notice of Dismissal of Appeals Challenging Approval of
Harvill Business Park Project**

Honorable Members of the Planning Commission:

On February 26, 2018, 2016, Laborers International Union of North America, Local Union 1184 ("LIUNA") submitted comments and objected to the Harvill Business Park Project ("Project"). The Project is being developed by Harvill Business Center, LLC, A Delaware Limited Liability Company.

The LIUNA is pleased to announce that they have reached an agreement with Harvill Business Center, LLC to resolve the issues raised in their comments and objections to the Project. Pursuant to our agreement, Harvill Business Center, LLC has agreed to implement additional measures to further reduce any environmental impacts of the Project.

In consideration of these additional measures, LIUNA is pleased to withdraw its comments and objections to the County's approval of the Project. LIUNA is now fully supportive of the Project and shall enter no further appeals nor request any further conditions relative to the Project. Further, LIUNA strongly believes that the construction and operation of the Project will be of significant economic and overall benefit to the County and the surrounding communities. 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 circular stamp.

Richard Drury
Counsel for Laborers International Union of North American Local Union No. 1184

job creation
locally
growth of mead valley
proximity to 215

February 26, 2018

Riverside County Planning Department
Attn: Brett Dawson
4080 Lemon Street
Riverside, California 92501

RE: Plot Plan No: 26173

Dear Mr. Brett Dawson,

We, The Community Association Of Perris, CA., Inc. a Non-Profit organization, which began in 1950; are writing this letter in support of CORE 5 Industrial Partners (Alan Sharp) to construct a 423,665 sq. ft. warehouse/distribution facility. 10,000 sq. ft. of that will be used as an office space; which is needed in our Raul area. And the remaining 413,665 sq. ft. will serve as a warehouse.

Benefits of this development within our Mead Valley Community are:

- 1.) Conforms to current zoning
- 2.) Close proximity to the On/Off Ramps of I-215
- 3.) Provides many new, local, employment opportunities from 80 up to 250 plus community residents; which will keep them from having to seek employment outside of the Mead Valley Area, while pumping much needed funds back into our community. Residents will be able to utilize the R T A Bus service, as well as the local AMTRAK to get to and from their place of employment; which will result in a more stable working environment for everyone concerned.
- 4.) Will also provide a catalyst for upcoming graduating seniors who have decided to learn a trade and they cannot afford to attend a Trade School due to financial situations; once they become an employee thru this endeavor, automatically they will be trained in a skill of their choosing, while receiving a steady income.

Please note the continued progress within our Mead Valley Area:

- 1.) The 76/Circle K gas station on the corner of Brown Street and Cajalco Road
- 2.) The Beautifully remolded MIDWAY Complex (Formerly the RED BARN)
- 3.) The Charles A. Meigss, Jr. Community Center (Formerly the Mead Valley Community Center)
- 4.) Our Mead Valley Library
- 5.) Including the Fire Station
- 6.) Breed's Market
- 7.) Liquor Store
- 8.) Business that builds Specialty Passenger Vans and Bus on Cajalco Road
- 9.) Local Nursery growers etc.

Future community developments:

1.) The first community park to be located at 22700 Cajalco Road
Charles A. Miens Community Park (Cross street is Decker)

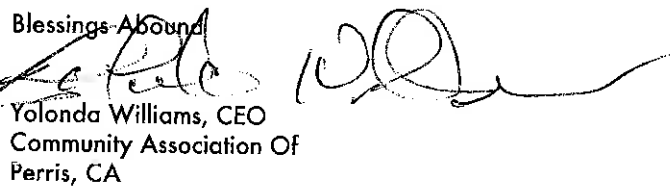
As a long time resident and a registered voter in Mead Valley, I am in support of this project.
With your support we can move forward in a positive manner.
You may contact me with any further concerns.

Community Association Of Perris, CA., Inc

Our Motto:

"A Community of Pride and Togetherness"

Blessings Abound



Yolonda Williams, CEO
Community Association Of
Perris, CA
Post Office Box 1659
Perris, California 92572
(951) 842 - 8598

▶ Petitions Submitted at 4/9/18 Directors Hearing



This petition has collected
80 signatures
using the online tools at ipetitions.com

Printed on 2018-02-20

698 Paper Signatures
88 iPetitions

786 Total

Stop High \$ Developers from coming to Sage!

About this petition

KEEP SAGE RURAL

We would like to inform everyone about the Sage Town Hall Association, and explain to you why this is such an important endeavor!

The Sage Town Hall Association is a non-profit 501c3 organization that was formed in 2017 by a group of residents that were concerned with the lack of a unified voice in Sage. This group sought to help address the issues and concerns that faced the community. As an association, some of the things that we do are: advocate for identification and preservation of historical sites, work towards protection of local environment and wildlife habitat, and attempt to prevent community deterioration. When issues arise that may impact Sage and its residents, the Association serves as an organized unit that can be contacted by government agencies or private parties. We attempt to effectively communicate with, give and receive community input and feedback to, and generally represent the best interests of Sage to these parties. As such, the Association was recently contacted regarding a 412 parcel of land, adjacent to Old Sage Road. The owner of this acreage is seeking to amend the general plan and subsequently re-zone the property from open space and rural residential to medium density housing and commercial retail. This re-zoning would allow the construction of the developer's proposed Diamond Valley Estates project. The project includes a hotel, college, tourism center, retail shopping, and higher-density housing and much more on 412 acres of land adjacent to Old Sage Road.

The Association has been working non-stop to assure that the voices of Sage are heard. However, we cannot officially represent your voice, to our county supervisors or any other entities unless you become a voting member. The Sage Town Hall Association will be holding meetings to listen to the concerns, hear arguments both in favor and opposed, and receive general feedback on not only this development, but any other issues that need community attention or representation. Our voice will become much louder, stronger, and powerful with each member that joins us. Our board members receive no salary or compensation. All membership fees and donations are used only for Association expenses such as signs, flyers, supplies, event and fund-raiser set up, etc. Memberships are only \$10 and are open to any resident of Sage and Diamond Valley 18 years or older. Membership gives you voting rights, both in board elections and community meetings. It also adds you to our e-mail list, which we use to keep everyone informed of any issues, events, meetings, or important news. This is a time when we will truly find strength in numbers.

Please visit our website or Facebook page if you would like more information on either the Association or the proposed development, and feel free to contact us with any questions you may have.

www.SageTownHallAssociation.weebly.com

www.Facebook.com/SageTownHall

Signatures

1. Name: Marie (marie61111@gmail.com) on 2018-02-10 19:23:29
Comments:

2. Name: Allystar (Akdouvres@gmail.com) on 2018-02-10 19:32:44
Comments: So you can drain the ground water that all the homes out there need since they have wells? No thanks.

3. Name: Rian M Raya Marquez (cccbbuu@aol.com) on 2018-02-10 19:33:45
Comments:

4. Name: Kimberly urquiza (kimberlyurquiza@yahoo.com) on 2018-02-10 19:37:10
Comments: Keep Sage Rural

5. Name: Lynetta Marucci (davewithdlm@gmail.com) on 2018-02-10 19:37:31
Comments:

6. Name: Mary Gardiner (catgrandma74@yahoo.com) on 2018-02-10 19:46:31
Comments:

7. Name: Randy Kraege (randykraege@roadrunner.com) on 2018-02-10 19:51:42
Comments:

8. Name: Peggy Fairweather (blondepegbl@gmail.com) on 2018-02-10 20:08:28
Comments: Save Sage!

9. Name: Garrett Dunn (garrettdunn215@gmail.com) on 2018-02-10 20:12:59
Comments: There's no need for commercial development in rural unincorporated areas such as Sage! There's plenty of land elsewhere!

10. Name: Ciera Goralski (cieragoralski@yahoo.com) on 2018-02-10 20:30:50
Comments:

11. Name: Rich n Toni Horgan (bikerbunny44@yahoo.com) on 2018-02-10 20:32:40
Comments: Keep it Rural n Country...

12. Name: Martha Amaya (marthama1@msn.com) on 2018-02-10 20:35:11
Comments:

13. Name: Linda Pinnerelli (lpinn2@yahoo.com) on 2018-02-10 20:38:46
Comments: Definitely keep developers out of the rural areas!! They are only money grubbers!! Please don't sell out to them!! The developers don't give a hoot about us .

They will lie about all the wildness they'll keep but in the end, they develop how they want!! Stay out!!!

-
14. Name: Suzee Aden (bumans@live.com) on 2018-02-10 21:15:43
Comments:
-
15. Name: Zoe Poulin (zobiep@yahoo.com) on 2018-02-10 21:26:58
Comments: I love our rural town. And water up here is a MAJOR concern. Not to mention no police/sheriffs up here..
-
16. Name: Mike Urbaniak (urbaniak.usa@gmail.com) on 2018-02-10 21:42:35
Comments:
-
17. Name: Melanie Lassen (unicornmel63@gmail.com) on 2018-02-10 22:25:45
Comments:
-
18. Name: Charles Morris (pandcmorris@verizon.net) on 2018-02-10 22:41:19
Comments:
-
19. Name: Alex Spada (alex.spada@yahoo.com) on 2018-02-10 22:53:44
Comments:
-
20. Name: Chris bogan (lv24x4@gmail.com) on 2018-02-11 00:05:38
Comments:
-
21. Name: Zujey Canales (zujeyc@gmail.com) on 2018-02-11 00:14:00
Comments: Leave Hemet alone!
-
22. Name: ruthann douglas (nascarbcool@msn.com) on 2018-02-11 00:15:14
Comments:
-
23. Name: Erika Schulte (erikaschulte5@gmail.com) on 2018-02-11 00:53:48
Comments: As a resident of Nuevo, i definitely stand by keeping our communities rural!!
-
24. Name: Jennifer Davis (jenniferdavisblue@yahoo.com) on 2018-02-11 03:55:56
Comments:
-
25. Name: Laura Hazen (My2girlsmom1969@gmail.com) on 2018-02-11 03:59:30
Comments:
-
26. Name: Vicki sanchez (sanchezv@aol.com) on 2018-02-11 05:31:57
Comments:

-
27. Name: Carlos gutierrez (cvg8243@yahoo.com) on 2018-02-11 06:41:45
Comments:
-
28. Name: Victor mojarro (victor.a.mojarro@gmail.com) on 2018-02-11 09:34:02
Comments: Keep Nuevo rural.
-
29. Name: Nicole McManaman (goodgirlmcmaman@google.com) on 2018-02-11 14:44:41
Comments:
-
30. Name: Candy Hamlet (chamlet62@verizon.net) on 2018-02-11 15:43:45
Comments:
-
31. Name: Kathrine Scott (kathrinemilford72@gmail.com) on 2018-02-11 16:37:57
Comments:
-
32. Name: Tammy Cox (tlcbjc@outlook.com) on 2018-02-11 18:56:48
Comments:
-
33. Name: Vandi Reeves (vandi.reeves@yahoo.com) on 2018-02-11 19:05:10
Comments: Keep the country country!
-
34. Name: Leanne Bonesteel (gorila72@yahoo.com) on 2018-02-11 20:00:26
Comments:
-
35. Name: Cc (cc@gmail.com) on 2018-02-11 20:24:45
Comments:
-
36. Name: Eva Anderson (cowpny@yahoo.com) on 2018-02-11 21:17:16
Comments: Keep our home town rural
-
37. Name: Leslie Dale (little4256@gmail.com) on 2018-02-11 23:42:38
Comments:
-
38. Name: Gary Ward (gary@image-associate.com) on 2018-02-12 00:04:24
Comments:
-
39. Name: Caroline Collins (caroline@iinet.com) on 2018-02-12 00:53:02
Comments: Any high density development in this area will have a huge negative impact on our lovely rural community. The traffic on Sage Rd will become very dangerous, as the road is already inadequate for the existing traffic volume and widening the road would appear to be almost impossible due to the terrain. The Diamond Valley Estates is not the

only high density residential neighborhood being processed in the Riverside County Planning Dept.. Sage lends itself to low density parcels approx. 5 acre min. lot size, as potential horse/open space/ rural properties.

-
40. Name: Martin Collins (martyc@iinet.com) on 2018-02-12 00:56:31
Comments: I'm against high density development in the Sage area. It should remain rural.
-
41. Name: Linda Phillips (phillipslinda6971@gmail.com) on 2018-02-12 01:25:52
Comments:
-
42. Name: Larissa Smith (misslariss@msn.com) on 2018-02-12 01:50:19
Comments:
-
43. Name: Joe Purczynski (josu4104@gmail.com) on 2018-02-12 02:45:27
Comments:
-
44. Name: Marci Stewart (marcihillman@hotmail.com) on 2018-02-12 03:03:53
Comments:
-
45. Name: John Walter Sr (johnsr555@msn.com) on 2018-02-12 03:24:44
Comments:
-
46. Name: Tracy Willette (tawillette@yahoo.com) on 2018-02-12 20:56:06
Comments:
-
47. Name: Arta Lozenicins (Arta@Boulderoaksranch.com) on 2018-02-12 20:57:15
Comments:
-
48. Name: Debra Bond (snivels511@yahoo.com) on 2018-02-12 22:14:03
Comments:
-
49. Name: Bill madden (favoriteshirt@yahoo.com) on 2018-02-13 18:04:56
Comments:
-
50. Name: Carolyn Berry (cmberry54@gmail.com) on 2018-02-13 21:05:28
Comments:
-
51. Name: Linda K Jones (lk51jones@yahoo.com) on 2018-02-13 21:49:34
Comments:
-
52. Name: Krista Beckman (kristabea1@verizon.net) on 2018-02-13 23:20:49
Comments:

-
53. Name: Frances Orr (abornfran@verizon.net) on 2018-02-13 23:54:24
Comments: Do not allow this misuse of this rural land.
-
54. Name: Teri Martin (kilsmom@gmail.com) on 2018-02-13 23:56:34
Comments:
-
55. Name: Defores Vasquez (mzvasquezlandscaping@msn.com) on 2018-02-14 02:53:07
Comments: I sign this petition of my own free will!
Save Sage, Ca
-
56. Name: Leigh Strickland (dandlstrickland@aol.com) on 2018-02-14 13:32:29
Comments:
-
57. Name: Travis chambless (chambless80@gmail.com) on 2018-02-17 03:36:51
Comments: Boo leave Sage the way it is
-
58. Name: Jennifer Tinder (tinderdesigns@yahoo.com) on 2018-02-17 05:17:42
Comments:
-
59. Name: Jamie Gonzales (JamieGonzales54@yahoo.com) on 2018-02-17 18:07:50
Comments:
-
60. Name: Mark Evans (evansmarkme7@gmail.com) on 2018-02-17 20:10:28
Comments:
-
61. Name: Kimberly Reynolds (mulelady6@yahoo.com) on 2018-02-18 05:09:05
Comments: Stop the rezoning and the amendment to the general plan. Keep Sage the way it is, country. No development or rezoning of property. Minimum 5 acres.
-
62. Name: Kellie Sullivan (tomtom111999@gmail.com) on 2018-02-18 05:48:52
Comments: No
-
63. Name: Lorena Starr (lolilistarr@yahoo.com) on 2018-02-18 14:20:56
Comments: We want to stay rural and thank you for the information
-
64. Name: Cassandra kenney (cassk731@yahoo.com) on 2018-02-19 17:07:58
Comments: I live on the hemet/temecula border but I drive through Sage everyday to get to hemet. I look forward to the part of my drive through Sage that has few cars and where I can hear birds chirping with my windows down. I would seriously consider moving if a big developer came in and ruined the beauty of living in the country!
-

65. Name: William Nuttern (billynuttern@live.com) on 2018-02-19 17:19:14
Comments: Noo
-
66. Name: David Van Goethen (iamdvg.alan@gmail.com) on 2018-02-19 18:08:09
Comments:
-
67. Name: Karen Santos (k.j.santos70@gmail.com) on 2018-02-20 05:54:39
Comments: Sage is beautiful as it is. Please do not destroy this beautiful resource that's left in the area.
-
68. Name: Tanya Hixson (tanyahixson@gmail.com) on 2018-02-20 09:00:40
Comments:
-
69. Name: Tom Bynum (iamonly@mac.com) on 2018-02-20 11:18:17
Comments:
-
70. Name: Geneva (bairdgeneva33@gmail.com) on 2018-02-20 14:37:52
Comments: Keep the mountain safe
-
71. Name: Sinda Shaffer (sindesigns@yahoo.com) on 2018-02-20 15:47:50
Comments: Stop the madness we already ruined this valley
-
72. Name: Monica Fuller (mfinkeystone@hotmail.com) on 2018-02-20 16:05:09
Comments: Keep sage rural
-
73. Name: Tina Marie Swab (swab.tina99@yahoo.com) on 2018-02-20 16:34:48
Comments: Leave sage alone! We like it the way it is!! Thank you Angela Scott for all your hard work!
-
74. Name: Jody Akkerman (treagger22@gmail.com) on 2018-02-20 17:25:26
Comments:
-
75. Name: Monique Pridemore (bubnmomo@gmail.com) on 2018-02-20 17:47:28
Comments:
-
76. Name: Rachelle Gibson (red.rachelle.28@gmail.com) on 2018-02-20 18:03:27
Comments:
-
77. Name: Florence Akkerman (redakkermam@gmail.com) on 2018-02-20 19:02:10
Comments:
-
78. Name: Ted Jolly (twjolly@aol.com) on 2018-02-20 19:26:30

Comments: Keep Sage Rural! NO high Dollar developers and developments wanted here in Sage! We bought property out here in the rural area to get away from these types of developments and all the noise, traffic and pollution they bring to an area!

79. Name: Michelle (matzkemichelle@gmail.com) on 2018-02-20 19:58:21
Comments: No developements near rural developed areas. We live rural fora reason dont take our rights and way of living.

80. Name: Derek Chalmers (dwchalmers@mac.com) on 2018-02-20 20:48:10
Comments:

file:///home/chronos/u-010c7ad6174eea95741ad600980e278fe0a51309/Downloads/stop-high-developers-from-coming-to-sage_email.pdf

8
2

No commercial
developments!

February 20, 2018,
11:58 PM

Amber
beauchamp

8
1

-

Marie Escobar

#	Name	Comment	Created On	Actions
---	------	---------	------------	---------

8 4		-		
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			February 21, 2018, 12:32 AM	
--	--	--	--------------------------------	--

George Evans Jr

8 3		-		
--------	--	---	--	--

			February 21, 2018, 12:08 AM	
--	--	--	--------------------------------	--

Tyler Haar

8
5

February
21, 2018,
2:38 AM

Erika Detota

8
7

**This is a horrible idea to do to
an area that has limited
resources already. do not
allow this development
project!**

February
21, 2018,
3:17 AM

Chris de Land

8
6

February
21, 2018,
2:58 AM

Diane parrott

[Stop High \\$ Developers from coming to Sage!](#)

Signatures: 88 (goal: 100)

Signatures in last 24 hours: 1

Download signatures as a CSV file

#	Name	Comment	Created On	Actions
88			February 21, 2018, 12:19 PM	

Kyle Jackson

(73) ~~(73)~~

Total of (2) 380
pg

We, the undersigned residents of the area of unincorporated Riverside County, commonly known as Sage and Diamond Valley (South of Hemet, North of the County Line, East of Temecula and West of Aguanga & Anza) do hereby object to the proposed development by applicant(s) Roc Zhao et al and represented by Adam Rush of CASC Engineering relating to the area south of Cactus Valley Road and West of Sage Road, for the following reasons:

The proposed development is in conflict with the County's stated goals for the General Plan, specifically the San Jacinto Valley Area Plan. We find the proposal to be in conflict with at least 8 of the 10 points made on page 1 of the vision statement. This level of development would also likely create major traffic issues in both to the north and the south. It is financially and logistically impractical to widen Sage Road (R3), as it winds through an incline, with mountainous terrain to its west, and a seasonally active creek to its east. While we concur with the developer that a significant amount of the traffic would be directed north towards Hemet and Domenigoni Pkwy, we argue that State Street is no better equipped to handle the kind of traffic influx that this scale of development would generate, as it is already strained from the addition of the McSweeney Farms development. There is also significant concern about increased traffic on Cactus Valley Road. There are several residential homes whose driveways open directly onto Cactus Valley, and the increase in the number of vehicles using the road will create unsafe conditions for those residents as they attempt to enter and exit their residences. There are also a large number of commercial equestrian facilities with entrances on Cactus Valley and side streets adjacent to State Street. The significant number of horse trailers that utilize these roads would not be easily maneuverable with heavy, commercial traffic, which would lead to a high potential for vehicular accidents, and animal injury.

The stated goals of the applicant are to add design features, tourist centers, and museums that are specifically targeted toward a single ethnic group. We feel that deliberately representing and aiming to serve one culture in design representation, is counter intuitive to building an inclusive community and strong relationships. The stated goals of the applicant to create a pocketed community within our own existing residences is not good for Sage or Riverside County. The tourist center, museums, and overall design is admittedly all singularly representative of Asian culture with a distinctly "Oriental theme and design". The Riverside County Design Standards and Guide, set forth certain "design standards" aimed at ensuring that new homes and developments are in keeping with the tone and theme of the area in which they are constructed. The Sage area is a ranching/farming/rural community with a heavy equestrian presence. This developer is presenting plans that are in stark contrast to the overall design element of the surrounding community, and to the complete exclusion of the representation of the both the current community, and the Native American culture - which has had a tremendous influence on the development of the area. To completely ignore the Native American culture, as well as the ranching community who help build Sage and the surrounding areas, is a breeding ground for racial tension and community strife.

(A)
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We believe that many hours and considerable thought and input went into creating the General Plan and that it should not be changed unless a clear deficiency can be shown to exist in that plan. Page 19 of the General Plan for this area shows the entire area of the proposed development is designed for either Rural Community - Low Density Residential or Open Space Recreation. The proposed development ignores these designations and proposes higher density residential housing, commercial retail, community buildings, hotel and other structures inconsistent with the goals and land use designations in the General Plan. The Riverside County Planning Guidelines encourage preservation of views and panoramas, which a multi-story hotel and large university and school buildings would obscure. The residents of Sage also value our night sky and express great concern that the proposed development will contribute significant light pollution, particularly given that the plan calls for several athletic fields. In addition to traffic, light, and noise pollution, we are extremely concerned about the environmental impact that a development of this size will have on the 6 threatened and endangered species that are documented to live on the proposed development site. The Riverside County Multiple Species Habitat Conservation Plan warns that disruption to this area could have severe adverse effects on wildlife habitat, particularly the Quino Checkerspot Butterfly.

The residents who purchased homes in the Sage and Diamond Valley communities did so with careful review and consideration of the general plan. We invested in our homes and properties with the reasonable expectation that the general plan guidelines, which we were required to abide by, would be honored by the county and binding to any future developments. We chose our community under the assumption that we were moving to an area that would not be inundated with medium or high density housing, hotels, or tourist attractions. We find it unreasonable for one developer to request the guidelines under which thousands of residents purchased and built their homes be completely disregarded in order to accommodate their singular vision.

It is for the above stated reasons of community tension, environmental impact, deterioration of quality of life, increased air, noise and light pollution, and a general disregard for current zoning guidelines that we ask that the County reject the plan as submitted and give the applicant the opportunity to revise his development plan to one that keeps with both the goals and land use designations of the General Plan.

#	Name	Address	Signature
1	Sofia Osorio	39820 San Ignacia Rd Hemet CA 92344	[Signature]
2	MARSHA HUDSON	38185 CALLE CAMPO JEMECUA 42592	[Signature]
3	Beverly McKeon	42387 Sakuradi	[Signature]
4	GARY INGRAM	40300 Bronco Cir.	[Signature]

#	Name	Address	Signature
5	CHRISTOPHER SMALL	46505 DE PORTOLA	[Signature]
6	Monica Lugo	38501 Stratton Rd	[Signature]
7	Ruffo Orihuela	38501 Stratton	[Signature]
8	Nancy Wolf	40800 Ronald Rd	[Signature]
9	Debbie Healy	37397 Vly Rd ^{Quarter}	[Signature]
10	MIKE CARBOHEO	39575 E. BENTON RD	[Signature]
11	Joseph Andrews	39033 Oaks Springs	[Signature]
12	THOMAS HAMMATT	31760 ^{CORTE TRAIL} ROSARIO 92592	[Signature]
13	ELLEN NIERICH	31760 ^{CORTE TRAIL} ROSARIO 92592	[Signature]
14	Jacob Schaffer	16458 Dolbe Ave	[Signature]
15	David Dragon	314 Suncup Circle	[Signature]
16	Michael S. Avery	388630 Teisome	[Signature]
17	Michelle Blackwell	39990 Faure Road	[Signature]
18	FRED M PEREZ	37635 REMUDA DR	[Signature]
19	Steffani R. Perez	37635 Remuda Dr	[Signature]
20	DAN SHUB	35597 Strimb	[Signature]
21	Sheryl Okieid	35597 Strimb	[Signature]
22	Debra J. [unclear]	38740 VIA DEL ORO	[Signature]
23	Kim Rose	38740 Via Del Oro	[Signature]
24	Christina Roesch	38425 E. Benton	[Signature]
25	TERREA BARONE	39335 CALLE SEBONIA	[Signature]
26	Shari Brewster	43810 Cordurof Key Hemet, CA 92544	[Signature]
27	MARTIN VAZGAS	2205 A CACIA AVE Flomont, CA	[Signature]
28	Kathy CRISM	57473 GREEN MEADOW RD, Temecula	[Signature]

#	Name	Address	Signature
29	JAMES MULL	87525 Sage Blossom Ln	James Mull
30	TISHA NIXON	42585 E BENTON RD	Tisha Nixon
31	Jim Davis	38331 Greenmeadow	Jim Davis
32	Justine Montgomery	39419 Exa Ely Rd	Justine Montgomery
33	Allan Montgomery	39419 Exa Ely Rd	Allan Montgomery
34	Delores Vasquez	32985 Red Mt Rd	Delores Vasquez
34	Dalyn M. Sharp	Green Meadow Rd.	Dalyn M. Sharp
36	Genine Macaluso	40785 Benji Lane	Genine Macaluso
37	Marilyn R. Smith	46251 Wilson Valley	Marilyn R. Smith
38	Deborah R. Young	46201 Wilson Valley Rd Aguirre 42536	Deborah Young
39	Charles Koenig	40254 Reed Valley	Charles Koenig
40	Georgann Koenig	"	Georgann Koenig
41	Wenasa King	Amunza 92536 40340 Pantanillo St	Wenasa King
42	Loren Starck	30520 Charlene way	Loren Starck
43	Lorena Starck	30520 Charlene way	Lorena Starck
44	Jill Rowley	40432 Vista Road	Jill Rowley
45	MARK ELLISON	32695 Sitcharrow 92544	Mark Ellison
46	Juan Valencia	30395 Morse Rd	Juan Valencia
47	Bianca Valencia	30395 Morse Rd	Bianca
48	Bruce Linsley	29814 Via Puerta del Sol	Bruce Linsley
49	Jacob Sharp	41971 Green Glen	Jacob Sharp
50	Eclith Hall	30145 State St	Eclith Hall
51	Ryan Hall	30145 State St	Ryan Hall
52	Darrell Chapman	30705 Santa Fe St Nemet	Darrell Chapman

#	Name	Address	Signature
53	Jaurinde Brazie	41140 Wade Internet	Jaurinde Brazie
54	FORREST ALLEN	27387 Holland dr	Forrest Allen
55	Amanda Herigstad	246. Lomita Dr	Amanda Herigstad
56	Mary Harper	39526 San ignacio	Mary Harper
57	Dennis Lymne	30550 Walshley	Dennis Lymne
58	FRED PERKINS	27107 GARDEN	Fred Perkins
59	Arturo Navarro	30455 Santa	Arturo Navarro
60	Alaura Slunaker	43020 mintonway	Alaura Slunaker
61	James Freer	43020 mintonway	James Freer
62	Kenny Lusk	42050 VARELLA	Kenny Lusk
63	LEE VREELAND	32974 SAGE RD	Lee Vreeland
64	DANA RUSCHE	26501 Riollsta Dr	Dana Rusche
65	JOHN WUERTH	40185 VISTA RD	John Wuerth
66	CARIA JONES	30261 EMERALD LN	Caria Jones
67	Alex Malandrinos	43411 D Sage Rd	Alex Malandrinos
68	Shayla Dana-Urbaniak	40370 Cactus Valley	Shayla Dana-Urbaniak
69	Shayla L. Dana	40310 Cactus Valley	Shayla Dana
70	ROBERT ELLIS	39876 SAN IGNACIO	Robert Ellis
71	BILL EVANS	30265 HORSE RD	Bill Evans
72	CORRY NAYWELS	30710 RED MOUNTAIN	Corry Naywels
73	Christos Malandrinos	43411 D Sage Rd Sage, 92549	Christos Malandrinos
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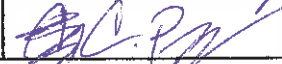
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We believe that many hours and considerable thought and input went into creating the General Plan and that it should not be changed unless a clear deficiency can be shown to exist in that plan. Page 19 of the General Plan for this area shows the entire area of the proposed development is designed for either Rural Community - Low Density Residential or Open Space Recreation. The proposed development ignores these designations and proposes higher density residential housing, commercial retail, community buildings, hotel and other structures inconsistent with the goals and land use designations in the General Plan. The Riverside County Planning Guidelines encourage preservation of views and panoramas, which a multi-story hotel and large university and school buildings would obscure. The residents of Sage also value our night sky and express great concern that the proposed development will contribute significant light pollution, particularly given that the plan calls for several athletic fields. In addition to traffic, light, and noise pollution, we are extremely concerned about the environmental impact that a development of this size will have on the 6 threatened and endangered species that are documented to live on the proposed development site. The Riverside County Multiple Species Habitat Conservation Plan warns that disruption to this area could have severe adverse effects on wildlife habitat, particularly the Quino Checkerspot Butterfly.



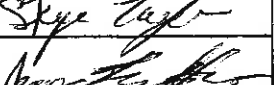
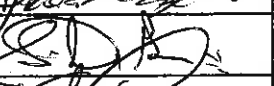
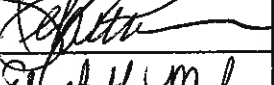
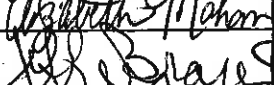
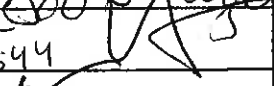
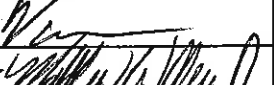
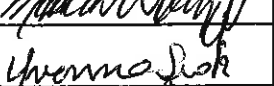


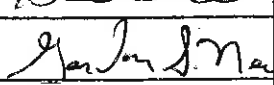
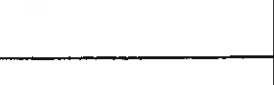
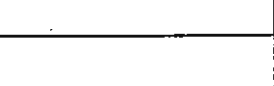
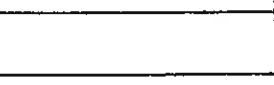
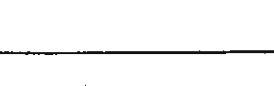
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It is for the above stated reasons of community tension, environmental impact, deterioration of quality of life, increased air, noise and light pollution, and a disregard for current zoning guidelines that we ask that the County reject the plan as submitted and give the applicant the opportunity to revise his development plan to one that keeps with both the goals and land use designations of the General Plan.

#	Name	Address	Signature
1	KAREN FREVILLE	37275 QUARTER VALLEY TEMECULA	
2	Rob Shuman	36905 mesa Rd Temecula	
3	MICHELLE LUPIN	45020 DE POINTE TEMECULA CA	
4	Christian Perez	37635 Bermuda Dr. Temecula CA 92592	

#	Name	Address	Signature
5	ANA JIMÉNEZ	39150 BARRANCA RD TEMECULA 92592	[Signature]
6	Joe Jimenez	39150 Barranca CA Temecula 92592	[Signature]
7	FLOYD Wilhelm	42215 OAK CANYON	[Signature]
8	Rosalind Wilhelm	42215 OAK CANYON	[Signature]
9	Lowell Swett	32450 2nd BARRANCA RD	[Signature]
10	CRAIG RYAN	33825 OAK DR HEMET, CA	[Signature]
11	GARY FRITZINGER	47050 DE PORTOLA RD Temecula, CA 92592	[Signature]
12	Jessika Stewart	28565 Saviognaco D RD Hemet 92541	[Signature]
13	Holly Cannon	35275 Black Oak Temecula	[Signature]
14	Cheryl Armstrong	37100 Eagle Vista Temecula 92592	[Signature]
15	Dennis Markowski	37765 QUARTER TEMECULA VALLEY RD.	[Signature]
16	Chancey Davis	43559 DePortola Temecula CA	[Signature]
17	Maria McEachern	Oak Canyon	[Signature]
18	E. Sheli' Silva Davis	43559 De Portola Rd Temecula, CA	[Signature]
19	Jennifer Butler	37395 Eden Boulevard Temecula CA 92592	[Signature]
20	Victoria Oconnell	39602 Calle Escalona	[Signature]
21	Nicole Koons	42910 Silver Springs Rd Hemet, CA 92541	[Signature]
22	TRAVIS KOONS	42910 Silver Springs Rd Hemet CA 92541	[Signature]
23	Brittany Beauchamp	44570 Oak Glen Rd Hemet CA 92544	[Signature]
24	Ignacio Regalado	40655 Calle Victoria Temecula	[Signature]
25	Marsha Stormo	39341 Diamond Hemet	[Signature]
26	JANA Nickerson	40030 Walnut St Hemet CA 92543	[Signature]
27	Debra Garrison	40945 Cactus Vly Hemet CA	[Signature]
28	Debra Skinner	42480 Wilson Valley Rd Hemet CA 92536	[Signature]

#	Name	Address	Signature
29	Jay Gomez	42325 Milton Hemet CA 92343	Jay Gomez
30	Wes Inge	43700 Cactus Valley Hemet CA	Wes Inge
31	Catarina Hyde	30255 Morse Rd Hemet	Catarina Hyde
32	Buabuk MoLugh	Hemet, Temecula	Buabuk
33	Priscilla Lopez	32245 Honeybee dr. Winchester CA 92516	Priscilla Lopez
34	Carry Nouwels	30990 Red Mt	Carry Nouwels
34	Wendy Picht	35370 Perrod Canyon Road 92507	Wendy Picht
36	Evelyn Heyler	40353 Newport	Evelyn Heyler
37	Kristen Hicks	43800 Applewood Hemet CA 92343	Kristen Hicks
38	KALIN RUSPE	40351 WALNUT	KALIN RUSPE
39	Silvia Zimmerman	4560 Falcon Hemet CA 92343	Silvia Zimmerman
40	Dale D. Pedersen	30116 Emerald Ln Hemet, CA 92343	Dale D. Pedersen
41	Michelle Sofranko	39431 Newport Hemet CA 92543	Michelle Sofranko
42	Greg Reed	44000 Ginge Hemet CA	Greg Reed
43	Dave Celmer	4508 Sierra Vista San Diego CA	Dave Celmer
44	Marisela Guzman	30355 Stephanie St. Hemet CA 92543	M. Guzman
45	Hugo Guzman	30355 Stephanie St. Hemet CA 92543	H. Guzman
46	Kathleen Hutchinson	41085 METUS DR Hemet CA 92544	Kathleen Hutchinson
47	Nicole Supnet	326 Newport Rd Hemet 92543	Nicole Supnet
48	Camilla Supnet	326 Newport Rd Hemet 92543	Camilla Supnet
49	Samantha MacKay	42201 Rainbow Rd 92543	Samantha MacKay
50	Nancy Ehrhart	31053 Stearns Way Hemet	Nancy Ehrhart
51	Alton Ehrhart	30083 STEIN WAY HEMET CA 92543	Alton Ehrhart
52	Kurt Garin	40845 Cactus Valley RD. HEMET	Kurt Garin

#	Name	Address	Signature
53	Ramona Argendariz	32225 Sage Rd.	
54	Cynthia Smith	42785 VALERIO RD	
55	Skye Taylor	42600 Bell way Hemet CA 92544	
56	James Bradford	42600 Bell way Hemet CA 92544	
57	Sam DiGiaci	40553 MULAGRAVA DR Hemet CA 92544	
58	Debra Lawrence	36487 Checkmate Hemet 92544	
59	Elizabeth Mahan	40995 Rosada Springs Hemet 92544	
60	JEFF BRAZELTON	42445 ROCKING TOP CYN RD	
61	LaDonna Williams	40535 OSBOURNE CIRCLE Hemet 92544	
62	PALMER, VAN	40371 NEWPORT RD Hemet, CA 92544	
63	Matthew Willard	40535 OSBOURNE Hemet, CA 92544	
64	Yvonne Sisk	39650 Vista Rd Hemet CA 92543	
65	Lisa Flower	41695 Selgado Cyn Hemet CA 92544	
66	Laura Stillwell	34850 Bencon Rd Hemet	
67	WENDY ELLIS	59876 San Ignacio	
68	Garden News	40545 Sact Rd	
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#	Name	Address	Signature
1	Thomas Vasquez	32974 Sage Rd Hemet CA 92544	<i>Thomas Vasquez</i>
2	Michael Romo	41580 WADSWORTH	<i>Michael Romo</i>
3	Desiray Saucedo	3467 W Thornton Ave.	<i>Desiray Saucedo</i>
4	KENNETH SLATZKY	6015 CASTLE CREEK DR.	<i>Kenneth Slatzky</i>

#	Name	Address	Signature
5	Tom Guss	31090 DAK VALLEY DR HAWAELAND CA	[Signature]
6	Javier Cruz	26659 LAZY 92548 CREEK RD	[Signature]
7	Deanne Cardona	111 Grass Meadows San Jacinto, CA	[Signature]
8	Tonya Abran		[Signature]
9	Michelle Murray	26262 Century Hemet CA 92544	[Signature]
10	Michael Murray	26262 Century Ct Hemet CA 92544	[Signature]
11	Paul Cooper	27409 Santa Fe Hemet CA 92542	[Signature]
12	Lu Baker	26320 Century Hemet CA 92544	[Signature]
13	Tim Paschal	423 Melissa Dr, Hemet	[Signature]
14	Joe Girard	410 S Rosario Ct ave CA 92583	[Signature]
15	Linda Ibama	35926 Ballinger Rd Hemet CA 92544	[Signature]
16	Patricia Bottom	39578 Vista Hemet 92543	[Signature]
17	GARY BUNARD	2033 CADANATION AVE, HEMET, CA 92543	[Signature]
18	Elizabeth Marazzo	30750 Intrepid Rd	[Signature]
19	Nick Hanes	30775 Mesa Rd Temecula CA	[Signature]
20	Doug Armstrong	29100 Eaglewood Temecula CA	[Signature]
21	Aimee Taliaferro	4380 CALICO LN HEMET CA	[Signature]
22	DANIELZ LANING	39530 SPANISH OAKS DR TEM CA	[Signature]
23	Abali Pung	12515 Occidental	[Signature]
24	MICHAEL LEER	40455 VISTA ROAD Hemet 92544	[Signature]
25	HEATHER LEEN	SAM C	[Signature]
26	PATRICIA CALDERONZ	39475 INTREPID RD, TEMEC. 92572	[Signature]
27	Anthony R Greer	30459 Stephanie Hemet CA	[Signature]
28	Richard Macaluso	40785 Benji Ln Hemet, CA	[Signature]

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#	Name	Address	Signature
29	ANDREA GREER	30459 Stephanie Hemet, CA 92343	Andrea Greer
30	Cheryl Koenig	4245 Margarita Rd Hemet	Cheryl Koenig
31	Tom McKay	11	Tom McKay
32	Maureen Fernandes	30745 Santa Fe Hemet	Maureen Fernandes
33	Aaron Fernandes	30745 Santa Fe Hemet	Aaron Fernandes
34	Brenda DeLuna	30010 Stephanie Hemet, CA 92343	Brenda DeLuna
34	Dorothy Anderson	32045 Schardwy Hemet CA 92344	Dorothy Anderson
36	Stephanie Gault	31521 Reed Valley Rd Hemet 92344	Stephanie Gault
37	Evelyn Stewart	940 N Palm Hemet CA	Evelyn Stewart
38	Diane BOSS	42100 Walters Hemet CA 92344	Diane Boss
39	CAROL GREEN	43020 Minto Hemet	Carol Green
40	Beverly Slamb	43020 Minto Hemet 92344	Beverly Slamb
41	DUSTIN WETTER	40245 VISTA Rd HEMET 92343	Dustin Wetter
42	Ian McKay	40554 Hemet 92345	Ian McKay
43	Nancy L Roffers	38670 Diamond Valley Rd, Hemet 92343	Nancy L. Roffers
44	Wendy L Tanson	30358 Stephanie Hemet, CA 92343	Wendy L Tanson
45	PHILIP DANSON	30358 STEPHANIE HEMET CA 92343	Philip Danson
46	Janet Henning	42750 Minto Hemet	Janet Henning
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#	Name	Address	Signature
1	B. GEARY	38525 MAIZ LANE 92592	B. Geary
2	CYNDEE O'BRIEN	33025 NEWBY RD TEM. 92592	Cyndee O'Brien
3	TAN D CARBONE	39575 E BENTON TEM. CA 92592	Tan D Carbone
4	Craig Beardsley	60411 Starlight Mesa	Craig Beardsley

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#	Name	Address	Signature
5	Noema Charlotte	39695 FLETA RD HEMET CA 92541	Noema Charlotte
6	Michael De-buff	25949 Dartmouth St HEMET CA 92544	Michael De-buff
7	Mariah George	30140 Santa Fe St HEMET CA 92543	Mariah George
8	Anise Harper	30140 Santa Fe St HEMET CA 92543	Anise Harper
9	James Freer	43020 Minto Way Hemet CA	James Freer
10	Virginia Lorentz	24111 Wildwood Canyon Road #51 Yulupa	Virginia Lorentz
11	Bryan Garcia	43020 Minto HEMET	Bryan Garcia
12	Paul Alexander	48755 Jettway HEMET CA	Paul Alexander
13	Steve Caldwell	40751 Coriecowy HEMET CA 92544	Steve Caldwell
14	Chris Mata	610 Camino 105 BANDS	Chris Mata
15	RAYMOND CORU-SC	3850 SAGE RD	Raymond Coru-SC
16	Sue Salgado	31850 Sage R.	Sue Salgado
17	Sammy Supnet	326 Newport Rd	Sammy Supnet
18	Melinda Cunningham	31335 Old Ranch Rd	Melinda Cunningham
19	SAVADOR GUTIERREZ	30115 KLOWACIR HEMET CA 92543	Savador Gutierrez
20	Indira Gutierrez	30115 KLOWACIR HEMET CA 92543	Indira Gutierrez
21	Indira Gutierrez	28385 Sage Rd HEMET CA 92544	Indira Gutierrez
22	Indira Gutierrez	P.O. Box 391092 HEMET CA	Indira Gutierrez
23	Melissa Galloway	40330 Vista Road HEMET, CA 92544	Melissa Galloway
24	Milly Valdez	31455 Palm Ave HEMET CA 92543	Milly Valdez
25	Hugh P Valdez	31455 Palm Ave HEMET CA 92543	Hugh P Valdez
26	TRUSY ARMSTRONG	34190 SAGE RD HEMET	Trusy Armstrong
27	Rodney Sofranko	39431 Newport Rd Hemet	Rodney Sofranko
28	Baiver Sofranko	39431 Newport HEMET	Baiver Sofranko

#	Name	Address	Signature
53	KARI SMITH	30145 STEINWAY	
54	Troy Smith	30145 STEINWAY	
55	Joann Hemesath	joann hemesath 30601 Red Mountain Rd Hemet, C.	
56	Brenda Mood	Paul M... 33970 Red Mountain Rd	
57	LEPI HART	30111 State Hemet, CA 92343	
58	SAMER HART	30111 STATE Hemet, CA 92343	
59	Miguel Garcia	40220 Walnut St	
60	JIMMY JAW	42290 Sabine Rd	
61	ELSA LUDL	41050 S... ..	
62	Nancy Cummings	40151 Newport Rd	Nancy Cummings
63	David Piggins	31460 Red Mountain Rd	David Piggins
64	Kim Toomey	30050 Charlene	Kimberly Toomey
65	Alexis Navarro	30457 Santa Fe	Alexis Navarro
66	Brenda Scott	29290 Givard St. Hemet	Brenda Scott
67	Michael Tudyk	40101 Newport	
68	Cory Simpson	42592 Willow Canyon	
69	Stephanie Tudyk	40101 Newport Rd	Stephanie Tudyk
70	Lisa Deluner	30393 Stein	Lisa Deluner
71	Esperanza Reynoso	3060 Clearmont St.	E. Reynoso
72	Rosie DeRose	P.O. Box 391549	Rosie DeRose
73	Philip Maust	31800 Sage Rd	Philip Maust
74	Winter Sky Whipple	39441 Cary Rd.	Winter Sky Whipple
75	Cheyenne Cline	3944 Cary rd	Cheyenne Cline
76	Jesus Alcaraz Gr.	38385 Sage rd.	

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#	Name	Address	Signature
5	Kacy Simpson	42592 Willow Canyon Rd.	[Signature]
6	Jon Bohac	29870 Ballinger Heights, LA	[Signature]
7	Vito Ventinilla	3465 Cille pedron	[Signature]
8	KARLI BAKER	3305 Henry	Karli Baker
9	Brock Baker	3408 Hill	[Signature]
10	Russen Kentel	27755 Parkview Rd 92504	[Signature]
11	Sandra Hines	35040 Ballinger	Sandra Hines
12	Bill Hines	35040 Ballinger	[Signature]
13	Melissa Rode	35040 Ballinger	Melissa Rode
14	Dad Rode	35040 Ballinger	[Signature]
15	Craig Everett	35740 Ballinger Rd	[Signature]
16	Carmelita Klein	35725 Chempada Dr	[Signature]
17	Ruth N. Klein	35725 Chempada Dr	[Signature]
18	Ruth N. Klein	35725 Chempada	Ruth Klein
19	Wendy Milby	35740 Ballinger	Wendy Milby
20	Jennifer Wharton	35798 Ballinger	[Signature]
21	John Wharton	35798 Ballinger	[Signature]
22	Wallace Winn	41110 Ryan	[Signature]
23	Carole Winn	41110 Ryan	Carole Winn
24			
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#	Name	Address	Signature
29	Janet Hoge	39805 Coltrane Rd	<i>[Signature]</i>
30	Mike Hoge	39805 Coltrane Rd	<i>[Signature]</i>
31	MICHELLE LUPIN	45020 DE PORTOLA	<i>[Signature]</i>
32	MIKE O'CONNOR	34620 BALLINGER RD, HEMET (SAGE)	<i>[Signature]</i>
33	KEIS O'CONNOR	34620 Ballinger Rd. HEMET (SAGE) 92544	<i>[Signature]</i>
34	GUARDA LATHAM	32345 Sage Rd	<i>[Signature]</i>
34	Ken Swarthout	40730 Old So Branch Rd Hemet Ca. 92544	<i>[Signature]</i>
36	John Romo	41380 Wide Ln Hemet ca 92544	<i>[Signature]</i>
37	Red Romo	41380 wide Ln Hemet 92544	<i>[Signature]</i>
38	Freda Romo	41380 wide Ln. Hemet 92544	<i>[Signature]</i>
39	Don & Tanya Ford	38100 San Ignace Rd ⁹²⁵¹⁴ Don & Tanya	<i>[Signature]</i>
40	Bob & Debbie Gillespie	32325 Deborah Ln W. Hemet 92544	<i>[Signature]</i>
41	ADALBERTO MARTINEZ	40951 Garden	<i>[Signature]</i>
42	M. TERRAZAS	40351 WALNUT. Hemet M. Terrazas	<i>[Signature]</i>
43	Cindy & Ramiro Sanchez	44030 Taffer Ranch Rd	<i>[Signature]</i>
44	Carol Breakers	42485 Buch Rd	<i>[Signature]</i>
45	Lilla M. Capps	34200 Sage Rd.	<i>[Signature]</i>
46	Shaul Rosen-Roger	475 W. Stetson Ave. # 7290	<i>[Signature]</i>
47	STEVEN CARNEY	34700 EMPTY SADDLE TRAIL	<i>[Signature]</i>
48	Jean Olivas	40990 Benji Rd	<i>[Signature]</i>
49	Diana Pankard-Holt	4220 Martinez Rd. ^{Sage 92544}	<i>[Signature]</i>
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#	Name	Address	Signature
53	Robin Bohac	29570 Bellvue Rd	RK
54	Jon Bohac	29570 Bellvue	JK
55	Shele Raley	35180 Ballinger	SRaley
56	Jo Porcier	3465 Calle Pielvas	Jo Porcier
57	Matt Lynne	41905 Hyde rd	Matt Lynne
58	Steven Bertling	30333 Stein Way	SBertling
59	Nelda Lemke	3053 5 Rd Mt.	Nelda Lemke
60	Lowel Lemke	" "	Lowel Lemke
61	Sierra Parrott	30583 Red Mt	Sierra Parrott
62	ERIC TODD	42405 MSLTON	Eric Todd
63	Anthony Connell	30328 Stephen	Anthony Connell
64	Donald Ford	35100 San Ignacio	Donald Ford
65	JEFF RYAN	43616 Willow Canyon	Jeff Ryan
66	Leslie Ryan	43616 Willow Canyon	Leslie Ryan
67	Kyle Daffern	40710 Schwann Tr Henet rd	Kyle Daffern
68	Kelsey Daffern	" "	Kelsey Daffern
69	Ken Ehrhardt	30053 Stein Way	Ken Ehrhardt
70	Nancy Ehrhardt	30053 Stein Way	Nancy Ehrhardt
71	Julene Daffern	34483 Terry Mtn Rd	Julene Daffern
72	Randal Daffern	34483 Terry Mountain Rd	Randal Daffern
73	Shellie Milne	37905 SAGERD	Shellie Milne
74	KEVIN Milne	37905 SAGERD	Kevin Milne
75	JEFF HAYLEN	40353 Newport Rd	Jeff Haylen
76	Tom Oliver	4090 Bens Ln	Tom Oliver

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77	SCOTT FERGUSON	32450 WEBER WAY	S. Ferguson
78	Angela Scott	33398 Sage Rd Menet 92344	Angela Scott
79	Judy Johnson	33505 Sage Rd	Judy Johnson
80	CAROL JOHNSON	33505 Sage Rd	Carol Johnson
81	Michael Cupps	33950 Sage Rd	Michael Cupps
82	Jackie NOLLERS	30990 RED MNT	Jackie Nollers
83	Deborah Sigler	40585 Reseda Springs Rd	Deborah Sigler
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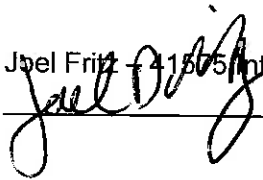
Daniel and Patricia Medwid
40370 Walnut St
Hemet CA 92544

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Patricia Medwid

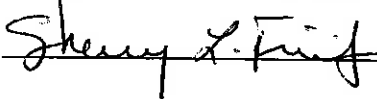
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Joel Fritz - 41575 Intrepid Rd. Sage, (Hemet), CA 92544


Date: 1/9/18

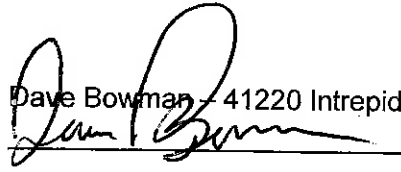
Sherry Fritz - 41575 Intrepid Rd. Sage, (Hemet), CA 92544


Date: 1/9/18

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Lora L. Sheehan - Lora L. Sheehan
42597 Sabina Drive
Hemet, Ca. 92544

1-8-18

(949) 922-8201

lorasemail3@gmail.com

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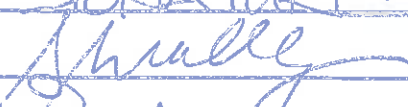



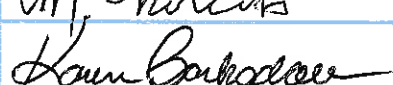


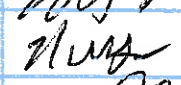

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Dated 1/9/2018

I oppose this development.

*HELEN HART
Helen P Hart
32345 SAGE RD
Hemet CA 92544
951-767-1964*

PETITION AGAINST DEVELOPEMENT

NAME	ADDRESS	SIGNATURE
Sylvia Gyimesi	42150 Varnum Rd ^{HEMET 92514}	
MARY Gyimesi	42150 Varnum Rd ^{HEMET 92514}	
BRIAN ROBERTS	39980 SADDLERIDGE ⁹²⁵¹³	
MEGAN ROBERTS	39980 Saddle Ridge Rd. ⁹²⁵⁴³	
KAREN BARKSDALE	32375 Sage Dr. Hemet ⁹²⁵⁴⁴	
BRAD BARKSDALE	3 " " "	
Natalie Long	32475 Sage Rd, Hemet ⁹²⁵⁴⁴	
NICHOLAS LONG	" " "	
Juliette CONNELL	30328 STEPHANIE rd. HEMET ⁹²⁵⁴³	

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8 JAN 2018

RICHARD E. LATHAM

32345 SAGE RD.

HEMET, CA 92544

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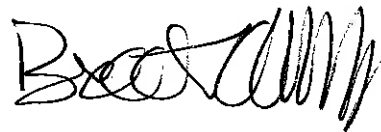
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Brent Adams

A handwritten signature in black ink, appearing to read "Brent Adams", with a stylized, scribbled end.

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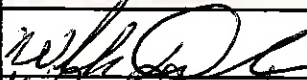



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#	Name	Address	Signature
1	William Donahue	39695 Fretag Rd SAGE, CA	
2	NODEL DONAHUE	39695 FRETAG RD SAGE, CA 92544	
3	Sean Donahue	39695 Fretag Rd Sage, CA 92544	
4	Earlynda Dana	40370 Cactus Valley Sage, CA 92544	

#	Name	Address	Signature
5	Edward Terry Hebert	42250 Martinez Dr Hemet CA 92544	[Signature]
6	Rebecca Dana	30981 Charlene Way, Hemet, CA, 92544	[Signature]
7	Vanessa Dakan	39780 Vista Rd Hemet CA 92543	[Signature]
8	Gregg Reed	5442	[Signature]
9	Ken A. Lee	43831 Wardsford Ln	[Signature]
10	Richard Dana	40510 Cactus Valley	[Signature]
11	Paul Vany	32974 Sage Rd Hemet CA	[Signature]
12	maria cotter	32974 Sage Rd Hemet CA 92544	[Signature]
13	Gregg Mahan	40945 Reseda Springs Rd Hemet	[Signature]
14	CRISTO SIKLITZ	PAESS-ENTRANCE	[Signature]
15	Colby Casanova	30415 De Perceval Hemet, Ca. 92543	[Signature]
16	Cheryl Zaden	30321 Delise Dr Hemet, CA 92543	[Signature]
17	Joe Peregryk	34860 Kamada	[Signature]
18	See Peregryk	34860 Kamada	[Signature]
19	Bob Zaden	30331 Delise Dr	[Signature]
20	Alpaca	30808 Miller Ln	[Signature]
21	Scott CAIN	30808 Charlene Way Hemet, CA 92544	[Signature]
22	Matt McPherson	41187 Thornton Ave Hemet CA 92544	[Signature]
23	MATTHEW DROKIE	42455 MELTON RD SAGE CA 92544	[Signature]
24	CAROL FURR	34780 STARY LEMECC (4)	[Signature]
25	Joni Moran	30556 Charlene Way Hemet	[Signature]
26	Denise + Russ McElroy	32551 Sage Rd Hemet	[Signature]
27	Louaine Moran	30550 Charlene Way Hemet, CA 92544	[Signature]
28	Patricia C. Adams	40570 Sage Rd	[Signature]

will help

Total (blt)
287

Jan. 18/19 2017

82

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#	Name	Address	Signature
1	Linda Hughes	41830 Avenida #252 Cajon Cliffs	Linda Hughes
2	Trevor Roesch	30425 East Benton Rd Hemet, CA 92544	Trevor R
3	Robert Franko	44135 Perryman Hemet, CA 92544	RL Franko
4	Deborah St Pierre	44135 Perryman Ln Hemet, CA 92544	Deborah St Pierre

#	Name	Address	Signature
5	DANIEL SPEARS	36401 Melody SAGE	Daniel Spears
6	Deborah Vassake	38425 Sage Rd	Deborah Vassake
7	Joshua Miller	38425 Sage Rd	Joshua Miller
8	Mary Wright	41550 Hyde Rd	Mary Wright
9	Anthon Bonovich	33327 DAK DR	Anthon Bonovich
10	Tara Steele	38055 Debby Ln.	Tara Steele
11	Morgan Steele	38055 Debby Ln.	Morgan Steele
12	JOANIE LONGNECKER	3875 K Sage Rd	Joanie Longnecker
13	PLAIDA COLLETT	41225 SYCAMORE SPR. RD, HEMET	Plaida Collett
14	CAROLINE COLLINS	41225 Sycamore Springs Rd	Caroline Collins
15	Hunter Scott	33398 Sage Rd Hemet 92544	Hunter Scott
16	Karla Terrey	3444 NIGHTSHADE HEMET	Karla Terrey
17	RANDALL TERREY	3444 NIGHTSHADE HEMET	Randy Terrey
18	Deborah Hudson	40425 Reseda Springs Rd. Hemet	Deborah Hudson
19	Gregory Hudson	40425 Reseda Springs Rd Hemet	Gregory Hudson
20	STEPHANIE HART	39744 Eya Ely HEMET, CA	Stephanie Hart
21	Mark Kreedman	33472 WAGOOD ROAD	Mark Kreedman
22	Pat Crawford	38425 SAGE RD	Pat Crawford
23	JAMES CRAWFORD	38425 SAGE RD	James Crawford
24	Alicia VanGorthen	34380 ORIOLE CIR HEMET CA 92544	Alicia VanGorthen
25	REGINA GREEN	42050 VARNUM HEMET CA 92544	Regina Green
26	KYLE JACKSON	42560 BAUMHORN HEMET 92544	Kyle Jackson
27	MARRA JACKSON	42560 BAUMHORN HEMET 92544	Marra Jackson
28	Charles Dacus	41075 Walnut	Charles Dacus

#	Name	Address	Signature
29	Lauria Beoth	41035 Cactus Valley Rd. Hemet	Lauria Beoth
30	Robert Whipple	41035 Cactus Valley Rd. Hemet	Robert Whipple
31	Eddie Rebec	42475 Mintola Way	Eddie Rebec
32	Robin Rebec	42475 Mintola Way	Robin Rebec
33	Denick L Hansen	41330 Ryan Ln.	Denick L Hansen
34	Jazmin Mondragon	42100 Vainum Rd. Hemet CA	Jazmin Mondragon
34	LYNDA FORTIER	41010 MARK TR. Hemet, CA 92543	Lynda Fortier
36	Summer Wuerth	42160 Chenopod Hemet CA 92543 dr.	Summer Wuerth
37	Mary Wright	40810 Kestrel Spr Rd Hemet CA	Mary Wright
38	TAMMY LORD	30234 STEIN WAY HEMET 92543	Tammy Lord
39	David Lord	30234 STEIN WAY Hemet Ca 92547	David Lord
40	Mary Burke	34575 Sycamore Springs Rd. Sage	Mary Burke
41	Yvonne Martinez	879 Olivette St Hemet 92543	Yvonne Martinez
42	SOSIE MARTINEZ	879 Olivette St Hemet 92543	Sosie Martinez
43	Sharon Hansen	31305 Red Mountain Hemet 92544	Sharon Hansen
44	Melissa Woodruff	31395 Red Mountain Hemet, CA	Melissa Woodruff
45	Brett Hansen	31305 Red Mountain Hemet CA	Brett Hansen
46	Alison Kemp	Hemet 92544 39754 Laurel Ln	Alison Kemp
47	Robert Kery	92544 Hemet 39754 Keweenaw Ln	Robert Kery
48	Michael Nelson	42740 Mintola Way Hemet	Michael Nelson
49	ADAM LUKIN	43201 SAGE RD HEMET CA	Adam Lukin
50	Tim Jehelka	258 W 7th St Spc 12 San Jacinto CA	Tim Jehelka
51	MARCHETA HERBRANSON	34600 BALLINGER RD HEMET CA	Marcheta Herbranson
52	GARY HERBRANSON	34600 BALLINGER RD HEMET CA	Gary Herbranson

#	Name	Address	Signature
53	DIANE C WILLIAMSON	36990 Woodview ANZA CA 92539	Diane C. Williamson
54	ROBERT PRESS	41950 SOLDADIN HEMET, CA 92544	Robert Press
55	ROSE PRESS	41950 SOLDADIN HEMET CA	Rose Press
56	DAVID BAGBY	32390 WILLOW WAY HEMET CA	David Bagby
57	Pedro Guillen	31675 Horning Rd. Hemet CA 92543	PC
58	Carlos Camou	31675 Horning Rd HEMET CA 92543	Carlos C
59	Larry Villegas	31675 Horning Rd	Larry Villegas
60	Raymundo Villegas	31675 Horning.	Ray Villegas
61	JEFF RYAN	48616 Willow Canyon	Jeff Ryan
62	Denise McElroy	32551 Sage Rd. Hemet 92544	Denise McElroy
63	RUSSEN MCELROY	"	Russen McElroy
64	Michael McGinnis	42331 DeParr Ternacu la	Michael McGinnis
65	Patrick Smith	34270 Eastview Rd	Patrick Smith
66	Tami Fox	34270 Eastview	Tami Fox
67	JR Lonson	42320 Mintouge	JR Lonson
68	Shan Ko, Cathy	42320 Mintouge	Cathy Shan Ko
69	Margaret A Felix	31400 Red Mountain	Margaret A Felix
70	David Long	34146 Terry Mt Rd	David Long
71	Tamara Long	34146 Terry Mt. Rd.	Tamara Long
72	Julie Hitchason	39724 Vista Rd	Julie Hitchason
73	EMILIO CORTES	39722 VISTA Rd	Emilio Cortes
74	Kelly Walters	42470 Raming Agua Fria	Kelly Walters
75	Allison Ruck	57090 Elder Creek Agua Fria Ca. 92536	Allison Ruck
76	Carol Ann Reed	41676 LEWIS VALLEY SAGE	Carol Ann Reed

#	Name	Address	Signature
77			
78	PARLAH KAPUSTA	15965 STATE # 230 HEMET, CA 92543	Parlah Kapusta
79	Walter Martyn	3540's Hobbiton rd Hemet, CA 92544	Walter Martyn
80	TARYN CAGNERO Taryn Cagnero	40121 Newport Rd	Taryn Cagnero
81	AMM #2	42274 THERIAKON HEMET, CA 92544	AMM #2
82	Lina / Talvan	42274 THERIAKON HEMET, CA 92544	Lina Talvan
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William Jensen

William H Jensen

35155 Sawh Ct.

Hemet, CA 92544

Cherie Jensen

Cherie Jensen

35155 Sawh Ct

Hemet, CA 92544

SAGE

Jennifer Owens

Jennifer Owens

35155 Sawh Ct

~~Hemet~~, CA 92544

Sage

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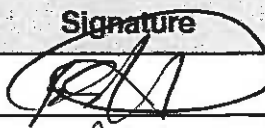



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#	Name	Address	Signature
1	Brian Scott	33398 SAGE RD	
2	Donald Boulais	34060 Martin Rd	
3	Elisabeth Boulais	34060 Martin Rd	
4	Maria Carter	32974 Sage Rd	

#	Name	Address	Signature
5	Sue Purczynski	34880 Homode Rd	Sue Purczynski
6	Joe Purczynski	34880 Homode Rd	Joe Purczynski
7	Matt Witzel	55323 Five Mile Creek Rd	Matt Witzel
8	Aaron N. Perrott	30585 Red MTRd	Aaron Perrott
9	William 40775 Red MTRd	40775 Red MTRd	William
10	Rick Duggan	41010 Mark Tracy	Rick Duggan
11	Liona Brandenburg	40040 Renahome	Liona Brandenburg
12	Jean Clauso	43425 ^{SAGE} RD	Jean Clauso
13	Jarrod Vasquez	32974 Sage Rd	Jarrod Vasquez
14	Eleni Malandrinos	43411 Orange Rd	Eleni Malandrinos
15	Paul Phillips	53398 Sage Rd	Paul Phillips
16	Harriet Hamm	43825 WILSON VALLEY	HARRIET HAMM
17	JAMES L. SETMOOR	40555 BENJI	James L. Setmoor
18	Stephen Wiley	40115 San Lorenzo	Stephen Wiley ←
19	Kathleen Suder	30702 Red Mt	Kathleen Suder
20	Hope Surler	30702 Red Mt	Hope Surler
21	Mikey Suder	30702 Red Mt	Mikey Suder
22	STEWART HONDORP	42940 E. BENTON	Stewart Hondorp
23	Manuel Lopez	45220 LEWIS VALLEY RD	Manuel Lopez
24	PAUL SOTT	45725 TRUST	Paul Sott
25	Jennifer Tinder	35640 Balling	Jennifer Tinder
26	Sandra Hines	2822 El Ranch	Sandra Hines
27	Sterling Tinder	35640 Balling	Sterling Tinder
28	Jesika Foster	38425 Sage Rd	Jesika Foster

#	Name	Address	Signature
29	Robert M. McSelle	38425 Sage Rd	Robert M. McSelle
30	Erika Orr	40530 Road Valley	Erika Orr
31	DAVID GRADSTEIN	44260 TAFFLE RANCH RD	David Gradstein
32	Kelly GRADSTEIN	44260 TAFFLE RANCH RD	Kelly Gradstein
33	Heather Cobbs	40608 Bunji	Heather Cobbs
34	Robert Cobbs	40608 Bunji	Robert Cobbs
34	Debrah Hursd	44380 Ginger Cir H 92544	Debrah Hursd
36	Janet Bonovich	33327 Oak Dr Hemet 92544	Janet Bonovich
37	PATRICK SCOTT	29290 SO GINGER HEMET 92544	Patrick Scott
38	Jose Jefferson	34245 Sagerd	Jose Jefferson
39	Gisele Witzel	35323 five mile Hemet creek rd	Gisele Witzel
40	Tanya Lukacev	42455 Melton Rd Hemet, CA 92544	Tanya Lukacev
41	William David Forman	33360 VALENIO RD HEMET CA 92544	William David Forman
42	Darlene Norma Forman	33360 Valerio Rd Hemet, CA 92544	Darlene Norma Forman
43	Aubree Crowmer - Webb	42594 De Portola Rd Temecula 92592	Aubree Crowmer - Webb
44	JOSE PEREZ	43355 LOMITA HEMET CA 92544	Jose Perez
45	Rose Fairbanks-Perez	43355 Lomita Hemet CA 92544	Rose Fairbanks-Perez
46	ETHAN KAAS	42120 CHENOBOOL HEMET CA 92544	Ethan Kaas
47	REBECCA KAAS	42120 CHENOBOOL HEMET CA 92544	Rebecca Kaas
48	JASON BELLER	40830 Road Valley Hemet CA 92544	Jason Beller
49	Michael Ratter	P.O. Box 868 Hemet, CA	Michael Ratter
50	Alma Young	40336 Raymer Rd Hemet 92544	Alma Young
51	Jody Luckot	40360 Raymer Rd Hemet CA 92544	Jody Luckot
52	Theresa Swim	41400 WADE LN Hemet Ca 92544	Theresa Swim

#	Name	Address	Signature
53	Mike Avery	32126 Old Road	
54	Janet Avery	Rd. Hemet CA 92544	
55	TARRON HERBON	39775 REED VALLEY RD	
56	Debbie Baker	40830 Alumina Reseda Springs 92511	
57	Laura Moreno	44100 ginger cir	
58	gregorio macias	44100 ginger cir	
59	Jaine Valdez	37166 Sage Rd 92544	
60	Diane Galin	40368 Sage Rd. Sage, CA	
61	Mike Johnson	40368 Sage Rd Sage CA	
62	CORDON HURST	44400 ENGER CIR HEMET 92544	
63	CHRISTINE McCrary	40270 MURPHY TR.	
64	Taylor Fusilier	30370 San Jacinto St.	
65	Kristina Fusilier	30370 San Jacinto St.	
66	William Cliff	4165 Selgado Ln Hemet	
67	Steve Ogden	44400 Ginger Cir	
68	Donald Ford	38100 San IGNACIA RD	
69	Dontae Ford	1047W Mayberry Ave Hemet CA	
70	WINDA Kyle	40905 Cactus Vly Rd Hemet, CA 92544	
71	MIKKI KEMP	34363 Sycamore A Sage 92544	
72	INGRAM, DAVID	30760 RED MOUNTAIN HEMET, CA 92544	
73	INGRAM, JENNIFER	30760 RED MOUNTAIN HEMET, CA 92544	
74	Debra Hansen	42225 Rd. Top Canyon Rd Hemet 92544	
75	Phyllis Petri	42545 Sage Rd Aguanga, 92536	
76	William Petri	42545 Sage Rd Aguanga CA 92536	

Janet Avery

#	Name	Address	Signature
77	Melissa De Santiago	42770 Sage Rd Agua Fria	Melissa De Santiago
78	Famoe De Santiago	42770 Sage Rd Agua Fria	Famoe De Santiago
79	Mary Coromelas	45455 Via Vaqueo Temecula	Mary Coromelas
80	Petie Coromelas	45455 Via Vaqueo Temecula	Petie Coromelas
81	Marjorie Plopoula	4509 Chippal	
82	Melinda Fields	33238 Adelfa	Melinda Fields
83	Charles Fields	33238 Adelfa	Charles Fields
84	Michelle Fields	43120 Morgan	Michelle Fields
85	Daniel Sickler	43120 Morgan	Daniel Sickler
86	Randall Chandler	43501 E. Benton	Randall Chandler
87	Rene Perez	34270 Easton	Rene Perez
88	Gregory Webb	42594 De Portola Road	Gregory Webb
89	ROBERTO MARTINEZ ANA	42572 Willow Road	Roberto Martinez Ana
90	JOEL FRITZ	41575 Intrepid Rd Lemoor	Joel Fritz
91	Guil Yatabe	39600 Calle Gumbel Hemet, CA 92544	Guil Yatabe
92	Maria Zabele	39600 Calle Gumbel Hemet, CA 92544	MARIA GILINDO
93	Tona Marsaa	32012 Sage Rd Hemet, CA 92544	Tona Marsaa
94	Jill Hansen	41080 Spicamore Springs Hemet, CA 92544	Jill Hansen
95	Diana Moran	44550 Scripps	Diana Moran
96	Jeanne Zavala	39125 Egan Hill Rd Hemet, CA 92544	Jeanne Zavala
97	CARLOS ZAVATA	11 11	Carlos Zavata
98	Iris Brooks	1 Hobbley Horse Drive 10000	Iris Brooks
99	Linda Gillis	NEWPORT Rd.	Linda Gillis
100	Londa Kitchen	43610 Falcon Rd	Londa Kitchen
101	Sandra Gramley	43610 Falcon	Sandra Gramley

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The residents who purchased homes in the Sage and Diamond Valley communities did so with careful review and consideration of the general plan. We invested in our homes and properties with the reasonable expectation that the general plan guidelines, which we were required to abide by, would be honored by the county and binding to any future developments. We chose our community under the assumption that we were moving to an area that would not be inundated with medium or high density housing, hotels, or tourist attractions. We find it unreasonable for one developer to request the guidelines under which thousands of residents purchased and built their homes be completely disregarded in order to accommodate their singular vision.

It is for the above stated reasons of community tension, environmental impact, deterioration of quality of life, increased air, noise and light pollution, and a disregard for current zoning guidelines that we ask that the County reject the plan as submitted and give the applicant the opportunity to revise his development plan to one that keeps with both the goals and land use designations of the General Plan.

#	Name	Address	Signature
1	Gary Mays	41841 Gibbel Rd Hemet, CA 92544	Gary Mays
2	Brad Barnett	41222 Mayberry	Brad Barnett
3	Andrew Coleman	41380 Sequoia	Andrew Coleman
4	[Signature]	40815 STETSON Hemet CA 92544	GARY UNODA

#	Name	Address	Signature
5	Brian King	478 n Scovell	Brian King
6	Mark Small	478 N. SCOVELL	Mark Small
7	Pam Gonsalves	41987 Gibbel Rd	Pam Gonsalves
8	LINDA GAWOOD	44188 KAIM	Linda Gawood
9	Jon Acton	1394 RABBIT PEN	Jon Acton
10	Carla Golden	1268 Agape Ave	Carla Golden
11	Matthew Gardner	40745 Mulbar Ave	Matthew Gardner
12	George Agness Jr	41875 Gibbel Rd	George Agness Jr
13	Rebecca Agness	41875 Gibbel Rd	Rebecca Agness
14	Dawn Gibson	31637 OSLO	Dawn Gibson
15	Frank Meyer	6253 Juniper	Frank Meyer
16	Julie Weidemann	42237 Richbrough RD	Julie Weidemann
17	Dawna Davidson	26686 Wharton Ct	Dawna Davidson
18	Kelly Ashman	40911 Gibbel Rd	Kelly Ashman
19	Phil Ashman	40911 Gibbel Rd	Phil Ashman
20	Teri Bolton	42555 MINTO	Teri Bolton
21	Vusi Gapes	42295 Morinda	Vusi Gapes
22	Betty Sanchez	1506 Oak #123 VISTACA	Betty Sanchez
23	Lester Mays	41841 Gibbel Rd Hemet, Ca 92344	Lester Mays
24	Kaye Bailey	27170 Grand St. Hemet, Ca 92344	Kaye Bailey
25	Robert Gardner	6288 Southeast C Hemet Ca	Robert Gardner
26	Susan Gardener	4255 595R	SUSAN GARDENER
27	Linda Jones	40606 E. Bentford	LINDA JONES
28	Joy Haver	33655 Calle Pinedera	Joy Haver

#	Name	Address	Signature
29	DIANE H FRANK	37820 SPRING VALLEY RD HEMET, CA 92343	<i>[Signature]</i>
30	John Buchanan	40105 VOYAGER RD TAMENIA 92392	<i>[Signature]</i>
31	Becky Ellis	44081 D ST HEMET, CA 92344	<i>[Signature]</i>
32	David Swan	39651 San Ignacio Pl. HEMET CA 92344	<i>[Signature]</i>
33	JOSH VAN ALLEN	38565 GREENWOOD MEADOW TAMENIA CA 92392	<i>[Signature]</i>
34	David Wurst	41050 Calle Orilla HEMET 92344	<i>[Signature]</i>
34	Holden Jackson	40705 Calle Velina TAMENIA CA	<i>[Signature]</i>
36	Wm	42220 E Benton Rd HEMET CA 92344	<i>[Signature]</i>
37	William K. Good	42990 E BENTON RD HEMET, CA 92344	<i>[Signature]</i>
38	William G. Galt	37875 SAGE RD HEMET CA 92344	<i>[Signature]</i>
39	Ray King	38600 RUTH RD HEMET CA	<i>[Signature]</i>
40	Eric Anderson	38125 East Benton Rd, Hemet	<i>[Signature]</i>
41	JUERGEN KOPF	42595 EAST BENTON, HEMET	<i>[Signature]</i>
42	MANDY KOPF	42595 EAST BENTON, HEMET	<i>[Signature]</i>
43	Vickie Hendren	39510 DePorter Tem 92392	<i>[Signature]</i>
44	Mark Hendren	SAME ↑	<i>[Signature]</i>
45	Annabelle Maren	42450 Martine Sage 92344	<i>[Signature]</i>
46	Tom M. Galt	715200 Sage Rd	<i>[Signature]</i>
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#	Name	Address	Signature
1	Ziona Covello	33950 Sage Rd Hemet, CA 92344	Ziona Covello
2	Jamie Newchea	41355 Mark Tr Hemet CA 92344	Jamie Newchea
3	Dawn Lytle	34200 Bluff Rd Hemet CA 92344	Dawn Lytle
4	Kabel Wallace	223 Cleomely Hemet CA 92343	Kabel Wallace

#	Name	Address	Signature
5	Dawn Wallace	223 Cleomella Ct Hemet, CA 92543	Dawn Wallace
6	Amanda Camps	33750 Sage Rd. Hemet, CA 92544	Amanda Camps
7	Dalia Morley	34200 Martin Rd Hemet CA 92544	D Morley
8	Chris Whitman	34608 Devon Ct Agua Fria, CA	Chris Whitman
9	CHARLOS A. BENSON JR	33600 SAGE RD	Charles A. Benson
10	Margo S. Benson	33600 Sage Rd	Margo Benson
11	DAVID HELL	40870 Rescom Dr HEMOT CA	David Hell
12	Christopher M Pella	30455 Steacy	Chris Pella
13	David Pella	40797 Vermont St	David Pella
14	Craig Freiler	40100 Avila Rd	Craig Freiler
15	Kirsten Freiler	40100 Avila Rd	Kirsten Freiler
16	Dylan Scharf	38999 Berlie St	Dylan Scharf
17	Valerie Jean Costa	551 N. Santa Fe St. Apt. 287, Hemet 92543	Valerie Costa
18	Leslie Ripan	42celle Willow Canyon Hemet CA 92544	Leslie Ripan
19	JAMES NUCE	41855 SYCAMORE SPR HEMET, CA 92544	James Nuce
20	AYESHA NUCE	41855 SYCAMORE SPR HEMET, CA 92544	Ayesha Nuce
21	Sana Milner	4438 Brighton Ct 92544	Sana Milner
22	Breanne Gutierrez	2748 Kingsbury Ave Hemet CA	Breanne Gutierrez
23	Trina McGill	43155 Breck Rd Hemet CA 92544	Trina McGill
24	Jesus Wallez	34405 BELTOW RD HEMET CA	Jesus Wallez
25	Debbie Haar	34715 Empty Saddle Tr. Hemet	Debbie Haar
26	David Haar	34715 Empty Saddle Tr. Hemet	David Haar
27	Annamarie Swain	39651 San Ignacio Hemet CA	Annamarie Swain
28	Robert Limon	32905 red mount Hemet 92544	Robert Limon

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#	Name	Address	Signature
1	Linda Allred	40210 Walnut Hemet	Linda Allred
2	Mark Allred	40210 Walnut st Hemet 92543	Mark Allred
3	Julie Richardson	40150 Vista Rd 92543	Julie Richardson
4	James Richardson	40150 Vista Rd Hemet 92543	James C. Richardson

#	Name	Address	Signature
5	Barbara Caudle	40230 Walnut St	Barbara Caudle
6	Ronald Caudle	40230 Walnut St	Ronald Caudle
7	Karen McComb	40265 Newport R.	Karen McComb
8	DUANE Mc COMB	40265 Newport	Duane McComb
9	Rebecca Rothman	40240 Walnut	Rebecca Rothman
10	Debra D. Topic	4035 Vista Rd.	Debra G. Topic
11	JOHN WERTH	40185 VISTA RD.	John Werth
12	Topic Cochran	40100 Vista Rd	Topic Cochran
13	Mark Werth	40185 Vista Rd Hemet, Ca	Mark Werth
14	Lindy Gerhart	40100 Vista Rd Hemet CA 92543	Lindy Gerhart
15	Mark Celestina	30350 Santa Fe St	Mark Norman
16	Alvinia M. Norman	30450 Santa Fe St	Alvinia Norman
17	MIKE MCKNIGHT	40260 Vista Rd Hemet	Mike McKnight
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#	Name	Address	Signature
1	Rosa Ramirez	310 Hesperia Hwy Hemet	Rosa R
2	David Zavala	575 S. Gilbert St Hemet	David & Zavala
3	Amie Bravens	41420 Dixon Hemet	Amie Bravens
4	LEE VREELAND	32924 Sage Rd. Hemet CA 92344	Lee Vreeland

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#	Name	Address	Signature
1	DARRYL RIOS, DANIEL	5445 SWINGSTONE DR. HEMET CA. 92543	
2	Veronica Corona	451 W. Chambers St. Hemet CA 92543	
3	Tanya Barnett	42079 Barcroft Way Hemet 92543	
4	Lorenzo Ramirez	26164 Yale St Hemet 92544	

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#	Name	Address	Signature
1	Kate Ellis	40225 Oak Glen Rd	Kate Ellis
2	Laurie Hidy	40259 Clark Dr	Laurie Hidy
3	Matthew Rugh	40259 Clark Dr	Matthew Rugh
4	Matthew Rugh	32927 Bonita Mesa	Matthew Rugh

#	Name	Address	Signature
5	Austin Rugh	32927 Santa mesa	<i>Austin Rugh</i>
6	JACQUELINE HERRERA	46823 Marmot Rd.	<i>Jacqueline Herrera</i>
7	EDWARD HERRERA	46823 Marmot Rd.	<i>Edward Herrera</i>
8	Dana Sykes	443855 Slaggs Rd	<i>Dana Sykes</i>
9	Chris Sykes	443855 Slaggs Rd	<i>Chris Sykes</i>
10	Evan Sykes	44385 Slaggs Rd	<i>Evan Sykes</i>
11	Stephanie Sykes	44385 Slaggs Rd	<i>Stephanie Sykes</i>
12	Lee Johnson	44231 ^{MELUN} AVE	<i>Lee Johnson</i>
13	Nancy J. Dulaniuk	43023 Osage Rd	<i>Nancy Dulaniuk</i>
14	RAY STRAUCH	" "	<i>Ray Strauch</i>
15	Sheila Enlow	42557 E. Benton	<i>Sheila Enlow</i>
16	Mike Enlow	42557 E. Benton	<i>Mike Enlow</i>
17	Robert Skoda	44470	<i>Robert Skoda</i>
18	Miranda Skoda	44470 E. Benton Hemet, CA	<i>Miranda Skoda</i>
19	Stephanie Gutierrez	38810 San Ignacio Rd Hemet, CA 92343	<i>Stephanie Gutierrez</i>
20	Eric Gutierrez	38810 San Ignacio Rd Hemet, CA 92343	<i>Eric Gutierrez</i>
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#	Name	Address	Signature
1	Paul D. Jarvis	40832 Reseda St	Paul D. Jarvis
2	CHER D NORRIS	40832 Reseda Spring Rd	D. D. N
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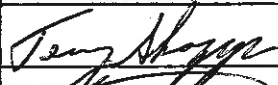



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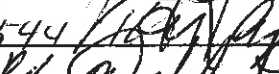

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#	Name	Address	Signature
1	TERRY SKAGGS	44630 SKAGGS RD HEMET, CA 92344	
2	NIXIE Chamberland	4055 South Pleasant Ch Agencas, CA 92531	
3	DAVE Bowman	41220 INTRAPAZ HEMET, CA 92344	
4	Nahua Martinez	40117 Santa Ignacia	

#	Name	Address	Signature
5	Raul Moreno	42450 MARTINEZ RD HEMET, CA. 92344	
6	Katie Valdez	43575 E. Benton HEMET, CA 92344	
7	Victor Kezer	43045 E Benton HEMET, CA 92344	
8	Delily Kezer	43045 E Benton Rd HEMET, CA	
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February 26, 2018

&

April 9, 2018

Director's Hearing
Report



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

2.1


Director's Hearing: April 9, 2018

PROPOSED PROJECT

Case Number(s): Plot Plan No. 26173
Select Environ. Type Mitigated Negative Declaration
 EA 42984
Area Plan: Mead Valley
Zoning Area/District: North Perris Area
Supervisory District: First District
Project Planner: Brett Dawson
Project APN(s): 317-230-036, 317-230-038
Continued From:

Applicant(s): Core5 Industrial Partners

Representative(s): EPD Solutions


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26173 proposes to construct a 423,665 square foot high-cube warehousing and distribution facility with 413,665 square feet of the building designated for warehousing and with 10,000 square feet designated for office use. The facility also proposes a water quality basin, 184 standard parking spaces, 6 accessible parking spaces, and 100 trailer parking spaces ("the project").

The project site is located at the southwesterly corner of Rider Street and Harvill Avenue.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42984**, 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 with the incorporated mitigation measures; and,

APPROVE PLOT PLAN NO. 26173, 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:	Business Park
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Business Park
East:	Community Development: Light Industrial
South:	Community Development: Business Park
West:	Rural Community: Very Low Density Residential
Existing Zoning Classification:	Industrial Park (I-P) on the south and Manufacturing Service Commercial (M-SC) to the north
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Industrial Park (I-P)
East:	Manufacturing Heavy (M-H)
South:	Manufacturing Service Commercial (M-SC)
West:	Light Agriculture (A-1)
Existing Use:	Vacant Lot
Surrounding Uses	
North:	Vacant Lot
South:	Manufacturing
East:	Industrial
West:	Single Family Homes

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	21.31	20,000 sq ft min. (I-P)/10,000 (M-SC)
Existing Building Area (SQFT):	0	N/A
Proposed Building Area (SQFT):	433,665	N/A
Floor Area Ratio:	0.45	0.25-0.60
Building Height (FT):	42 feet	50 Feet
Proposed Minimum Lot Size:	21.31 acres	20,000 sq ft min. (I-P)/10,000 (M-SC)
Total Proposed Number of Lots:	1	N/A
Map Schedule:	N/A	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Industrial Uses	423,665 warehouse 10,000 office	1 space/2,000 sq. ft. of gross floor area	217	185 with 113 trailer
TOTAL:				

Located Within:

City's Sphere of Influence:	Yes – Perris
Community Service Area ("CSA"):	Yes – CSA # 152
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Agricultural Preserve	No
Liquefaction Area:	No
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High, within LRA Fire Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, 39.22 Miles from Mt Palomar
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site has a General Plan land use designation of Business Park and is located within the Mead Valley Area Plan.

The project site is located on two parcels, which have different zone classifications; the northern parcel has a zoning classification of Manufacturing Service Commercial (M-SC) and the southern parcel has a zoning classification of Industrial Park (I-P). Warehousing and distribution uses are permitted within both zones with an approved plot plan. The project has been conditioned for a parcel merger, and the combined parcel will have a split zoning classification of M-SC for the northern portion of the parcel and I-P for the southern portion (see zoning exhibit).

The project is located within the March Air Reserve Base Airport Influence Area Zone C2. The project was reviewed by the Airport Land Use Commission on May 11, 2017 and found consistent.

ENVIRONMENTAL REVIEW / 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. For the reasons set forth in the project's Initial Study, the project will not have a significant effect on the environment with incorporation of mitigation measures and project design.

The documents were circulated for public review per State CEQA Guidelines Section 15105. At the time of preparation of this staff report, no comments have been received on the circulated IS and MND.

FINDINGS AND CONCLUSIONS

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

Plot Plan Findings

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. This proposed project is consistent with the Riverside County General Plan for the following reasons:

The project site has a General Plan Designation of Business Park and is located within the Mead Valley Area Plan. The Business Park land use designation allows for employee-intensive uses, including research and development, technology centers, corporate and support office uses, clean industry and supporting retail uses.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare of the community. The project would maintain the industrial/ manufacturing uses that are existing and proposed along Harvill Avenue, thus creating a compatible land use pattern that assists in protecting public health, safety, and welfare. . The noise impact analysis

prepared for the project assessed the project's incremental traffic-related noise impacts at 10 locations in the immediate vicinity of the project site. With operation of the proposed project, vehicular noise in the project area would range from 59.4 dBA to 70.2 dBA. The project related noise increase would range from 0 to 3.4 dBA, which would be less than the threshold. Operation of the project would involve trucks entering and exiting the project site from Harvill Avenue and Rider Street via driveways designed to accommodate trucks. The onsite circulation design prepared for the project provides fire truck accessibility and turning ability throughout the site. Thus the project would not negatively impact the public health, safety and welfare of the area.

3. 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. The project includes the construction of a 423,665 sq. ft. high-cube warehousing and distribution facility, with 413,665 sq. ft. of the building designated for warehousing and with 10,000 sq. ft. designated for office use. The proposed use conforms to the logical development of the surrounding properties, which are comprised of existing industrial and manufacturing uses to the east, northeast and south. The vacant property to the north has a zoning classification of Manufacturing Service Commercial and Industrial Park. The proposed use is a logical continuation of the uses of the surrounding properties.

The project complies with the Industrial Park Zoning Classification's development standards:

- a. The lot size is 21.44 acres exceeding the minimum lot size of 20,000 square feet.
- b. The building height averages 38 feet, with some sections reaching 42 feet in height. This is less than the 50 feet maximum.
- c. 17.5% of the site will be landscaped exceeding the required 15 percent.
- d. At the closest point there is a 100 foot setback from the property line exceeding the 25 foot minimum. The landscape strip along the streets is approximately 40 feet wide, exceeding the minimum of 10 feet.
- e. The side yard setback is 85 feet exceeding the minimum of 10 feet.
- f. The rear yard setback is 60 feet exceeding the minimum of 15 feet.
- g. A minimum 50 foot setback is 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. The rear of the property contains a 60 foot setback between the residential properties, with a 20 foot landscape area that is utilized as a tree screen.
- h. Parking, loading, trash and service areas will be screened by structures or landscaping.
- i. No outside storage is proposed. There are loading bays facing Harvill Avenue. There is landscaping proposed along exterior boundaries of the area so that these areas are screened from view.
- j. Automobile parking complies with Section 18.12 of this ordinance.
- k. All new utilities will be underground.
- l. All roof mounted equipment shall be screened from ground elevation view to a minimum sight distance of 1,320 feet. Exhibit W shows that the roof mounted equipment will not be visible from approximately 270 feet.
- m. All signs shall be in conformance with Article XIX of Ordinance 348. No signs are proposed at this time.
- n. All lighting, including spotlights, floodlights, electrical reflectors shall be focused directed and arranged to prevent glare or direct illumination on streets or adjoining property. Advisory Notification Document Condition (Planning 6) requires any outdoor lighting to be hooded or shielded so as to prevent the spillage of lumens or reflection into the sky.

The project complies with the Manufacturing Service Commercial Zoning Classification's development standards:

- A. The lot size is 21.44 acres exceeding the minimum lot size of 10,000 square feet.
- B.
 - 1. A minimum 25 foot setback is required on any boundary where the industrial property abuts a R-R or R-1 zoned property. The rear of the property contains a 60 foot setback between the residential properties.
 - 2. Where the front, side or rear yard adjoins a lot with zoning classification other than those specified in (1) above there is no minimum setback.
 - 3. Where the front, side or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line. At the closest point there is a 100 foot setback from the property line exceeding the 25 foot minimum.
 - 4. A six foot high solid masonry wall or combination landscaped earthen berm.
- C. The building height averages 38 feet, with some sections reaching 42 feet in height. This is less than the 50 feet maximum.
- D. A six foot high masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body.

Section 11.5 states that the development standards contained herein, except lot size, setbacks and height, may be waived or modified as part of the plot plan or conditional use permit process if it is determined that the standard is inappropriate for the proposed use, and that the waiver or modification of the standard will not be contrary to the public health and safety.

In lieu of a masonry wall along the westerly property line, the applicant has worked with staff to significantly increase the landscaping, and improve the details of the elevations along this side, to provide a more aesthetic alternative to a masonry wall.

- E.
 - 1. 17.5% of the site will be landscaped exceeding the required 10 percent.
 - 2. The landscape strip along the streets is approximately 40 feet wide, exceeding the minimum of 10 feet.
 - 3. A minimum 20 foot strip adjacent to lots zoned R-R or R-1 zoned shall be landscaped, unless a tree screen is approved. The rear of the property contains a 60 foot setback between the residential properties, with a 20 foot landscape area that is utilized as a tree screen.
- F. Automobile parking complies with Section 18.12 of this ordinance.
- G. Loading, trash and service areas will be screened by structures or landscaping.
- H. No outside storage is proposed. There are loading bays facing Harvill Avenue. There is landscaping proposed along exterior boundaries of the area so that these areas are screened from view.
- I. All new utilities will be underground.
- J. All roof mounted equipment shall be screened from ground elevation view to a minimum sight distance of 1,320 feet. Exhibit W shows that the roof mounted equipment will not be visible from approximately 270 feet.
- K. All lighting, including spotlights, floodlights, electrical reflectors shall be focused directed and arranged to prevent glare or direct illumination on streets or adjoining property. Advisory

Notification Document Condition (Planning 6) requires any outdoor lighting to be hooded or shielded so as to prevent the spillage of lumens or reflection into the sky.

4. The development 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 development plan for the proposed use has been reviewed by the appropriate Departments for the compatibility with the need for dedication, the location, and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and has been reviewed for topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The scope of this project does not include the subdivision of any land. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.
6. The project is located in the Industrial Park (I-P) and the Manufacturing Service Commercial (M-SC) zones. The proposed use is permitted, subject to approval of a plot plan in both the I-P (Section 10.1.b. of Ordinance No. 348) and M-SC zones (Section 11.2.b. of Ordinance No. 348). The I-P Zone generally has more stringent development standards, in particular related to landscape coverage and setbacks. The site as a whole meets the development standards for landscape coverage and setbacks of the I-P zone despite a portion of the site being located within the M-SC Zone. The project meets all other development standards for the respective zones, including setbacks, building height, and landscaping.

Fire Findings

7. The project is located within a very high fire hazard severity zone and a Local Responsibility Area. The following findings are required to be met:
 - a. Development of this project is in compliance with 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, emergency water standards, and fuel breaks. The Riverside County Fire Department has conditioned the project to provide a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
 - 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. 787.8 by road standards for fire equipment access – requiring that the entrance gate be automatically operated, minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. The gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system. All necessary roadway infrastructure exists and the project site is located adjacent to Harvill Avenue and Rider Street. There is adequate accessibility to the project site for all emergency service vehicles. (Condition of Approval Fire 7)

Other Findings

8. This project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MHSCP). The project site is not located within or adjacent to a Plan Cell Group, Plan Criteria Cell, or Conservancy Area; however, the project is located within a designated area requiring surveys for burrowing owl. The MHSCP does not require any other surveys species, mammals, amphibians, narrow endemic plant species or special linkage areas.

A Habitat Assessment report was prepared for the project, "Western Riverside MSHCP Habitat Assessment Report, prepared by Blackhawk Environmental, January 2017 (Blackhawk 2017a)(Appendix C1); Focused Burrowing Owl Survey Report, prepared by Blackhawk Environmental, May 2017 (Blackhawk 2017b). The report found land that was suitable for nesting and foraging habitat for burrowing owl. Therefore surveys were conducted, which found no burrowing owls or signs within the survey area. The Initial Study contains Mitigation Measure BIO-1, which requires pre-construction burrowing owl surveys.
9. The project site is located within the City Sphere of Influence of the City of Perris. The project information was provided to the City of Perris on February 23, 2017. No response has been provided by the City of Perris.
10. The project is located within the March Air Reserve Base/Inland Port Influence Area, specifically Zone C2 of March Air Reserve Base. At the Airport Land Use Commission's May 11, 2017 hearing, the proposed project was deemed consistent with ALUC recommended conditions of approval. These conditions of approval have been incorporated into the project's recommended conditions of approval.
11. The project is located within a ground Subsidence Area. Subsidence is a general lowering of ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, which is managed through the WSJ Groundwater management Plan that was adopted in 1995. The plan manages groundwater extraction, supply and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors,

and the project would not pump water from the project area (as water supplies would be provided by EMWD), impacts related to subsidence would not occur.

In addition, compliance with the California Building Code (CBC) is a standard practice and would be required by the Riverside County Department of Building and Safety. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process would ensure that potential soil stability impacts would be less than significant.

12. The project is located 39.22 miles from the Mt. Palomar observatory, within Zone B. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. 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 (COA Planning 6).
13. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits, 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.
14. Seven tribes were notified about this project on February 17, 2017 pursuant to AB 52. The Soboba Band of Luiseño Indians, the Cahuilla Band of Indians, the Colorado River Indian Tribes, the Ramona Band of Mission Indians and the Morongo Band of Mission Indians did not respond. The Pala Band of Luiseño Indians deferred to closer tribes. Consultation was requested by the Pechanga Band of Luiseño Indians in a letter dated February 17, 2017. Consultation was initiated on March 22, 2017. On April 20, 2017 Planning provided the conditions of approval and the grading plans to the Pechanga Tribe and on April 20, 2017 the Geo report was also provided. Consultation was concluded on August 28, 2017. No tribal cultural resources were identified by the Pechanga Tribe. Therefore, because there are no cultural or tribal cultural resources within the project area, there will be no impacts in this regard.
15. Based on all of the above, the proposed Project would not be detrimental to the health, safety or general welfare of the community and complies with the Riverside County General Plan and all applicable ordinances.

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 to the proposed project.

This project was presented before the Mead Valley MAC on July 25, 2017.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. An appeal may be submitted to the Clerk of the Board within 10 days after the mailing date of the Director's decision.

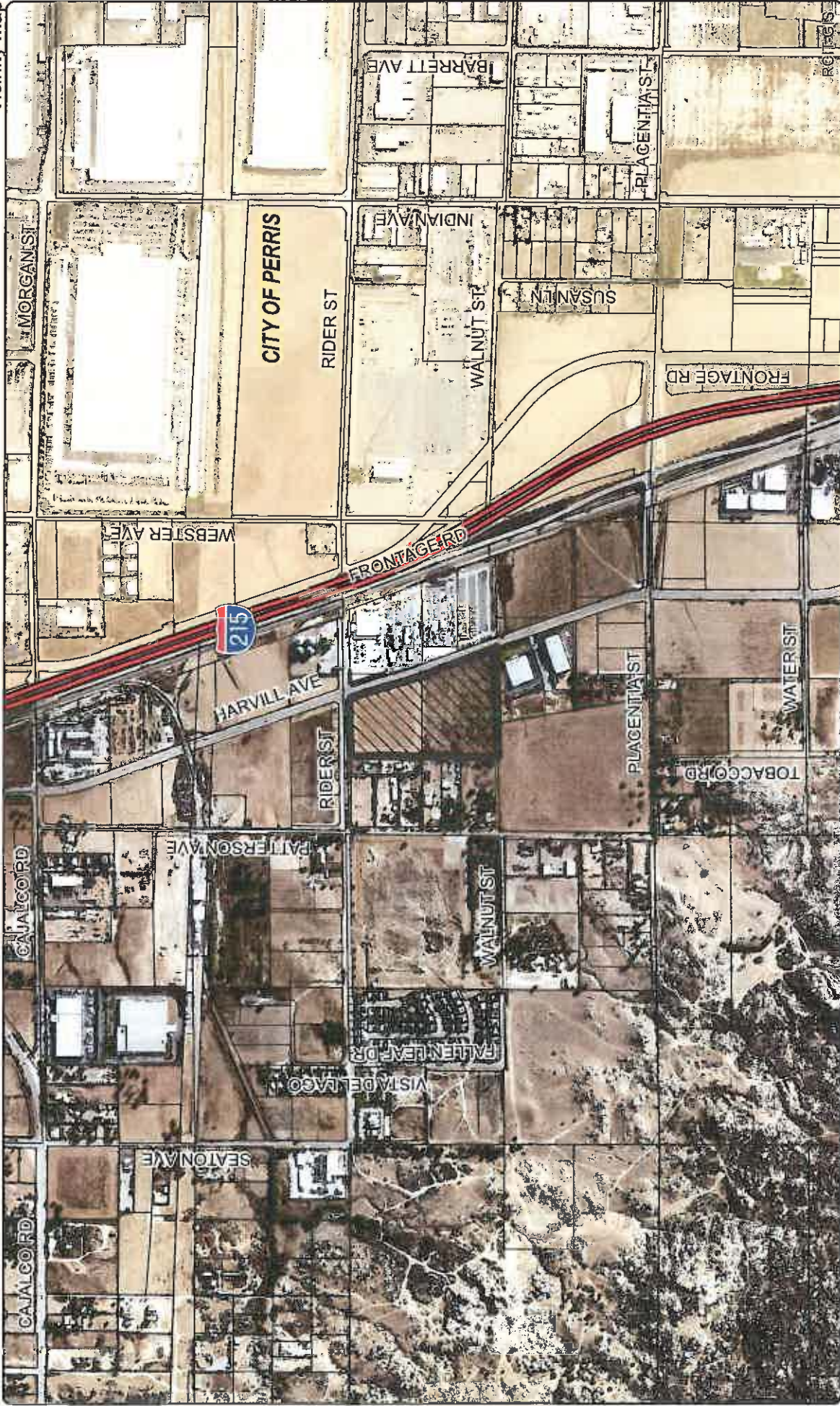
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26173

VICINITY/POLICY AREAS

Supervisor: Jeffries
District 1

Date Drawn: 01/26/2018
Vicinity Map



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On November 7, 2009, the County of Riverside adopted a resolution that provides that use designations for unincorporated Riverside County parcels. The use designations may contain different types of land use designations. The Planning Department office in Riverside at (951) 965-3200 (Western County) or in Palm Desert at (760) 865-9277 (Eastern County) or Website <http://planningonline.ca.gov>

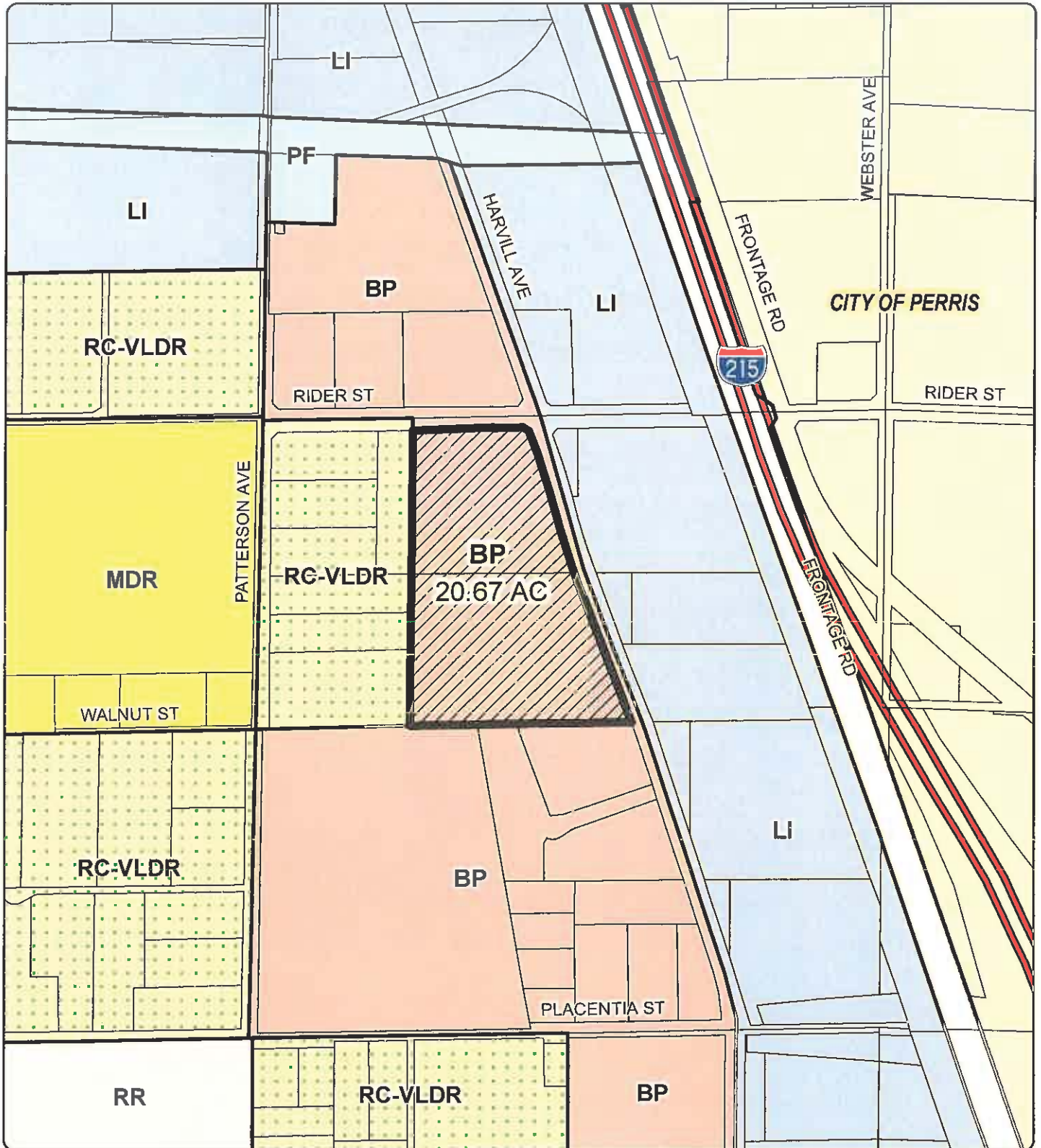
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26173

EXISTING GENERAL PLAN

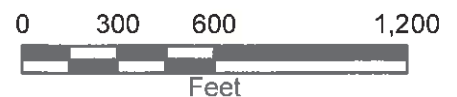
Supervisor: Jeffries
District 1

Date Drawn: 01/26/2018
Exhibit 5



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

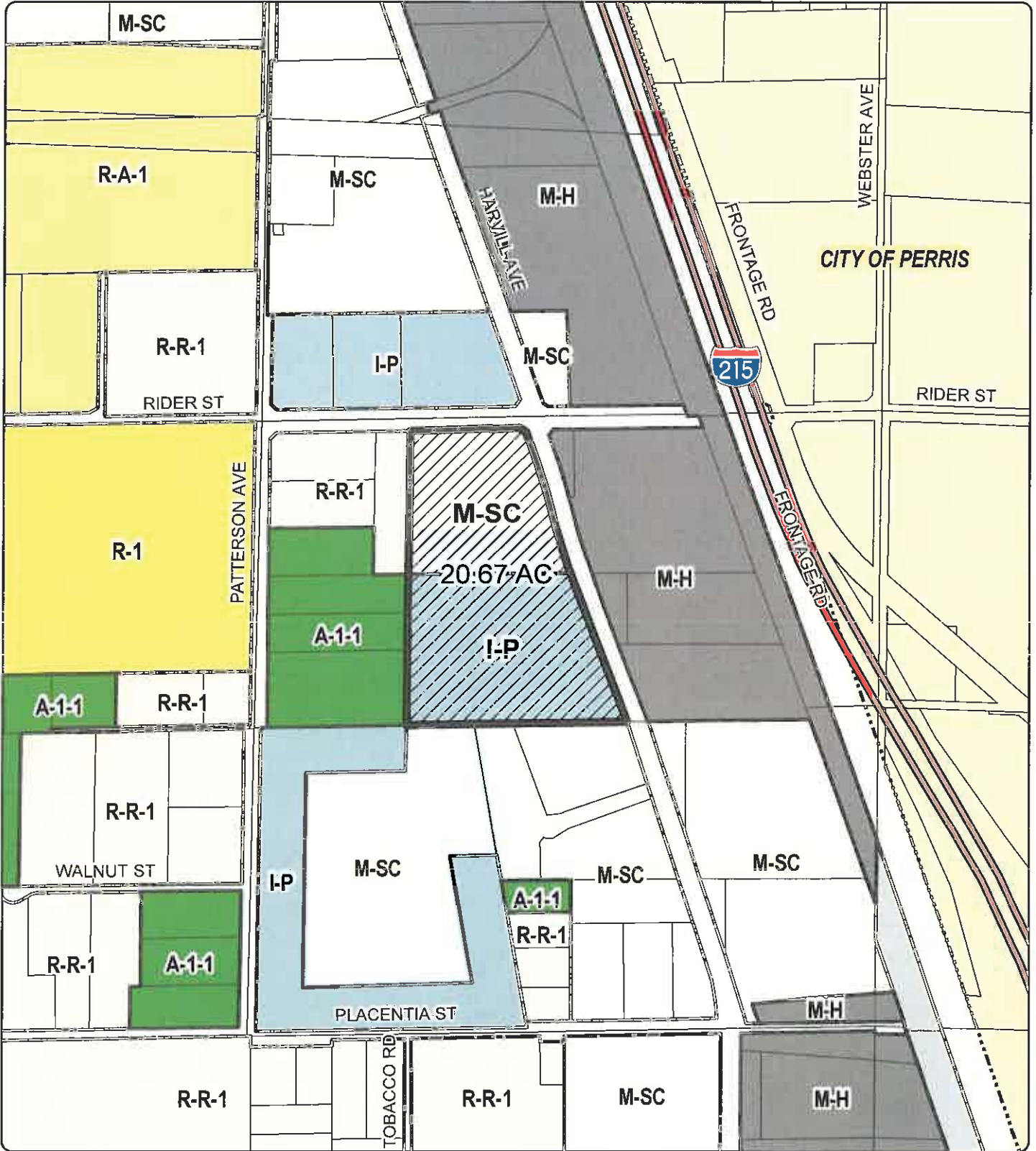
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26173

EXISTING ZONING

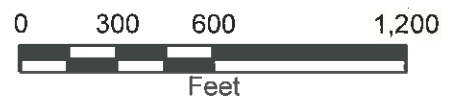
Supervisor: Jeffries
District 1

Date Drawn: 01/26/2018
Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26173

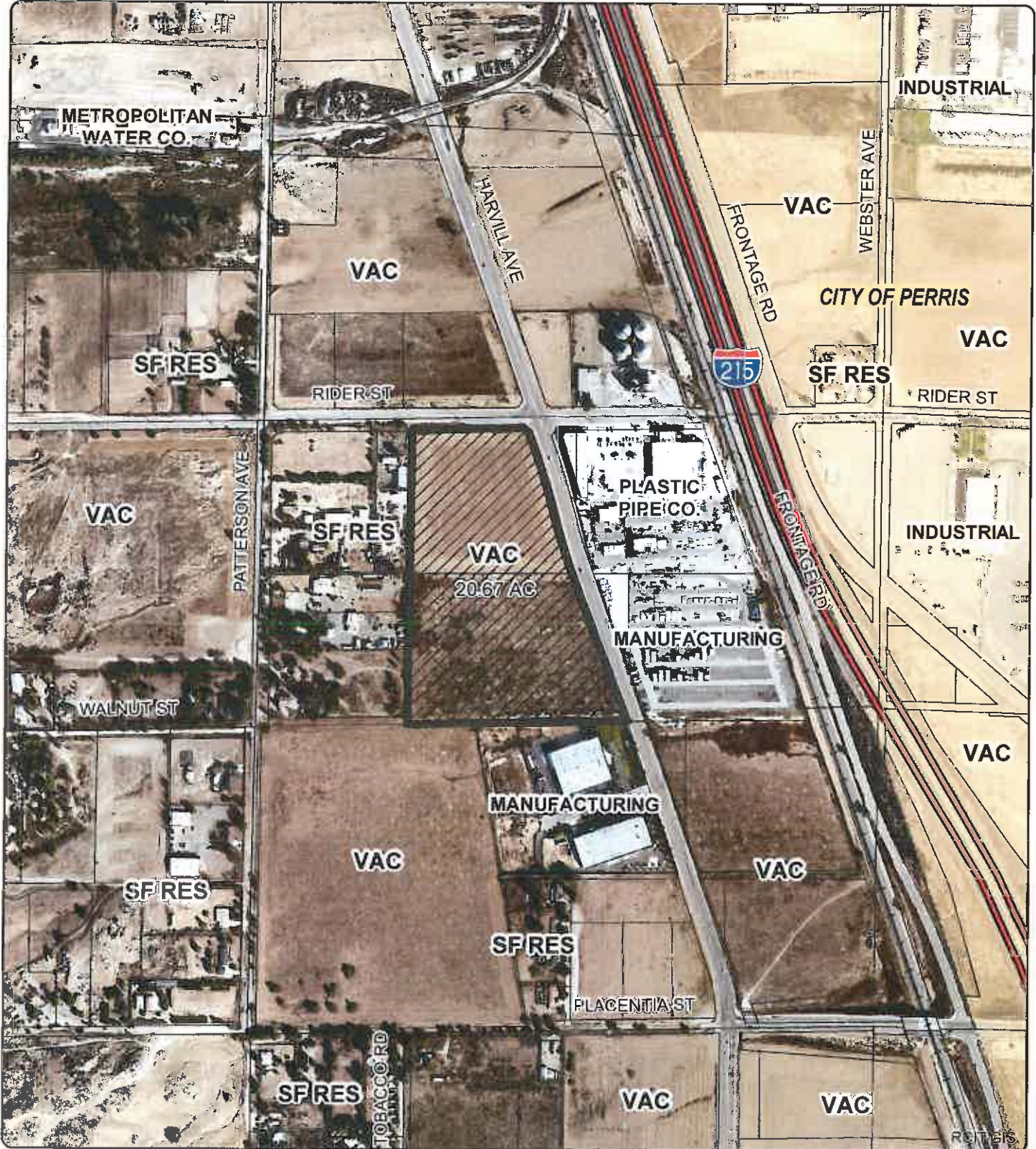
LAND USE

Supervisor: Jeffries

District 1

Date Drawn: 01/26/2018

Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen



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Consultants:
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 Alan-Wee
 Hui-Ping
 Eric-Lee
 Lorraine-Wei
 C. P. Ho, S. Lee
 S. S. S. S. S.

Title: Elevation
 Project Number: 1624
 Drawn by: S.H.
 Date: 7/28/17
 Revision:

Sheet
DAB-A3.1



- KEYNOTES - ELEVATIONS**
1. FINISH GRADE SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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- GENERAL NOTES - ELEVATIONS**
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- COLOR SCHED. - ELEVATIONS**
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- GLAZING LEGEND**
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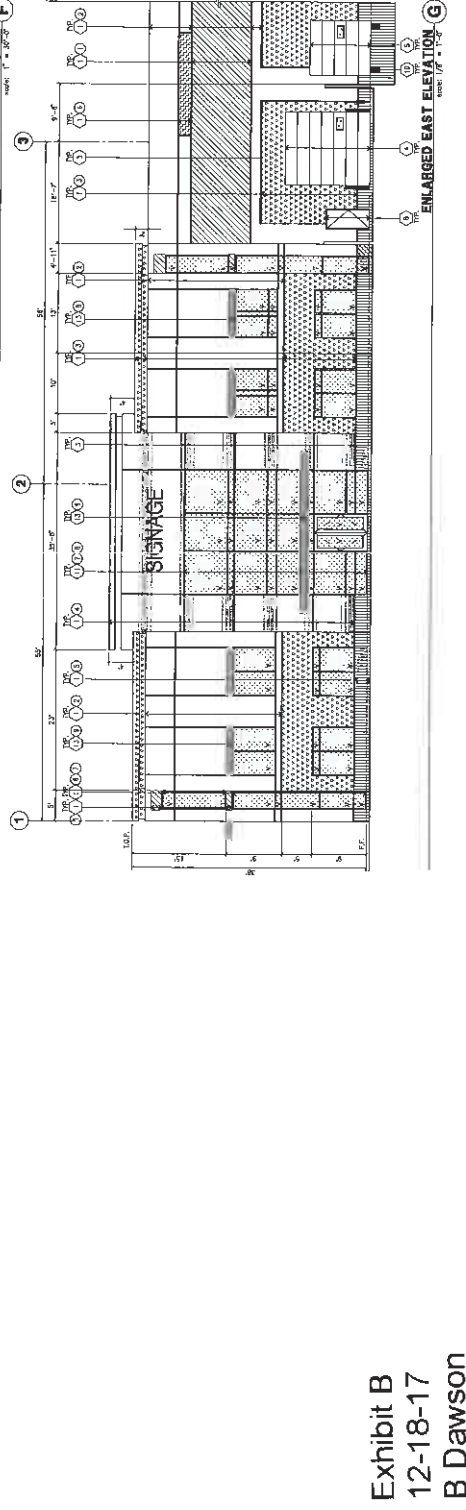
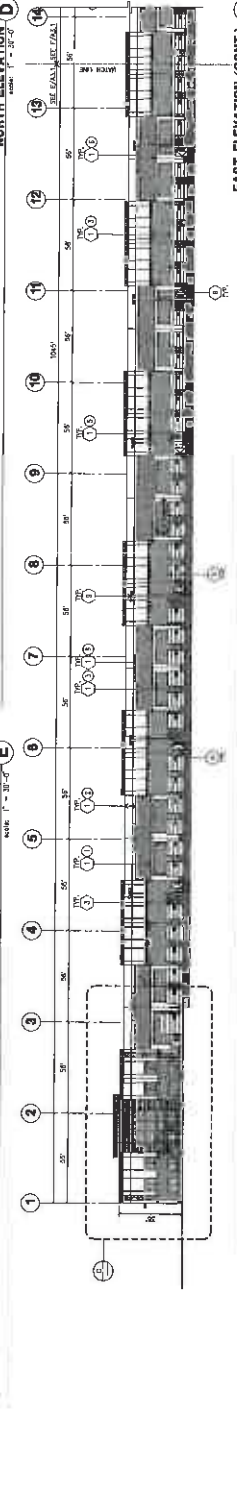
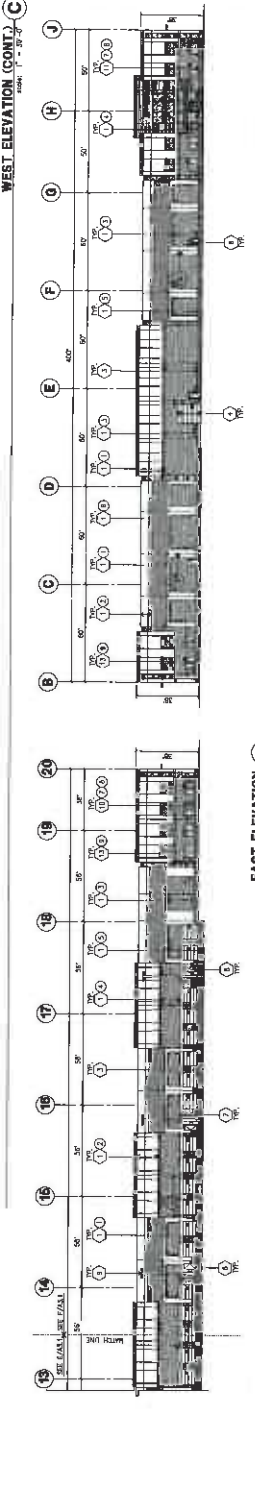
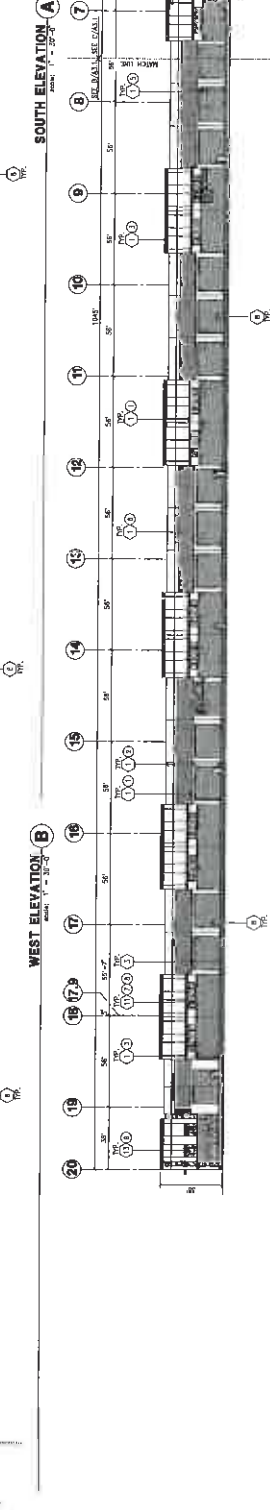
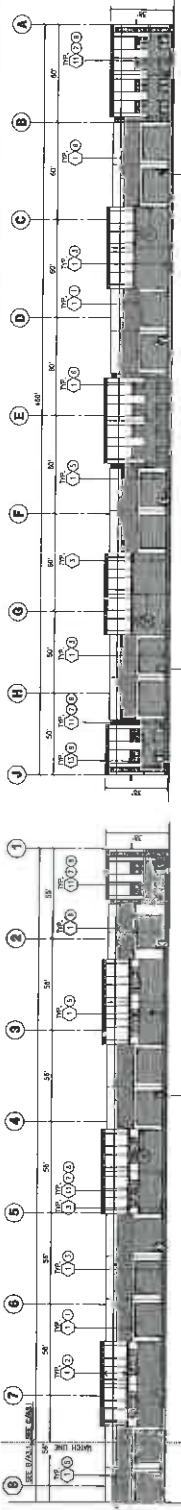


Exhibit B
 12-18-17
 B Dawson



North Elevation - Rider Street

South Elevation - Walnut Street

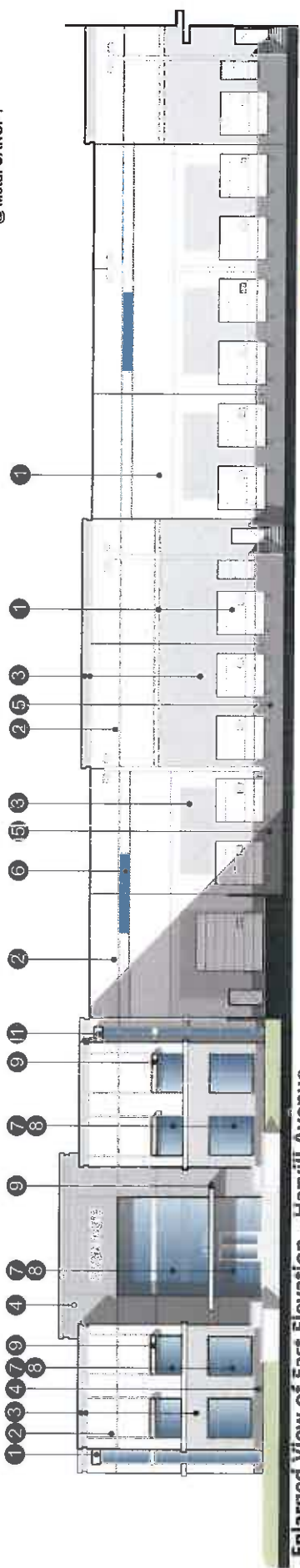


West Elevation



East Elevation - Harvill Avenue

- 1 Sherwin Williams SW 7005 Pure White
- 2 Sherwin Williams SW 7071 Gray Screen
- 3 Sherwin Williams SW 7073 Network Gray
- 4 Sherwin Williams SW 7074 Software
- 5 Sherwin Williams SW 7075 Web Gray
- 6 Sherwin Williams SW 6517 Regatta
- 7 Clear Anodized MULLIONS
- 8 Blue Reflective GLAZING
- 9 Sherwin Williams Acrylic Latex Systems High Gloss/High performance in color: SW 7005 Pure White @ Metal CANOPY



Enlarged View of East Elevation - Harvill Avenue



Harvill Industrial Park

PERRIS, CA

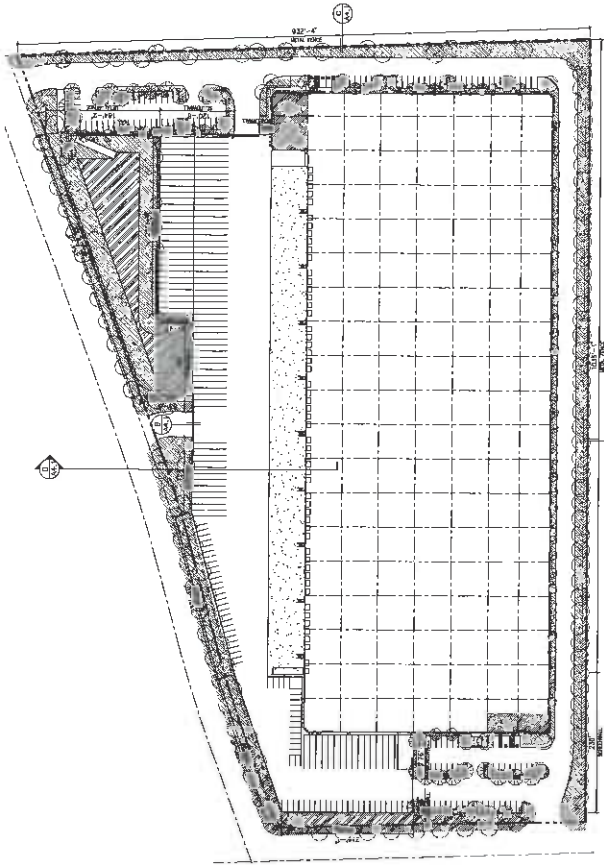


JOB No. 13200100

CONCEPTUAL COLORED ELEVATIONS &

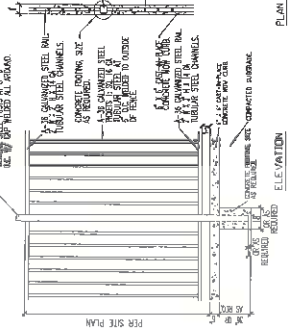
12/18/2017

Exhibit M
12-18-17
B Dawson



SITE PLAN

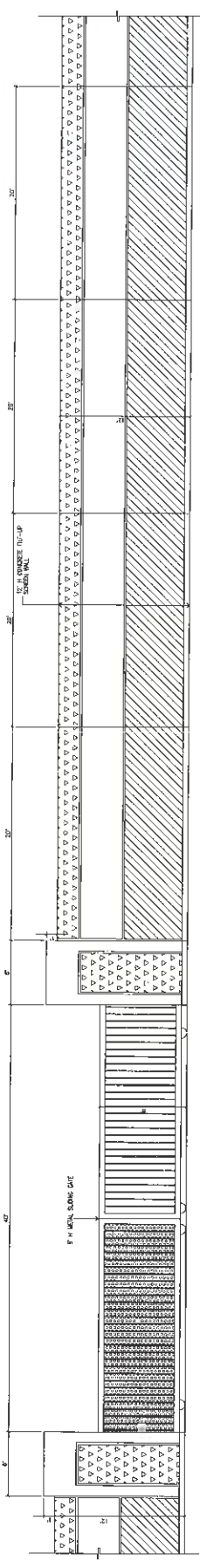
- NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. FINISH GRADE SHALL BE AS SHOWN ON THE SITE PLAN.
 4. FINISH TO MATCH ADJACENT AREAS.
 5. CONCRETE SHALL BE 4000 PSI WITH 4% FIBER.
 6. CONCRETE SHALL BE 4000 PSI WITH 4% FIBER.
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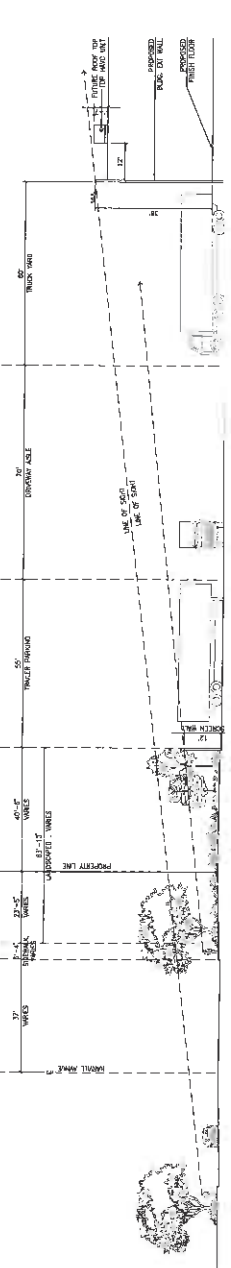
ELEVATION

METAL FENCE DETAIL

- COLOR SCHED. - ELEVATIONS
- 1. CONCRETE TO MATCH ADJACENT AREAS.
 - 2. CONCRETE TO MATCH ADJACENT AREAS.
 - 3. CONCRETE TO MATCH ADJACENT AREAS.
 - 4. CONCRETE TO MATCH ADJACENT AREAS.
 - 5. CONCRETE TO MATCH ADJACENT AREAS.
 - 6. CONCRETE TO MATCH ADJACENT AREAS.
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 - 17. CONCRETE TO MATCH ADJACENT AREAS.
 - 18. CONCRETE TO MATCH ADJACENT AREAS.
 - 19. CONCRETE TO MATCH ADJACENT AREAS.
 - 20. CONCRETE TO MATCH ADJACENT AREAS.



TYPICAL SCREEN WALL ELEVATION



SECTION STUD

Exhibit W
 12-18-17
 B Dawson



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP26173

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: February 5, 2018

Applicant/Project Sponsor: Andrea Arcilla Date Submitted: January 5, 2017

ADOPTED BY: Directors Hearing

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 (951) 955-0972 bdawson@rivco.org.

Please charge deposit fee case#:

FOR COUNTY CLERK'S USE ONLY

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

Environmental Assessment (E.A.) Number: EA 42984

Project Case Type (s) and Number(s): PP26173

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: Core5 Industrial Partners

Applicant's Address: Attn: Andrea Arcilla, EPD Solutions, Inc., 2030 Main St., Ste. 1200, Irvine, CA 92614

I. PROJECT INFORMATION

Project Description: The plot plan proposes to construct a 423,665 sq. ft. high-cube warehousing and distribution facility with 413,665 sq. ft. of the building designated for warehousing and with 10,000 sq. ft. designated for office use. The facility also proposes a water quality basin, 184 standard parking spaces, 6 accessible parking spaces, and 100 trailer parking spaces. Refer to Section 3.

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

B. Total Project Area: 21.44 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 21.44	Lots: 1	Sq. Ft. of Bldg. Area: 423,665	Est. No. of Employees: 150
Other:			

C. Assessor's Parcel No(s): 317-203-036 and 317-230-038

Street References: Southwest corner of Rider Street and Harvill Avenue

D. Section, Township & Range Description or reference/attach a Legal Description: Section 13, Township 4 South, Range 4 West

E. Brief description of the existing environmental setting of the project site and its surroundings: Refer to Section 2.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a General Plan land use designation of Business Park (BP), which allows a 0.25-0.60 floor area ratio (FAR). As described in the General Plan, this designation is for employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry, and supporting retail uses.
- 2. Circulation:** The Mead Valley Area Plan depicts Harvill Avenue as Major (118' ROW) and Rider Street as Secondary (100' ROW).

3. **Multipurpose Open Space:** The proposed project would develop an industrial warehousing facility on a site designated for Business Park uses. No multi-purpose open space would be required to be preserved within the boundaries of this project.
4. **Safety:** The Mead Valley Area Plan does not map the site within a flood hazard area, as having steep slopes, or as subject to landslides or rockfalls. The site is mapped as having a low susceptibility to liquefaction. The site is within a very high fire hazard severity zone.
5. **Noise:** The Noise Element requires projects to minimize noise spillover onto adjoining residential or other noise-sensitive uses.
6. **Housing:** The proposed project does not include housing, and there are no applicable Housing Element policies.
7. **Air Quality:** The project site is within the South Coast Air Basin and is within the jurisdiction of the South Coast Air Quality Management District.
8. **Healthy Communities:** The Health Communities Element states that, where feasible, air pollutant sources and sensitive receptors should be sited apart from each other.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Business Park

E. Overlay(s), if any: n/a

F. Policy Area(s), if any: March Joint Air Reserve Base Influence Area, Zone B of the Mt. Palomar Night Time Lighting Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Mead Valley Area Plan

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

3. **Land Use Designation(s):** Areas to the north and south are designated for Business Park land uses; areas to the east are designated for Heavy Industrial; and areas to the west are designated for Very Low Density Residential.

4. **Overlay(s), if any:** n/a

5. **Policy Area(s), if any:** March Joint Air Reserve Base Influence Area, Zone B of the Mt. Palomar Night Time Lighting Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** n/a

2. **Specific Plan Planning Area, and Policies, if any:** n/a

I. Existing Zoning: Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P)

J. Proposed Zoning, if any: No change proposed.

K. Adjacent and Surrounding Zoning: Areas to the north are zoned Industrial Park (I-P); areas to the south are zoned Manufacturing – Service Commercial (M-SC); areas to the east are zoned Heavy Manufacturing (M-H); and areas to the west are zoned Low Density Residential (R-R-1) and Light Agriculture (A-1-1).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

February 5, 2018
Date

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
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 C-8 "Scenic Highways"; Mead Valley Area Plan Figure 10 "Scenic Highways"; California Scenic Highway Mapping System (Caltrans 2016). Accessible at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/

Findings of Fact:

a) No Impact. The project site is not located along an officially designated scenic highway corridor. The closest highway is Interstate (I) 215, which is approximately 900 feet west of the project site, but is not designated as a scenic highway corridor. The closest "Officially Designated" State Scenic Highway is Highway 243, which is located approximately 20 miles east of the project site. State Highway 74, which is located approximately 3.25 miles south of the project site is identified as an Eligible State Scenic Highway – Not Officially Designated. The project site is not visible from either Highway 243 or State Highway 71. Implementation of the proposed project would develop the project site for industrial uses. Due to the distance from scenic corridors, development of the project site would not result in impacts.

b) Less than Significant Impact. The proposed project is a vacant and undeveloped site that was previously used for agriculture, and has been recently disked. Specific views of the project site consist of a rough graded parcel, and does not include any scenic resources. The project site is located adjacent to roadways on the east and north sides. Existing land uses across Harvill Avenue to the east of the project site include industrial storage and manufacturing uses that consist of a large concrete industrial building and exterior storage and stocking areas that are paved and bound by a cement wall along Harvill Avenue. Areas across Rider Street to the north consist of undeveloped vacant land that has been previously disturbed by agricultural activities. In addition, an electrical transmission line and associated poles are located along Rider Avenue; three power poles are located along the northern boundary of the project site. The area to the north of the project site lacks topography, vegetation, rock outcroppings, or any other scenic resources. Similarly, the area that is adjacent to the southwest of the project site is undeveloped, vacant land that lacks topography, vegetation or any scenic resources. The area adjacent

to the southeast of the project site is currently developed with an industrial building that is surrounded by parking areas and associated landscaping. Additionally, the area located adjacent to the west of the project site consists of scattered low density residential uses that are not uniformly developed and contains areas of old vehicle, boat, and RV storage and piles of debris. Overall, there are no unique visual features, rock outcroppings, landmark features, or scenic resources on or adjacent to the project site; and the project site does not exist within a prominent scenic vista. Thus, these types of resources would not be impacted by development of the project site.

The proposed project would develop an industrial building on the currently vacant site. The proposed structure would be a concrete tilt-up structure that would be painted and have accented corners made of blue glass. The building's main entry would be identified by an aluminum finished canopy with glass entry doors. The overall color scheme of the building would include blues, grays, and white, with aluminum and blue glass accents. To vary the visual height of the 42-foot high building, the building's roof would have architectural projections. In addition, to visually reduce the size and bulk of the 1,040 feet long by 400 feet wide structure, the sides of the building would be articulated with different setbacks, heights, and architectural projections to provide separation between different portions of the building, and the building would be set back approximately 100 feet from the closest point along Harvill Avenue. In addition, parking and landscaping areas would be located in the setbacks, which would minimize the visual scale of the building.

Additionally, the proposed project would install approximately 150,373 SF of landscaping that would include Camphor, Skyrocket Juniper, Chinese Flame, Chinese Pistache, California Sycamore, African Sumac, and California Pepper trees along Harvill Avenue and Rider Street. Trees would also be installed along the southern and western boundaries of the project site, which would include African Sumac and Brisbane Box trees. In addition, areas adjacent to the building (with exception of the loading dock area) would be landscaped with the tree species listed above, and a variety of shrubs and ground covers. The size and height of these proposed trees (that include vertical growing species) would reduce the visual perception of the building height and provide uniform landscaping onsite, which currently does not exist. The proposed trees would be installed pursuant to the County's standard requirements for landscape screening (listed below as PPP AES-1), which states that landscaping around the perimeter of the proposed building shall be designed to be opaque up to a minimum height of 6-feet at maturity. Thus, a large portion of the project frontage would be screened with landscaping. Additionally, the layering of landscaping at various distances between the proposed building and Rider Street and Harvill Avenue would provide visual depth and distance between the roadways and proposed structure. Furthermore, the industrial character of the proposed project is similar to the industrial character of the existing land uses to the east across Harvill Avenue and to the south of the project site. Overall, the proposed project would not result in the creation of an aesthetically offensive site open to public view, and impacts would be less than significant.

Existing Plans, Programs, or Policies:

PPP AES-1: Landscape Screening: Landscape screening located around the perimeter of the proposed project shall be designed to be opaque up to a minimum height of 6 feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than 30 inches and no trees shall be planted within 10 feet of driveways or street intersections.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

2. Mt. Palomar Observatory

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

Source: Riverside County General Plan, Ord. No. 655 (Regulating Light Pollution); Mead Valley Area Plan Figure 7 "Mt. Palomar Night Time Lighting Policy Area"

Findings of Fact:

a) Less than Significant Impact. The proposed project site is approximately 40 miles northwest of the Mt. Palomar Observatory, and is within Zone B, as designated by Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets the required standards, the proposed project is required to submit lighting plans for approval as part of the project permitting process. Thus, through the County's development review process, as included by PPP AES-2, the proposed project would be required to comply with Riverside County Ordinance No. 655, and potential project interference with nighttime use of the Mt. Palomar Observatory would be less than significant.

Existing Plans, Programs, or Policies:

PPP AES-2: Lighting Plans: All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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: Riverside County Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) Less than Significant Impact. The project site is undeveloped and there is no source of onsite nighttime lighting. However, areas nearby the project site provide sources of nighttime lighting including: security and parking lot lighting from developed parcels, illumination from vehicle headlights along Harvill Avenue and Rider Street, and offsite interior illumination from nearby uses passing through windows. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

The proposed project would include installation of new lighting sources on the project site including exterior lighting for security in the parking lot and along the building exterior; and interior lighting that could be visible through windows to the outside. The exterior security and parking lot lighting would be hooded, appropriately angled to focus on the project site, and would comply with the County's lighting ordinance and Building and Safety standards, as required by County Ordinance No. 655 and included as PPP AES-2. In addition, as described above, the proposed project would be required to submit

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lighting plans for approval as part of the project permitting process to ensure compliance with the Riverside County lighting requirements. Therefore, implementation of the project would not result in a substantial new source of light, and impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. However, the proposed industrial building would not be developed with reflective surfaces, and would not include large areas of windows. Therefore, the proposed project would not generate substantial sources of glare, and impacts related to glare would be less than significant.

b) No Impact. As described above, existing low density residential uses are located to the west of the project site. However, the project would adhere to all applicable Riverside County lighting regulations that specify lighting be hooded, and angled to focus on the project site, and away from residential uses. The proposed project would be required to submit lighting plans for approval as part of the project permitting process per PPP AES-2 and Ordinance No. 655 to ensure compliance with the Riverside County lighting requirements. This process would ensure that residential property is not exposed to unacceptable levels of light; and impacts related to unacceptable levels of light would not occur.

Existing Plans, Programs, or Policies:

PPP AES-2: Listed previously in Section 2.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources", Mead Valley Area Plan Figure 3, Land Use Plan, and the Farmland Mapping and Monitoring Program (FMMP) California Important Farmland Finder. Accessible at: <http://www.conservation.ca.gov/dlrp/fmmp> <http://maps.conservation.ca.gov/ciff/ciff.html>.

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

a) No Impact. The project site is identified by the Farmland Mapping and Monitoring Program as Farmland of Local Importance; and is not identified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Likewise, none of the lands nearby the project site are identified as Prime, Unique, or Farmland of Statewide importance. Therefore, implementation of the proposed project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use; and impacts would not occur.

b) Less than Significant Impact. The zoning code designations for the project site are Manufacturing – Service Commercial and Industrial Park (I-P). The area to the west of the southern half of the project site is zoned for Light Agriculture (A-1-1) (1-acre minimum). However, the area is developed with single-family residential uses, and has a General Plan land use designation of residential. Therefore, a conflict with an agricultural use would not occur. In addition, the project site and surrounding areas are not subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The project area and surrounding lands were used for agricultural activities from 1938 through 1990; however, no agricultural activities have occurred on-site or the surrounding areas since then. As a result, impacts related to conflict with agricultural zoning, agricultural use, a Williamson Act contract, or a Riverside County Agricultural Preserve from implementation of the proposed project would be less than significant.

c) Less than Significant Impact. The zoning code designations for the project site are Manufacturing – Service Commercial and Industrial Park (I-P). There are three parcels that are adjacent to the southwest of the project site that are zoned for Light Agriculture (A-1-1) (1-acre minimum). However, these parcels are developed with single-family residential uses, and has a General Plan land use designation for residential uses. In addition, agricultural uses do not exist in the vicinity of the three A-1-1 zoned parcels. Therefore, although the proposed project would implement development of non-agricultural uses within 300 feet of agriculturally zoned property; impacts related to agriculture uses would not occur. As a result, impacts would be less than significant.

d) No Impact. As described above, although the project area was historically used for agriculture from 1938 through 1990, there is no existing agriculture on-site or in the surrounding area. Thus, the development of the proposed project would not result in conversion of Farmland, to non-agricultural use, and impacts would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to agricultural or forest resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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))?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) No Impact. The project area and surrounding lands are either currently vacant and undeveloped lands that were previously used for agriculture, and are regularly disked; or are areas developed with urban uses, such as roadways, industrial uses, and residential uses. There is no existing forest land or timberland on the project site or in the project vicinity. The zoning code designations of the project site are Manufacturing – Service Commercial and Industrial Park (I-P); and the zoning designations of the areas surrounding the project site do not include forest or timberland. The Mead Valley Area Plan Figure 3, shows that there are no properties zoned for forest land or timberland surrounding the project site. Thus, the proposed project would not conflict with zoning or cause rezoning or any forest or timber land, result in the loss of forest land, or involve other changes that could result in the conversion of forest land to non-forest uses, and impacts would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to forest resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AIR QUALITY Would the project:

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality Impact Analysis, prepared by Urban Crossroads, included as Appendix A; Mobile Source Health Risk Assessment, prepared by Urban Crossroads, included as Appendix B.

Findings of Fact:

a) No Impact. The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the 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, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

The project site has a General Plan land use designation of Business Park, which allows a 0.25-0.60 Floor Area Ratio (FAR). As described in the General Plan, this designation is for employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry and supporting retail uses (County 2015). The proposed project would develop a 423,665 SF industrial warehouse building on the 9.21-acre Project Site, which would result in a 0.45 FAR that would be consistent with the existing BP land use designation that allows up to a 0.60 FAR. Therefore, the development density of the proposed project would also be consistent with the assumptions in the AQMP, and would not conflict with SCAQMD's attainment plans.

In addition, emissions generated by construction and operation of the project would not exceed thresholds, as described in the analysis below, which are based on the AQMP and are designed to bring the Basin into attainment for the criteria pollutants for which it is in nonattainment. Therefore, because the project does not exceed any of the thresholds it would not conflict with SCAQMD's goal of bringing the Basin into attainment for all criteria pollutants and, as such, is consistent with the AQMP. As a result, impacts related to conflict with the AQMP from the project would be less than significant.

b) Less than Significant Impact. The methodologies from the SCAQMD CEQA Air Quality Handbook are used in evaluating project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the proposed project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table AQ-1: SCAQMD Regional Daily Emissions Thresholds¹

Pollutant	Construction	Operations
VOC	75	55
NOx	100	55
CO	550	550
PM ₁₀	150	150
PM _{2.5}	55	55
SOx	150	150

Construction

Construction activities associated with the proposed project would generate pollutant emissions from the following: (1) site preparation, grading, and excavation; (2) construction workers traveling to and from project site; (3) delivery and hauling of construction supplies to, and debris from, the project site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 for controlling fugitive dust, PM₁₀, and PM_{2.5} emissions from construction activities. Rule 403 requirements include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the proposed project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches, and maintaining effective cover over exposed areas. Compliance with Rule 403 was accounted for in the construction emissions modeling. In addition, implementation of SCAQMD Rule 1113 that governs the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling. In addition, modeling assumed use of CARB certified Tier 3 or better equipment, which is included in the project as PPP AQ-4.

As shown in Table AQ-2, CalEEMod results show that construction emissions generated by the proposed project would not exceed SCAQMD regional thresholds. Therefore, construction activities would result in a less than significant impact.

Table AQ-2: Peak-Day Regional Construction Emissions (lbs/day)

	VOC	NOx	CO	SO ₂	PM ₁₀	PM _{2.5}
2018	4.80	38.78	39.90	0.08	9.10	5.04
2019	67.05	35.32	30.37	0.08	5.10	2.37
Maximum Daily Emissions	67.05	38.78	39.90	0.08	9.10	5.04
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Urban Crossroads, 2017.

Operations

Implementation of the proposed industrial warehousing uses would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products.

¹ SCAQMD CEQA Air Quality Handbook, November 1993 Rev.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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However, operational vehicular emissions would generate a majority of the emissions generated from the project.

Operational emissions associated with the proposed project were modeled using CalEEMod and are presented in Table AQ-3. As shown, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the project's operational emissions would not exceed the NAAQS and CAAQS and impacts would be less than significant.

Table AQ-3: Peak Operational Emissions (lbs/day)

Source	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	9.56	<0.01	0.10	<0.01	<0.01	<0.01
Energy	0.03	0.23	0.20	<0.01	0.02	0.02
Mobile (trucks)	1.47	52.54	9.75	0.15	4.87	1.64
Mobile (cars)	0.64	0.76	10.65	0.04	3.96	1.06
Total Emissions	11.70	53.87	20.69	0.20	8.85	2.72
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Source: Urban Crossroads, 2017.

c) Less than Significant Impact. The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, could cumulatively contribute to these pollutant violations. Evaluation of cumulative air quality impacts of the proposed project has been completed pursuant to SCAQMD's cumulative air quality impact methodology, SCAQMD states that if an individual project results in air emissions of criteria pollutants (VOC, CO, NO_x, SO_x, PM₁₀, and PM_{2.5}) that exceed the SCAQMD's recommended daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

As described above in response to Impact 6.b), neither construction or operation of the proposed project would result in an exceedance of any SCAQMD's recommended daily thresholds. Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant, and impacts would be less than significant.

d) Less than Significant Impact. The SCAQMD recommends the evaluation of localized NO₂, CO, PM₁₀, and PM_{2.5} construction-related impacts to sensitive receptors in the immediate vicinity of the project site. Such an evaluation is referred to as a localized significance threshold (LST) analysis. The impacts were analyzed pursuant to the SCAQMD's *Final Localized Significance Threshold Methodology* (SCAQMD 2008). According to the LST Methodology, "off-site mobile emissions from the project should not be included in the emissions compared to the LSTs" (SCAQMD 2008).

Localized Air Quality Thresholds

SCAQMD has developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 24, Perris.

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

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5 acres daily.

The Air Quality Impact Analysis (Appendix A) determined that the proposed project would disturb a maximum of 4 acres per day, and that the closest receptor is approximately 25 meters from the project site. Although these sensitive receptors may be located closer than 25 meters from the project site, SCAQMD's LST methodology states that projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.

As shown in Table AQ-4, with implementation of SCAQMD Rules as listed in PPP AQ-1 through PPP AQ-4, the daily construction emissions from the proposed project would not exceed the applicable SCAQMD LST thresholds, and localized construction impacts would be less than significant.

Table AQ-4: Peak Localized Daily Construction Emissions (lbs/day)

Construction	NOx	CO	PM ₁₀	PM _{2.5}
Peak Grading Emissions	35.23	39.09	5.20	2.83
Threshold	237	1,346	11	7
Exceeds Threshold?	No	No	No	No

Source: Urban Crossroads, 2017.

Operations

For operational LSTs, on-site passenger car and truck travel emissions were modeled. The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state Ambient Air Quality Standards. The applicable localized thresholds are:

- California State 1-hour CO standard of 20.0 ppm;
- California State 8-hour CO standard of 9.0 ppm;
- California State 1-hour NO₂ standard of 0.18 ppm;
- SCAQMD 24-hour operational PM₁₀ LST of 2.5 µg/m³; and
- SCAQMD 24-hour operational PM_{2.5} LST of 2.5 µg/m³.

As shown on Table AQ-5, operational emissions would not exceed the SCAQMD's localized significance thresholds for any criteria pollutant at the nearest sensitive receptor. Therefore, the project would result in a less than significant impact related to localized emissions from operational activities.

Table AQ-5: Peak Localized Daily Operation Emissions (lbs/day)

	CO		NO ₂		PM ₁₀		PM _{2.5}
	1-hour	8-hour	1-hour	annual	24-hours	annual	24-hours
Peak Day Emissions	0.016	0.011	0.022	0.004	0.68	0.22	0.62
Background Concentration	4.5	1.5	0.06	0.017	-	-	-
Total Concentration	4.52	1.51	0.08	0.02	0.68	0.22	0.62
Threshold	20	9	0.18	0.03	2.5	1	2.5
Exceeds Threshold?	No	No	No	No	No	No	No

Source: Urban Crossroads, 2017.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Hot Spots

In regards to potential "hot spots" of CO that could result from the project, the Air Quality Impact Analysis (Appendix A) describes that the proposed project would not generate enough traffic to generate a potential hotspot. It is described that a daily traffic volume of 400,000 vehicles per day would not likely exceed the most stringent 1-hour CO standard (20 ppm).

With implementation of the project, the highest average daily trips on a segment of road would be 39,300 daily trips on Perris Boulevard north of San Michele Road, which much less than the volume of traffic required to generate a CO hot spot. Thus, impacts related to a CO hot spot would not occur from implementation of the proposed project.

Air Quality Emission Health Risks

The SCAQMD CEQA Air Quality Handbook (1993) states that emissions of toxic air contaminants (TACs) are considered significant if there is an increased risk of greater than 10 in one million. Based on guidance from the SCAQMD in the document Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, for purposes of this analysis, 10 in one million is used as the cancer risk threshold for the proposed project.

The closest residential land use (28-feet west) to the project site has the greatest potential exposure to diesel particulate matter emissions that would result from operation of the proposed project. The Mobile Source Health Risk Assessment prepared for the project (included as Appendix B) has modeled emissions from the project operations and determined that the maximum incremental cancer risk attributable to diesel particulate matter emissions is estimated at 0.72 in one million, which is less than the threshold of 10 in one million. At this same location, non-cancer risks were estimated to be 0.005, which would not exceed the applicable threshold of 1.0. Therefore, operation of the proposed project would result in less than significant human health and cancer risks to adjacent residences.

The closest school site to the project site or traffic route to the project site is 0.5 mile northeast of the project. At this location is 0.03 in one million which is less than the threshold of 10 in one million. Maximum non-cancer risks at this same location were estimated to be 0.0001 which would not exceed the applicable threshold of 1.0. Any other school facilities are farther in distance from the project activities, and would be exposed to less emissions and consequently less impacts. Overall impacts related to diesel particulate matter emissions would be less than significant.

e) No Impact. The project site would develop an industrial warehousing project, which is not a sensitive receptor. Sensitive receptors include land uses, such as: residences, schools, and hospitals. Thus, the proposed project would not construct a sensitive receptor and impacts would not occur.

f) Less than Significant Impact. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed project would develop and operate an industrial warehousing building, which would not involve the types of activities that would emit objectionable odors affecting a substantial number of people.

In addition, odors generated by new and existing non-residential land uses are required to be in compliance with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses. SCAQMD Rule 402, Nuisance, states:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

Based on the proposed warehouse use of the site and with compliance with SCAQMD Rule 402, there would be no impacts related to odors.

Existing Plans, Programs, or Policies:

PPP AQ-1: The project is required to comply with the provisions of South Coast Air Quality Management District (SCAQMD) Rule 403, which includes the following:

- 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.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered, with complete coverage of disturbed areas, at least 3 times daily during dry weather; preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.

PPP AQ-2: The project is required to post a sign during constructions to comply with the provisions of the California Air Resources Board (CARB) and California Health and Safety Code Section 39674 (b) that construction workers shall not idle diesel engines in excess of 5 minutes.

PPP AQ-3: The project is required to comply with the provisions of South Coast Air Quality Management District Rule (SCAQMD) Rule 1113. Only "Low-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications shall be used.

PPP AQ-4: The project's plans, specifications, and construction permits shall state that all crawler tractors, rubber tired dozers, graders, and scrapers used shall be California Air Resources Board (CARB) certified Tier 3 of better.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

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

Source: Western Riverside MSHCP Habitat Assessment Report, prepared by Blackhawk Environmental, January 2017 (Blackhawk 2017a) (Appendix C1); Focused Burrowing Owl Survey Report, prepared by Blackhawk Environmental, May 2017 (Blackhawk 2017b).

Findings of Fact:

a) Less than Significant Impact with Mitigation Incorporated. 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 or adjacent to a Plan Cell Group, Plan Criteria Cell, or Conservancy Area; however, the project is located within a designated area requiring surveys for burrowing owl. The MSHCP does not require any other surveys species, mammals, amphibians, narrow endemic plant species or special linkage areas (Blackhawk 2017a).

The Habitat Assessment Report that was prepared for the project (Blackhawk 2017a) conducted the habitat assessment outlined by the MSHCP in *Step 1: Habitat Assessment* as well as *Step 2 Part A: Focused Burrow Surveys of the Burrowing Owl Survey Instructions* (2006), which identified suitable nesting and foraging habitat for burrowing owl. Therefore, consistent with the MSHCP requirements, surveys were conducted pursuant to *Step II, Part B: Focused Burrowing Owl Surveys of the Burrowing Owl Survey Instructions for the Western Riverside Multiple Species Habitat Conservation Plan Area* (2006); the results of these surveys are documented in the Focused Burrowing Owl Survey Report (Blackhawk 2017b), which found no burrowing owls or sign within the survey area. With implementation of Mitigation Measure BIO-1, which requires pre-construction burrowing owl surveys and the implementation of avoidance or exclusion measures if owls are found during the surveys, potential conflict with the provisions of an adopted Habitat Conservation Plan would be less than significant.

b-c) Less than Significant Impact with Mitigation Incorporated. The project site has been highly disturbed from past agricultural activities. No native vegetation communities exist on or adjacent to the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site. The literature review prepared for the project identified one sensitive plant species with the potential to occur within the project site, which is the long-spined spineflower (*Chorizanthe polygonoides var. longispina*). However, there are no suitable soils onsite for this species. Due to regularly tilled and disturbed soil, island effects and lack of typical habitat, this species was determined to be absent from the project site (Blackhawk 2017a).

The literature review prepared for the project resulted in a list of four sensitive wildlife species with the potential to occur within the project vicinity, which includes: Burrowing owl (*Athene cunicularia*), Coastal California gnatcatcher (*Polioptila californica*), Stephens' kangaroo rat (*Dipodomys stephensi*), and Coast horned lizard (*Phrynosoma blainvillii*) (Blackhawk 2017a). However, only burrowing owl and coast horned lizard are considered to have a moderate potential for occurrence based on proximity of historic records and marginal quality habitat on site. Additionally, there are numerous burrowing owl-suitable burrows on and within 150 meters of the project site. The Stephens' kangaroo rat and coastal California gnatcatcher are presumed absent based on the lack of appropriate habitat, lack of suitable soils, regular disking activities and/or presumed extirpation from the project area due to island effects (Blackhawk 2017a).

Based on a review of the Habitat Assessment Report and Focused Burrowing Owl Survey Report, the Riverside County Planning Department, Environmental Programs Division determined the implementation of Mitigation Measure BIO-1, requiring pre-construction burrowing owl surveys to be conducted pursuant to the MSHCP requirements, and Mitigation Measure BIO-2, requiring nesting bird surveys during the nesting bird season, would reduce impacts to special-status species to below a level of significance.

d) Less than Significant Impact with Mitigation Incorporated. Wildlife corridors are linear features that connect areas of open space and provide avenues for the migration of animals and access to additional areas of foraging. The project site does not contain, or adjacent to, any wildlife corridors. The project site is surrounded by roadways, residential, and light industrial development. Although, the site is adjacent to a vacant and undeveloped parcel to the southwest, the vacant parcel is also bound by roadways and developed land uses. The only existing linkages to any open space or habitat area are the existing roadway corridors, which would not be modified by the proposed project. Furthermore, as described by the Habitat Assessment Report that was prepared for the project, the project site is not within or adjacent to an established wildlife corridor or have any connectivity to larger conservation areas of the region (Blackhawk 2017a). Thus, impacts related to established native resident or migratory wildlife corridors would not occur

The project site contains two willow trees along the western boundary of the site, and the project site contains sparsely vegetated areas, both of which can be used by bird species common to the area, such as: Anna's hummingbird, mourning dove, and house finch. Additionally, the large open nature of the project site may also provide suitable habitat for ground nesting birds such as killdeer (*Charadrius vociferous*) and horned lark (*Eremophila alpestris*). Due to the presence of suitable nesting bird habitat, Mitigation Measure BIO-2 would be implemented to conduct nesting bird surveys, should construction occur during nesting season, to reduce the potential for impacts to nesting birds to a less than significant level. With implementation of Mitigation Measure BIO-2, potential impacts related to native wildlife nursery sites would be less than significant.

e) No Impact. The project site does not include any riparian habitat or other sensitive natural community. As described above, the project site has been highly disturbed from past agricultural activities. No native vegetation communities exist on or adjacent to the project site. In addition, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site does not include any riparian or wetland areas. An excavated ditch parallels Rider Street along a portion of the northern border between the road shoulder and the project site, which terminates in a culvert that presumably connects to the storm sewer system inlet found near the intersection of Rider Street and Harvill Avenue. The ditch only carries water from adjacent land to the east and appears only to do so during rain events. This ditch is not a naturally occurring drainage feature, contains no aquatically adapted plant species, was not created for the purposes of creating wetland habitat or open water areas and does not occur within a historic natural feature and, as such, is not subject to riverine/riparian criteria as defined by the MSHCP (RCIP 2003) (Blackhawk 2017a). Therefore, the proposed project would not result in a substantial adverse effect on any riparian habitat or other sensitive natural community, and impacts would not occur.

f) No Impact. As described above, the project site does not contain any wetland habitat or riverine/riparian areas. In addition, because the drainage ditch described in the previous response is constructed entirely within upland habitats, drains only urban runoff, has no relatively permanent flow of water and lacks a naturally occurring defined bed and bank (streambed), the drainage ditch is not considered a non-wetland water of the U.S. by the Army Corps of Engineers (USACE) or a jurisdictional streambed by CDFW or RWQCB. Additionally, the drainage ditch is not located in or adjacent to a traditional navigable water (TNW) or relatively permanent water (RPW) and is isolated (Blackhawk 2017a). The USACE does not regulate isolated features under Section 404 permit authorization of the CWA (SWANCC Decision 2001). Furthermore, due to lack of a naturally defined streambed and any riparian associated vegetation, the ditch is not a jurisdictional feature regulated by the CDFW or RWQCB (Blackhawk 2017a). Thus, the project site does not include or is adjacent to any jurisdictional wetland areas, and the proposed project would not result in any impacts to these types of resources.

g) No Impact. The proposed project would not conflict with any local policies or ordinances protecting biological resources. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The only on-site trees are two willow trees that are located along the western boundary of the site. The proposed project site does not contain any oak trees and elevations of the project site range from 1,508 feet amsl to 1,533 feet amsl. Thus, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and impacts would not occur.

Existing Plans, Programs, or Policies:

PPP BIO-1: MSHCP Development Impact Fee. Prior to issuance of a grading or building permit, the project applicant shall pay the MSHCP-required development mitigation fees to the Western Riverside County Regional Conservation Authority.

Mitigation:

Mitigation Measure BIO-1: Pre-construction Burrowing Owl Survey. Within 30 days of construction, conduct take avoidance surveys for burrowing owl per guidelines specified in the Western Riverside County Regional Conservation Authority Burrowing Owl Survey Instructions for the Plan Area (2006).

If burrowing owls are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, avoidance measures may be implemented during the breeding season (March 1 through August 31). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measure BIO-2: Pre-construction Surveys. To the extent feasible, the project shall conduct vegetation removal outside of the nesting bird season (generally between February 15 and August 31). If vegetation removal is required during the nesting bird season, a County qualified biologist shall conduct nesting bird surveys of all areas designated for vegetation removal and within 100 feet of areas proposed for vegetation removal. Surveys shall be conducted by a County qualified biologist within 14 days of vegetation removal. If active nests are observed, the County qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.

Monitoring: By the County qualified biologist, as described in Mitigation Measures BIO-1 through BIO-2.

CULTURAL RESOURCES Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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; pda04815 a White, Robert S.; "Phase I Cultural Resources Assessment of the Proposed 21.27 acre Harvill Logistics Center located immediately southwest of the intersection of Harvill Avenue and Rider Street, near Perris, Riverside County," dated November 23, 2013.

Findings of Fact:

a) No Impact. 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. The results of the survey are provided in an historical resources report titled, *Phase I Cultural Resources Assessment of the Proposed 21.27 acre Harvill Logistics Center located immediately southwest of the intersection of Harvill Avenue and Rider Street, near Perris, Riverside County*, prepared by Robert S. White, dated November 23, 2013. Therefore, there will be no impacts to historic resources.

b) No Impact. 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.

Existing Plans, Programs, or Policies:

There are no PPPs related to historic resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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; pda04815 a White, Robert S.; "Phase I Cultural Resources Assessment of the Proposed 21.27 acre Harvill Logistics Center located immediately southwest of the intersection of Harvill Avenue and Rider Street, near Perris, Riverside County," dated November 23, 2013.

Findings of Fact:

a) No Impact. 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 archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. The results of the survey are provided in a cultural resources report titled, Phase I Cultural Resources Assessment of the Proposed 21.27 acre Harvill Logistics Center located immediately southwest of the intersection of Harvill Avenue and Rider Street, near Perris, Riverside County, prepared by Robert S. White, dated November 23, 2013. Therefore, there will be no impacts to archaeological resources.

b) No Impact. Based upon analysis of records and a survey of the property 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 archaeological resources. Impacts in this regard would be less than significant.

c) Less Than Significant Impact. 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) No Impact. 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Existing Plans, Programs, or Policies:

There are no PPPs related to archaeological or tribal cultural resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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 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) No Impact. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to seven requesting tribes on February 17, 2017. The Soboba Band of Luiseno Indians, the Cahuilla Band of Indians the Colorado River Indian tribes, the Ramona Band of mission Indians and the Morongo Band of Mission Indians did not respond. The Pala Band of Luiseno Indians deferred to closer tribes. Consultation was requested by the Pechanga Band of Luiseno Mission Indians in a letter dated February 17, 2017. Consultation was initiated on March 22, 2017. On April 19, 2017 Planning provided the conditions of approval and the grading plans to the Tribe and on April 20, 2017 the Geo report was also provided. Consultation was concluded on August 28, 2017. No tribal cultural resources were identified by the tribe. Therefore, because there are no cultural or tribal cultural resources within the project area, there will be no impacts in this regard.

Existing Plans, Programs, or Policies:

There are no PPPs related to tribal cultural resources.

Mitigation: No mitigation measures are necessary.

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

GEOLOGY AND SOILS Would the project:

11. 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"; Mead Valley Area Plan Figure 13, Seismic Hazards; Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017).

Findings of Fact:

a-b) No Impact. The project site is not located within an Alquist-Priolo Earthquake Fault zone (SoCal 2017). The closest Alquist-Priolo Earthquake Fault zones are the San Jacinto Fault zone that is located 12 miles to the southwest, and the Elsinore Fault zone that is located 12 miles to the northeast of the project site (SoCal 2017). Due to the distance of the project site from the fault zones, impacts related to a fault zone would not occur from implementation of the proposed project.

Existing Plans, Programs, or Policies:

There are no PPPs related to Alquist-Priolo Earthquake Fault zones.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Mead Valley Area Plan Figure 13, Seismic Hazards; Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017).

Findings of Fact:

a) Less than Significant Impact. Liquefaction occurs when vibrations or water pressure causes soil particles to lose its friction properties. As a result, soil behaves like a liquid, has an inability to support weight, and can flow down very gentle slopes. This condition is usually temporary and is most often caused by an earthquake vibrating water-saturated fill or unconsolidated soil. However, effects of liquefaction can include sand boils, settlement, and structural foundation failures. Soils that are most

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands in areas where the groundwater table is within approximately 50 feet below ground surface.

The project site is located within an area mapped by Riverside County GIS website as within an area that has a low liquefaction susceptibility. In addition, groundwater was not encountered in the geotechnical field investigation that extended to maximum depth of 51.5 feet below the existing grade (bgs) (SoCal 2017). The Geotechnical Investigation conducted soils testing, which determined that the potential for liquefaction is low because groundwater is deeper than 50 feet bgs and because onsite soils are dense to very dense, and do not have characteristics of soils that are liquefiable. In addition, groundwater data shows that the static groundwater table has historically been at depths of 79± feet or greater at the nearest well to the project site (SoCal 2017).

In addition, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is included in the City's Municipal Code as Chapter 16.08, and provides provisions for soils conditions. Compliance with the CBC, as included as PPP GEO-1, would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction.

The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC as verified by the County's review process and included as PPP GEO-1, would ensure that impacts related to liquefaction are less than significant.

Existing Plans, Programs, or Policies:

PPP GEO-1: CBC Compliance. The project is required to comply with the California Building Standards Code as included in the County's Municipal Code to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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); Mead Valley Area Plan Figure 13, Seismic Hazards; Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017).

Findings of Fact:

a) Less than Significant Impact. The project area, like most of southern California, could be subject to seismically related strong ground shaking. Ground shaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located approximately 12-miles from the San Jacinto Fault zone and the Elsinore Fault Zone. A major earthquake along either of these faults could cause substantial seismic ground shaking at the site. However, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of: 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

The Riverside County Department of Building and Safety would also review the building plans through building plan checks, issuance of a building permit, and inspection of the building during construction, which would ensure that all required CBC seismic safety measures are incorporated into the building. Compliance with the CBC as verified by the County’s review process, would reduce impacts related to strong seismic ground shaking to a less than significant level. Overall, impacts related to strong seismic ground shaking would be less than significant with implementation of CBC requirements.

Existing Plans, Programs, or Policies:

PPP GEO-1: Listed previously in Section 12.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

14. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”; Mead Valley Area Plan Figure 14, Steep Slopes; Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017); Western Riverside MSHCP Habitat Assessment Report, prepared by Blackhawk Environmental, January 2017 (Blackhawk 2017a) (Appendix C).

Findings of Fact:

a) No Impact. Landslides are the downhill movement of masses of earth and rock, and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The project site and the adjacent parcels are flat and do not contain any hills or steep slopes. Elevations within the project site range from 1,508 feet amsl to 1,533 feet amsl (Blackhawk 2017a), and no landslides on or adjacent to the project site would occur. Furthermore, the project area is not identified as an area having a risk of landslides on the Mead Valley Area Plan Figure 14, Steep Slopes. Therefore, impacts related to landslides would not occur from implementation of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Existing Plans, Programs, or Policies:

There are no PPPs related to landslides.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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" ; Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017)

Findings of Fact:

a) Less than Significant Impact. Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. The project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, which is managed through the WSJ Groundwater Management Plan that was adopted in 1995. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the project would not pump water from the project area (as water supplies would be provided by EMWD), impacts related to subsidence would not occur.

In addition, compliance with the California Building Code is a standard practice and would be required by the Riverside County Department of Building and Safety. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that potential soil stability impacts would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to ground subsidence.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

16. Other Geologic Hazards

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

Source: Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017).

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

a) No Impact. A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the project area to pose a flood hazard to the site resulting from a seiche. Therefore, no seiche impacts would occur.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. As described previously, the project site and the adjacent parcels are flat and do not contain any hills or steep slopes. Elevations within the project site range from 1,508 feet amsl to 1,533 feet amsl (Blackhawk 2017a). Therefore, the proposed project would not be subject to a mudflow.

In addition, there are no known volcanoes in the project region. Thus, impacts related to volcanic hazards would not occur. Overall, the proposed project would not result in impacts related to seiche, mudflow, or volcanic hazards.

Existing Plans, Programs, or Policies:

There are no PPPs related to seiche, mudflow, or volcanic hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials; Western Riverside MSHCP Habitat Assessment Report, prepared by Blackhawk Environmental, January 2017 (Blackhawk 2017a) (Appendix C); Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017) (Appendix E)

Findings of Fact:

a-c) No Impact. The project site and the adjacent parcels are flat and do not contain any hills or slopes. Elevations within the project site range from 1,508 feet amsl to 1,533 feet amsl (Blackhawk 2017a). The proposed project would include some limited excavation and grading to install building footings, foundations, and infrastructure; however, the project would not create cut or fill slopes greater than 2:1 or higher than 10 feet, and would not change the topography of the project site or surrounding areas. The project site would remain flat after implementation of the project; thus, impacts related to a change in topography or cut and fill slopes greater than 2:1 would not occur. In addition, the proposed grading would not negate the use of the sewage disposal systems. The proposed project would install a sewer lateral that would connect to the existing sewer system. The proposed grading and infrastructure design (that would be reviewed by the County's Department of Building and Safety prior to construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approval) would ensure that grading would not impact sewer functions. Therefore, project impacts related to slopes would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to slopes.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Source: General Plan Figure S-6 "Engineering Geologic Materials Map"; Santa Ana Regional Water Quality Control Board Riverside County Permits. Accessed at: http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.shtml; Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017) (Appendix E).

Findings of Fact:

a) Less than Significant Impact. Construction of the proposed project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the project would expose and loosen topsoil, which could be eroded by wind or water.

The County's Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board, Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented for the Modified Project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer), which would be implemented by PPP WQ-1 and PPP WQ-2. The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil, and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. With compliance with the County's Municipal Code stormwater management requirements, RWQCB SWPPP requirements, and installation of BMPs, which would be implemented by the County's project review by the Department of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Building and Safety, construction impacts related to erosion and loss of topsoil would be less than significant.

The proposed project includes installation of landscaping adjacent to the proposed building, roadways, and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind or water, would not exist upon operation of the proposed project. In addition, as described in Section 25, Hydrology and Water Quality the hydrologic features of the proposed project have been designed to slow, filter, and retain stormwater within landscaping and the infiltration basin on the site, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the project requires County approval of a Water Quality Management Plan (WQMP), which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. As a result, with implementation of existing requirements and PPP WQ-1 and PPP WQ-2, potential impacts related to substantial soil erosion or loss of topsoil would be less than significant.

b) Less than Significant Impact. Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The Geotechnical Investigation prepared for the project site conducted soils testing, which determined that onsite soils have a very low expansion index (SoCal 2017). In addition, as described above, compliance with the CBC is a standard County practice, is included as PPP GEO-1, and would be required by the Riverside County Department of Building and Safety. Therefore, compliance with the requirements of the CBC as part of the building plan check and development review process, would ensure that potential soil related impacts would be less than significant.

c) No Impact. The proposed project would tie into existing sewers, and would not use septic tanks or alternative wastewater disposal systems. As a result, impacts related to septic tanks or alternative waste water disposal systems would not occur from implementation of the proposed project.

Existing Plans, Programs, or Policies:

PPP WQ-1: Comply with NPDES: Since this project is one acre or more, the permit holder shall comply with all of the applicable requirements of the National Pollutant Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

PPP WQ-2: NPDES/SWPPP: 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 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 Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

PPP GEO-1: Listed previously in Section 12.

Mitigation: No mitigation measures are necessary.

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

19. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: County Municipal Code Chapter 16.52, Soil Erosion, Santa Ana Regional Water Quality Control Board Riverside County Permits; Accessed at: http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.shtml.

Findings of Fact:

a) Less than Significant Impact. The project site does not include, nor is adjacent to, a river, stream, creek, or bed of a lake. In addition, as described in response 18. a), above, existing RQWCB and County regulations require the project to implement a project specific SWPPP during construction activities, as included by PPP WQ-1 and PPP WQ-2, that would implement erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the project is required to implement a WQMP that would implement operational BMPs to ensure that operation of the industrial warehousing building would not result in erosion or siltation. With implementation of these regulations, potential impacts related to erosion to any downstream rivers, streams, or lakes would be less than significant.

b) Less than Significant Impact. As described in response 18. a), above, existing RQWCB and County regulations require the project to implement a project specific SWPPP during construction activities, included as PPP WQ-1 and PPP WQ-2, that would implement erosion control BMPs, such as silt fencing, fiber rolls, and gravel bags, that would reduce the velocity of runoff and reduce the potential for water erosion both on and off-site. In addition, the proposed project has been designed to slow, filter, and retain stormwater within landscaping and an infiltration basin on the project site, which would reduce the velocity of stormwater and the potential for water erosion on and off-site. Furthermore, the project is required to implement a WQMP that would implement operational BMPs to ensure that operation of the industrial warehousing building would not result in water erosion. With implementation of these regulations, potential impacts related to water erosion would be less than significant.

Existing Plans, Programs, or Policies:

PPP WQ-1: Listed previously in Section 18, Soils.

PPP WQ-2: Listed previously in Section 18, Soils.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

a) No Impact. Like the majority of the County, the project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, as described above, the proposed project includes installation of landscaping adjacent to the proposed building, roadways, and throughout the parking areas. With this landscaping, areas of loose topsoil that could erode by wind, would not exist upon operation of the proposed project. As described previously, the proposed project would be developed in compliance with CBC regulations, which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the project would not result in an increase in wind erosion and blow sand, either on or off site, and impacts would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to wind erosion.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

21. Paleontological Resources	<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?				

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; Geotechnical Investigation, prepared by Southern California Geotechnical, 2017 (SoCal 2017)

Findings of Fact:

a) Less than Significant Impact with Mitigation Incorporated. The project site is located within areas that are mapped as having very old alluvial fan deposits (Qvof), which have a high paleontological sensitivity. Although the project surface has been routinely disturbed from previous agricultural activities and current discing of soils, very old alluvial fan deposits that contain paleontological resources may be located at 5 feet below the ground surface. The geotechnical investigation for the proposed project identifies fill soils extending to 4.5 to 6.5 feet below ground surface, with native older alluvium encountered beneath the fill soils extending to the maximum depth explored of 25 feet below the existing site grade (SoCal 2017).

Because project excavation may extend below 5 feet and could extend into native soils that could be paleontologically sensitive deposits, the project has a potential to impact paleontological resources. Therefore, Mitigation Measure CUL-1 is included to provide a paleontological resource monitoring plan that requires monitoring for excavations deeper than 5 feet below the ground surface, provides procedures to follow for monitoring and fossil discovery, and requires a curation agreement with an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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appropriate, accredited institution. With implementation of Mitigation Measure CUL-1, impacts related to paleontological resources would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to paleontological resources.

Mitigation:

Mitigation Measure CUL-1: Paleontological Resources. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the Riverside County Department of Building and Safety, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by Riverside County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the County. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP may require paleontological monitoring of excavation that exceeds depths of 5 feet within native soils only. The PRIMP shall state that the project paleontologist may re-evaluate the necessity for paleontological monitoring after initial excavations deeper than 5 feet in native soils have been completed.

Monitoring: By the County qualified paleontologist, as described in Mitigation Measure CUL-1.

GREENHOUSE GAS EMISSIONS Would the project:

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

Source: Greenhouse Gas Analysis, prepared by Urban Crossroads, included as Appendix F

Findings of Fact:

Climate Action Plan

The County of Riverside has a Climate Action Plan (CAP) that includes emission reduction efforts to coordinate with the state strategies of reducing emissions in an efficient and cost-effective manner. In order to evaluate consistency with the CAP, the County of Riverside provided Screening Tables to aid in measuring the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The CAP contains a menu of 47 overall measures potentially applicable to discretionary development that include energy conservation, water use reduction, increased residential density or mixed uses, transportation management and solid waste recycling.

Projects that garner at least 100 points (equivalent to an approximate 15% reduction in GHG emissions) are determined to be consistent with the CAP. As such, projects that achieve a total of 100 points or more do not require quantification of project specific GHG emissions and, consistent with CEQA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Guidelines, such projects are considered to have a less than significant individual and cumulative impact on GHG emissions.

a) Less than Significant Impact. Construction activities produce combustion emissions from various sources, such as site excavation, grading, utility engines, heavy-duty construction vehicles onsite, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew. Exhaust emissions from onsite construction activities would vary daily as construction activity levels change.

In addition, operation of the proposed industrial warehousing uses would result in area and indirect sources of operational GHG emissions that would primarily result from vehicle trips, electricity and natural gas consumption, water transport (the energy used to pump water), and solid waste generation. GHG emissions from electricity consumed by the building would be generated off-site by fuel combustion at the electricity provider. GHG emissions from water transport are also indirect emissions resulting from the energy required to transport water from its source.

The estimated operational GHG emissions that would be generated from implementation of the proposed project are shown in Table GHG-1. Additionally, in accordance with SCAQMD's recommendation, the project's amortized construction-related GHG emissions are added to the operational emissions estimate in order to determine the project's total annual GHG emissions.

Table GHG-1: Annual Greenhouse Gas Emissions

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	32.64	<0.01	0.00	32.75
Area	0.0232	<0.01	0.00	0.0247
Energy	428.87	0.0167	<0.01	430.51
Mobile Sources (Trucks)	2,672.68	0.148	0.00	2,672.68
Mobile Sources (Passenger Cars)	531.33	0.0106	0.00	531.59
Waste	80.84	4.78	0.00	200.28
Water Usage	437.55	3.21	0.0789	541.28
Total CO₂e (All Sources)	4,409.11			

Source: Urban Crossroads, 2017.

As shown in Table GHG-1, the proposed project will result in approximately 1,204.84 MTCO₂e per year from construction, area, energy, waste, and water usage. In addition, the project has the potential to result in an additional 3,204.27 MTCO₂e per year from mobile sources. It is estimated that the project would generate a total of approximately 4,409.11 MTCO₂e per year.

As described above, the County of Riverside CAP determined that projects that achieve at least 100 points on the County's GHG Screening Table (equivalent to an approximate 15% reduction in GHG emissions) are less than significant. As shown on Table GHG-2, the proposed project would obtain 105 points on the County's GHG Screening Table and the project would result in a less than significant related to GHG emissions.

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

Table GHG-2: Proposed Project Screening Table of GHG Measures

Feature	Description	Assigned Point Value	Project Points
E5.A.1 Insulation	Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38)	18 points	18
E5.A.2 Windows	Enhanced Window Insulation (15%> Title 24)	8 points	8
E5.B.1 Heating/Cooling Distribution System	Enhanced Duct Insulation (R-8)	10 points	10
E5.B.2 Space Heating/Cooling Equipment	Improved Efficiency HVAC (EER 14/65% AFUE or 8 HSPF)	7 points	7
E5.B.4 Water Heaters	High Efficiency Water Heater (0.72 Energy Factor)	16 points	16
E5.B.5 Daylighting	All peripheral rooms within building have at least one window or skylight	1 point	1
E5.B.6 Artificial Lighting	Very High Efficiency Lights (100% of in-unit fixtures are high efficacy)	14 points	14
E5.B.7 Appliances	Star Commercial Refrigerator (new)	4 points	4
E5.C.1 Building Placement	North/south alignment of building or other building placement such that the orientation of the buildings optimizes conditions for natural heating, cooling, and lighting.	6 points	6
W1.C.1 Water Efficient Landscaping	Eliminate turf and only provide drought tolerant plants	4 points	4
W1.D.2 Toilets	Water Efficient toilets/urinals (1.5 gpm)	3 points	3
W1.D.3 Faucets	Water Efficient faucets (1.28 gpm)	3 points	3
T1.A.2 Car/Vanpools	Car/vanpool program with preferred parking	2 points	2
T4.A.1 Parking	Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles.	1 point	1
T8.A.1 Commercial Vehicle Idling	All commercial vehicles are restricted to 5 minutes or less per trip on site and at loading docks.	2 points	2
SW2.B.1 Recycling of Construction/Demolition Debris	Recycle 20% of construction debris	6 points	6
Total Points			105

Source: Urban Crossroads, 2017.

b) No Impact. The proposed project would result in development of new industrial warehousing uses on the project site. The design of the building would comply with state and federal programs that are designed to be energy efficient. The proposed project would comply with all mandatory measures under the California Title 24, California Energy Code, and the CALGreen Code, which would provide efficient energy and water consumption.

In addition, the CARB Scoping Plan provides strategies to reduce GHG emissions that are applicable to the proposed project. The County assists in implementation of the Scoping Plan measures by reviewing projects for consistency with the CAP, as done previously in Table GHG-2. In addition, the project would be developed in compliance with the current Title 24 standards, which would be verified by the County's Building and Safety Department during the permitting process.

Emissions from vehicles, which are the main source of operational GHG emissions associated with the project (as shown in Table GHG-1), would be reduced through implementation of the state Pavley

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standards, the state LCFS, and the federal CAFE standards. Executive Order S-01-07 established the goals of reducing carbon intensity in fuels by 10 percent by the year 2020 and establishing a LCFS for California. In addition, the project would be consistent with the County's CAP, as detailed in Table GHG-2. Overall, implementation of the proposed project would not conflict with existing plans, policies, and regulations adopted for the purpose of reducing the emissions of greenhouse gas, and impacts would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to greenhouse gas emissions.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

23. Hazards and Hazardous Materials	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Phase I Environmental Site Assessment prepared by Hillmann Consulting, 2016 (Hillmann 2016) (Appendix G1); Limited Phase II Subsurface Investigation Report, 2017 (Hillmann 2017) (Appendix G2).

Findings of Fact:

a) Less than Significant Impact. A hazardous material is typically defined as any material that due to its quantity, concentration, or physical or chemical characteristics, poses a significant potential hazard to human health and safety or the environment if released. Hazardous materials may include, but are not limited to hazardous substances, hazardous wastes, and any material that would be harmful if released.

There are multiple state and local laws that regulate the storage, use, and disposal of hazardous materials. The Riverside County Department of Environmental Health Hazardous Materials Branch is the local administrative agency that coordinates the following programs that regulate use, storage, and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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handling of hazardous materials, including Hazardous Materials Disclosure Plan Business Plans, per the County's Standard Conditions of Approval 90.E Health 001, listed below (should future uses utilize or transport hazardous materials) and the California Accidental Release Program (CalARP).

Construction activities for the proposed project would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and calking. In addition, hazardous materials would be used for fueling and serving construction equipment onsite. These types of hazardous materials used during construction are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by existing state and federal laws that the project is required to strictly adhere to. As a result, the routine transport, use or disposal of hazardous materials during construction activities for the proposed project would be less than significant.

Operation of the proposed project includes general industrial warehouse and office uses, which generally use limited hazardous materials, such as: cleaning agents, paints, pesticides, batteries, and aerosol cans. Normal routine use of these products would not result in a significant hazard to residents or workers in the vicinity of the project.

In addition, should any future business that occupies the proposed building handle acutely hazardous materials (as defined in Section 25500 of California Health and Safety Code, Division 20, Chapter 6.95) the business would require a permit from the Riverside County Department of Environmental Health Hazardous Materials Branch. Such businesses are also required to comply with California's Hazardous Materials Release Response Plans and Inventory Law, which requires immediate reporting to the County Hazardous Materials Branch and the State Office of Emergency Services regarding any release or threatened release of a hazardous material, regardless of the amount handled by the business. In addition, any business handling at any one time, greater than 500 pounds of solid, 55 gallons of liquid, or 200 cubic feet of gaseous hazardous material, is required, under Assembly Bill 2185 (AB 2185), to file a Hazardous Materials Business Emergency Plan with the County. A Hazardous Materials Business Emergency Plan is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the Hazardous Materials Business Emergency Plan is to satisfy federal and state right-to-know laws and to provide detailed information for use by emergency responders.

Therefore, if future businesses that use or store hazardous materials occupy the proposed building, the business owners and operators would be required to comply with all applicable federal, state, and local regulations, as permitted by the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. Overall, operation of the proposed project would result in a less than significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) Less than Significant Impact. The project site was used for agricultural purposes from 1938 through 1990, and pesticides could have been used on-site. Therefore, testing was conducted on near surface native soil for pesticides and heavy metals (including arsenic). In March 2017, 32 shallow soil samples were collected from across the site. Results from arsenic testing indicated each sample had low background levels of arsenic with concentrations ranging from 1.70 to 3.76 mg/Kg, which are less than the arsenic screening level of 12 mg/Kg established by California Department of Toxic Substances Control (DTSC). In addition, samples had low but detectable levels of:

- 4,4 DDE with a maximum of 0.30 mg/Kg;
- 4,4 DDT with a maximum of 0.018 mg/Kg;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 4,4 DDD with a maximum of 0.0026 mg/Kg;
- dieldrin with concentrations ranging from 0.0021 to 0.0091 mg/Kg; and
- low background levels of heavy metals.

These compounds were compared to U.S. Environmental Protection Agency (U.S. EPA) Regional Screening Levels (RSLs) that are based on human health toxicity factors. The results indicate that the 4,4 DDD, 4,4 DDE, and 4,4 DDT levels are all well below the RSL guidelines of 2.3, 2.0, and 1.9 mg/Kg for residential uses. The dieldrin detections were also below the much more sensitive RSL value of 0.034 mg/Kg for dieldrin in residential applications. In addition, the results of the heavy metal analysis indicate that none of the samples had concentrations approaching the RSL or DTSC screening levels. Therefore, impacts related to hazards related to onsite soils would be less than significant.

Also described above, construction and operation activities of the proposed project would involve the limited use and disposal of hazardous materials. Equipment that would be used in construction of the project has the potential to release gas, oils, greases, solvents; and spills of paint and other finishing substances. However, the amount of hazardous materials onsite would be limited, and construction activities would be required to adhere to all applicable regulations regarding hazardous materials storage and handling, as well as to implement construction BMPs (through implementation of a required SWPPP implemented by PPP WQ-2) to prevent a hazardous materials release and to promptly contain and clean up any spills, which would minimize the potential for harmful exposures. With compliance to existing laws and regulations, which is mandated by the County in order to receive construction permits, the project's construction-related impacts would be less than significant.

The proposed industrial warehousing uses would utilize and store small quantities of hazardous materials such as household cleaners, solvents, paints, and pesticides. These types of hazardous materials are not acutely hazardous and regulated by existing laws that have been implemented to reduce risks related to the use of these substances. Similarly, should any future business that occupies the approved or proposed building handle acutely hazardous materials, it would be required to file a Hazardous Materials Business Plan and receive a permit from the County Department of Environmental Health Hazardous Materials Branch to ensure proper use, storage, and disposal of hazardous substances. As a result, operation of the proposed project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

c) Less than Significant Impact. The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan (2012) that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed project would provide industrial warehouse uses that would be permitted and approved in compliance with existing safety regulations, such as the CBC and California Fire Code to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the project driveways, Rider Street and Harvill Avenue would remain open to ensure adequate emergency access to the project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operation of the proposed project would also not result in a physical interference with an emergency response evacuation. Direct access to the project site would be provided from Rider Street and Harvill Avenue, which are adjacent to the project site. The project is also required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code and the Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the International Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9. As a result, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant

d) No Impact. There are no schools or proposed schools within one-quarter mile of the project site. The closest schools to the project site include the Val Verde Elementary School that is located 1.1 miles from the project site and the Val Verde High School is that is located 1.9 miles from the project site. In addition, as described above, construction and operation of the proposed project would involve the use, storage and disposal of hazardous materials. These hazardous materials would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the proposed project were evaluated in the air quality analysis presented in Section 3, and the emissions generated from the proposed project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed project would not emit hazardous or handle acutely hazardous materials, substances, or waste within one-quarter mile of school, and impacts would not occur.

e) No Impact. The Phase I Environmental Site Assessment that was prepared for the proposed project conducted a database search to determine if the project site or any nearby properties are identified as having hazardous materials. The Phase I record search determined that the project site is not located on or near by a site which is included on a list of hazardous materials sites (Hillmann 2016). As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed project.

Existing Plans, Programs, or Policies:

There are no PPPs related to hazards and hazardous materials.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

24. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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	<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
result in a safety hazard for people residing or working in the project area?				
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," Mead Valley Area Plan Figure 5 "March Air Reserve Base & Perris Valley Airport Influence Area," March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, 2014 (ALUCP 2014).

Findings of Fact:

a) Less than Significant Impact with Mitigation Incorporated. The project site is identified as within zone C2 in the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). The C2 zone is identified as a flight corridor zone for March Air Reserve Base. The ALUCP restricts the number of people within the C2 zone to an average of 200 people per acre, with no more than 500 people in one acre. In addition, highly noise-sensitive outdoor nonresidential uses and hazards to flight (such as tall objects, visual hazards, and electronic forms of interference with the safety of aircraft operations). In addition, an airspace review is required for any objects taller than 70-feet in height within the C2 zone.

In May 2017, the project was reviewed for consistency with the ALUCP by the Riverside County Airport Land Use Commission (ALUC). ALUC determined the project would be consistent with the ALUCP, subject to conditions. These conditions are contained within Mitigation Measure HAZ-1. With implementation of this mitigation measure, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

b) Less than Significant Impact with Mitigation Incorporated. The project has been reviewed for consistency with the ALUCP by the Riverside County ALUC. ALUC determined the project would be consistent with the ALUCP, subject to conditions. These conditions are contained within Mitigation Measure HAZ-1. With implementation of this mitigation measure, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

c) Less than Significant Impact with Mitigation Incorporated. March Air Reserve Base is approximately two miles to the northeast of the project site. As described above, the project site is identified as within zone C2, which is a flight corridor zone. The project has been reviewed by the Riverside County ALUC. ALUC determined the project would be consistent with the ALUCP, subject to conditions. These conditions include actions that would minimize the potential for harm to workers at the project site, such as a requirement for interior noise levels from aircraft operations to be attenuated to 45 dBA CNEL or less. These conditions are contained within Mitigation Measure HAZ-1. With implementation of this mitigation measure, impacts related to an inconsistency with an Airport Master Plan would be less than significant.

d) No Impact. The project site is not located within the vicinity of a private airstrip or heliport, and would not result in a safety hazard related to airstrip or heliport uses.

Existing Plans, Programs, or Policies:

There are no PPPs related to airports.

Mitigation:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measure HAZ-1: ALUC Conditions. The project will be required to comply with the following conditions issued by the Airport Land Use Commission on May 11, 2017:

1. Any outdoor lighting installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
6. The proposed detention basin/water quality management basin on the site 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 basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
7. 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.
8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
9. This building has been evaluated as an industrial use. Any change in use other than for office, manufacturing, and/or warehousing uses will require review by the Airport Land Use Commission.
10. The project does not propose rooftop solar panels at this time. However, if the project were to propose rooftop solar panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

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

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," Mead Valley Area Plan, Figure 12 "Wildfire Susceptibility".

Findings of Fact:

a) Less than Significant Impact. Although the project site is not adjacent to or intermixed with wildlands, the project site is identified by the Mead Valley Area Plan as being within a high fire hazard area. Therefore, the project would be required to comply with California Fire Code Chapter 47 and the Riverside County Municipal Code Chapter 8.32, Fire Code, which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, installation of automatic sprinkler systems, fire flows. These requirements would be checked by the County prior to approving building permits for the project. In addition, the proposed project structure would consist of concrete, which is a non-flammable material. Overall, the design of the proposed project in addition to compliance with state and County fire regulations, that would be verified at the time of permit processing, would provide that impacts related to wildland fire hazards would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to fire hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

HYDROLOGY AND WATER QUALITY Would the project:

26. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage

<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
systems or provide substantial additional sources of polluted runoff?				
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Mead Valley Area Plan; Preliminary Drainage Study, prepared by Webb Associates, 2017 (Webb 2017); Water Quality Management Plan, prepared by Webb Associates, 2017 (Webb 2017a); Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015); Federal Emergency Management (FEMA) Flood Insurance Rate Map (FIRM) number 06065C1430H.

Findings of Fact:

a) Less than Significant Impact. The project site does not include, and is not adjacent to, a stream or river. Thus, impacts related to alteration of the course of a stream or river would not occur.

Construction

Construction of the proposed project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, construction requires County approval of a grading and erosion control plan per the State General Permit to Discharge Storm Water Associated with Construction Activities (NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, which would be implemented by PPP WQ-1 and PPP WQ-2, listed previously. The grading and erosion control plan and SWPPP are required for plan check and approval by the County's Building and Safety Division prior to provision of permits for the proposed project, and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation, include: use of silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as further described in the response below). Adherence to the existing requirements and implementation of the required BMPs per the permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

Operation

The runoff generated by the proposed project would be conveyed to an infiltration basin that would be developed in the southeastern portion of the project site, which would filter, retain, and slowly discharge drainage into a storm drain, such that drainage would be controlled and would not result in substantial erosion or siltation on- or off-site. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting and inspection process. With implementation of PPP WQ-1 and PPP WQ-2 during the County's standard review and permitting process, 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) No Impact. The project site is within the Santa Ana River watershed and under the jurisdiction of the Santa Ana RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters overseen by the Santa Ana RWQCB are documented in its Basin Plan, and the regulatory program of the Santa Ana RWQCB is designed to minimize and control discharges to surface and groundwater, largely through permitting, such that water quality standards are effectively attained.

The project site is undeveloped and the soil surface is pervious. Existing stormwater that does not infiltrate into the pervious surfaces onsite, drains to the northeast to Harvill Avenue.

Construction

Construction of the proposed project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer, as included as PPP WQ-1, listed previously in Section 18. The SWPPP is required for plan check and approval by the County’s Building and Safety Division, prior to provision of permits for the project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding
- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs per the permitting process, and PPP WQ-1, would ensure that activities associated with construction would not violate any water quality standards or waste discharge requirements, and impacts would not occur.

Operation

The proposed project would introduce industrial warehousing uses to the project site, which would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 the proposed project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design would to minimize impervious surfaces and provide infiltration of runoff into landscaped areas.

The source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and treatment control BMPs that would treat stormwater runoff. The proposed project would install an onsite infiltration basin to treat stormwater, which remove coarse sediment, trash, and pollutants (i.e., sediments, nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The additional types of BMPs that would be implemented as part of the proposed project are listed in Table HWQ-1.

Table HWQ-1: Types of BMPs Incorporated into the Project Design

Type of BMP	Description of BMPs
LID Site Design	<u>Optimize the site layout:</u> The site has been designed so that runoff from impervious surfaces would flow over pervious surfaces or to the infiltration basin. Runoff would be directed to the onsite infiltration basin that would slow and retain runoff.
	<u>Use pervious surfaces:</u> Landscaping and an onsite infiltration basin is incorporated into the project design to increase the amount of pervious area and on-site retention of stormflows.
Source Control	<u>Storm Drain Stenciling:</u> All inlets/catch basins would be stenciled with the words "Only Rain Down the Storm Drain," or equivalent message.
	<u>Need for future indoor & structural pest control:</u> Buildings would be designed to avoid openings that would encourage entry of pests.
	<u>Landscape/outdoor pesticide use:</u> Final landscape plans would accomplish all of the following: <ul style="list-style-type: none"> • Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. • Consider using pest-resistant plants, especially adjacent to hardscape. • To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions
	<u>Roofing, gutters and trim:</u> The architectural design would avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.
	<u>Plazas, sidewalks and parking lots:</u> Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing would be collected to prevent entry into the storm drain system. Wash water containing any cleaning agent or degreaser would be collected and discharged to the sanitary sewer and not discharged to a storm drain.
Treatment Control	<u>Biofiltration Systems:</u> The infiltration basin proposed for the project would detain runoff, filter it prior to discharge.

With implementation of the operational BMPs that would be required by the County pursuant to the NPDES permit, which would be verified during the permitting process for the proposed project, potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pollutants would be reduced to the maximum extent feasible, and the proposed project would not violate any water quality standards or waste discharge requirements. Therefore, impacts would not occur.

c) Less than Significant Impact. The proposed project would not deplete groundwater supplies. The Eastern Municipal Water District provides water serves to the project area, which receives a large portion of water from imported sources (UWMP 2015). The project area overlies the Perris North Groundwater basin, which is located within the West San Jacinto Basin, and is managed through the WSJ Groundwater Management Plan that was adopted in 1995. The plan manages groundwater extraction, supply, and quality. Because the groundwater basin is managed through this plan, which limits the allowable withdrawal of water from the basin by water purveyors, and the project would not pump water from the project area (as water supplies would be provided by EMWD), the proposed project would not result in a substantial depletion of groundwater supplies.

In addition, development of the proposed project would result in a large area of impervious surface on the project site. However, the project design includes an infiltration basin that would capture and infiltrate runoff. In addition, the project includes installation of landscaping that would infiltrate and treat stormwater drainage onsite. As a result, the proposed project would not substantially interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

d) Less than Significant Impact. As described above in response 26.a), the runoff generated by the proposed project would be conveyed to an infiltration basin that would be developed in the southeastern portion of the project site, which would filter, retain, and slowly discharge drainage into a storm drain. The basin has been sized to accommodate the anticipated flows, and would control drainage, such that it would not exceed the capacity of the existing and planned stormwater drainage system. In addition, a WQMP is required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the County's permitting and inspection process to ensure that the proposed project would not provide additional sources of polluted runoff. As listed previously in Section 18, implementation of PPP WQ-1 and PPP WQ-2 during the County's standard review and permitting process would provide that impacts related to polluted runoff would be less than significant.

e) No Impact. According to the FEMA FIRM number 06065C1430H and the Mead Valley Area Plan Figure 11, Flood Hazards, the project site is not located within a 100-year flood zone. In addition, the project does not propose housing. Therefore, the proposed project would not place housing within a 100-year flood zone, and impacts would not occur.

f) No Impact. As described above, the FEMA FIRM map (06065C1430H) and the Mead Valley Area Plan Figure 11, Flood Hazards, the project site is not located within a 100-year flood zone. Therefore, the proposed project would not place structures within a 100-year flood zone that could impede or redirect flood flows, and impacts would not occur.

g) Less than Significant Impact.

Construction

Construction of the proposed project is not expected to pose any additional threats to water quality not already identified above. The project would be required to have an approved grading and erosion control plan and approval of a SWPPP, which would include construction BMPs to minimize the potential for construction related sources of pollution, per PPP WQ-1 and PPP WQ-2, which would be implemented

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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during construction to protect water quality. As a result, impacts related to the degradation of water quality during construction of the proposed project would be less than significant.

Operation

Operation of the proposed project is not expected to pose any threats to water quality in addition to those described above. As described, the proposed project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be outlined in a WQMP and required by the County during the project permitting and approval process, potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed project would not substantially degrade water quality. Therefore, impacts would be less than significant.

h) Less than Significant Impact. The proposed project would install an onsite infiltration basin to retain and treat stormwater. The infiltration basin would only contain stormwater after rains, which would slowly discharge into the stormwater drainage system. The infiltration basin has been designed to maintain the flow of runoff into the underground drainage system, and the infiltration basin would not retain water long enough for an increase in vectors or odors to occur. Thus, the proposed infiltration basin would result in less than significant environmental effects.

Existing Plans, Programs, or Policies:

PPP WQ-1: Listed previously in Section 18.

PPP WQ-2: Listed previously in Section 18.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

27. Floodplains

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

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

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-9 “Special Flood Hazard Areas” and Figure S-10 “Dam Failure Inundation Zone”; Mead Valley Area Plan Figure 11 “Flood Hazards”; Preliminary Drainage Study, prepared by Webb Associates, 2016 (Webb 2017);

Findings of Fact:

a) Less than Significant Impact. As described previously in response 26.a), the project site does not include, and is not adjacent to, a stream or river. Thus, impacts related to alteration of the course of a stream or river would not occur.

Construction

As detailed previously in response 26.a), construction of the proposed project would require County approval of a SWPPP, which would be implemented by PPP WQ-1 and PPP WQ-2, listed previously. The SWPPP would include construction BMPs to provide that an increase in the rate of amount of runoff would not increase. With implementation of the required SWPPP the potential of construction activities to result in an increase in the amount of runoff would be less than significant.

Operation

As detailed previously in response 26.a), runoff generated by the proposed project would be conveyed to an infiltration basin that would be developed in the southeastern portion of the project site, which would filter, retain, and slowly discharge drainage into a storm drain, such that drainage would be controlled and would not result in an increase in runoff that could result in on or off-site flooding. The infiltration basin and the storm drain lines that connect to the basin have been designed by the drainage study prepared for the project to meet the stormwater needs of the proposed project (Webb 2017). Therefore, the proposed project would not substantially change absorption rates or the rate and amount of surface runoff, and impacts would be less than significant.

b) Less than Significant Impact. As described above, the project site is currently undeveloped and has a pervious surface. The proposed project would include development of a building, driveways, and parking areas that would result in a substantial increase of impervious surfaces. However, as described previously, the proposed project would install an onsite stormwater drainage system and infiltration basin that would capture and retain runoff have been designed to meet the stormwater needs of the proposed project. As a result, implementation of the proposed project would not substantially increase the rate or amount of surface runoff, and impacts would be less than significant

c) No Impact. The Mead Valley Area Plan Figure 11, Flood Hazards, shows that the project site is not located within a dam inundation area. Therefore, the project would not expose people or structures to risks related to flooding as a result of the failure of a levee or dam, and impacts would not occur.

d) No Impact. The project site is not within the vicinity of any water body. As described in the responses above, implementation of the proposed project would not substantially alter the drainage patterns of the project site. Runoff that is not infiltrated into project site soils would be retained in the proposed infiltration, which would slowly discharge into the storm drain system. Therefore, the proposed project would not result in a change in the amount of surface water in a water body, and impacts would not occur.

Existing Plans, Programs, or Policies:

PPP WQ-1: Listed previously in Section 18.

PPP WQ-2: Listed previously in Section 18.

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

Monitoring: No monitoring measures are necessary.

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"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Less than Significant Impact. The project site is currently vacant and undeveloped and the proposed project would develop an industrial warehousing building on the site. Hence, the project would alter the present land use of the project site. However, the General Plan has designated the project site for Business Park, which allows for employee intensive uses, including research and development, technology centers, corporate offices, "clean" industry, and supporting retail uses. The Business Park General Plan designation allows for a FAR of up to 0.60. Development of the proposed industrial warehousing building would be consistent with the Business Park designated allowable uses. In addition, the proposed 423,665 SF structure on the 21.44-acre project site would result in a FAR of 0.45, which is within the allowable FAR for Business Park designated areas. Therefore, implementation of the proposed project would not result in an alteration of the planned land use of the area, and impacts would be less than significant.

b) Less than Significant Impact. The project site is located within the City of Perris Sphere of Influence, but is not located adjacent to any City boundary. As described in the previous response, the proposed project would develop industrial warehousing uses on a currently vacant and undeveloped project site. However, the proposed development would be consistent with the existing land use of the project site. Thus, implementation of the proposed project would result in a less than significant impact related to land uses within a city's sphere of influence.

Existing Plans, Programs, or Policies:

There are no PPPs related to land use.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

29. 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"/>

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

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

Findings of Fact:

a) No Impact. The northern half of the project site is zoned for Manufacturing – Service Commercial (M-SC), and the southern half of the project site is zoned Industrial Park (I-P).

The County zoning code designates the allowable uses within the M-SC zone to include: light manufacturing and industrial uses that include food, textile, metal, lumber and wood, leather, chemical products, machinery, electrical equipment, services to selected commercial uses, and other uses that would need approval by a conditional use permit. The development standards of the M-SC zone include: a minimum lot size of 7,000 square feet with a minimum width of 65 feet; and setbacks from other specific zoning designations, such as residential.

The County zoning code designates the allowable uses within the I-P zone to include: industrial uses (such as the proposed project), manufacturing uses, emergency shelters, service and commercial uses, and other uses that would need approval by a conditional use permit. In addition, the development standards within the I-P zone include: a minimum lot size of 20,000 square feet with a minimum width of 100 feet; maximum building heights and setbacks; and lighting requirements.

The proposed project would develop an industrial warehousing building that includes office space. These uses are compatible with the allowable industrial, manufacturing, and service commercial uses. Additionally, the 21.44-acre project site exceeds the required minimum lot sizes, and the proposed project has been designed to exceed the required minimum setbacks, which would be verified through the County's project review and approval process prior to approval of a building permit. Overall, the proposed project would be consistent with the site's existing M-SC and I-P zoning and impacts would not occur.

b) Less than Significant Impact. Areas north of the project site have an I-P zoning, and areas to the south of the site are zoned M-SC, which are consistent with the zoning of the project site. In addition, areas to the east of the project site, across Harvill Avenue are zoned for Heavy Manufacturing (M-H), which is compatible with the proposed industrial warehousing uses. Areas to the west of the northern half of the project site are zoned for Low Density Residential (R-R-1), and the area to the west of the southern half of the project site is zoned for Light Agriculture (A-1-1) and is developed with low density residential uses. The proposed project has been designed to contain the industrial warehousing activities, such as truck circulation and loading dock activities, on the eastern portion of the site along Harvill Avenue. In addition, the project would include landscaping to provide a buffer between the proposed project and existing residential uses. With these design features that would buffer the different zoning uses, the proposed project would be compatible with surrounding zoning and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Less than Significant Impact. Areas north and south of the project site are designated for Business Park uses, which is consistent with the designated land uses of the project site. Areas to the east of the project site, across Harvill Avenue are designated for Heavy Industrial uses, which is compatible with the proposed industrial warehousing uses. However, areas to the west of the project site are designated for Very Low Density Residential uses. As described in the previous response, the project has been designed to buffer the proposed industrial warehousing uses from the existing low density residential uses by concentrating truck and loading dock uses to the east side of the project site along Harvill Avenue, by setting back the project from adjacent uses, and by installation of landscaping that would visually separate the different land uses. With these design features that would buffer the different land uses, the proposed project would be compatible with surrounding land uses and impacts would be less than significant.

d) No Impact. The project site has an existing General Plan Land Use designation of Business Park, which allows a 0.25-0.60 FAR. The proposed project would develop and operate an industrial warehousing uses on the project site, which would be consistent with the existing Business Park General Plan land use designation and the general plan regulation of those land uses. Furthermore, the proposed project has been designed to be consistent with the required setbacks and other development regulations, which would be verified by the County's Building and Safety Division prior to approval of building permits. Therefore, the proposed project would not conflict with an applicable land use designation of the General Plan, and impacts would not occur.

e) No Impact. The project site is vacant and undeveloped and adjacent to areas to the north and south that are also vacant and undeveloped. The project site and surrounding parcels were previously used for agriculture, and have not been developed for housing or other community uses. As described in the response 29.b and 29.c, the adjacent areas are designated for similar business park and industrial uses, except for the area to the west of the project site that is developed with low density residential uses.

The proposed project would provide development on the vacant lot that would consistent with the existing land use and zoning designations of the site, and the development would be similar to the existing industrial uses to the south of the site and consistent with the uses across Harvill Avenue. Therefore, the proposed project would result in infill development that would not disrupt or divide the physical arrangement of an established community, and impacts would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to planning.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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) No Impact. The Riverside County General Plan Figure OS-5 "Mineral Resources Area" identifies the project area as within MRZ-3 Mineral Resource Zone, which indicates that information related to mineral deposits is unknown. Thus, impacts related to the loss of availability of a known mineral resource that would be of value to the region or the residents of the state or a mineral resource recovery site delineated on a land use plan would not occur from implementation of the proposed project.

c-d) No Impact. There are no existing surface mines or state classified/designated mining areas in the vicinity of the project site. Thus, impacts related to incompatible land uses in mine areas, and impacts related to exposure to hazards from quarries or mines would not occur from implementation of the proposed project.

Existing Plans, Programs, or Policies:

There are no PPPs related to mineral resources.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

NOISE Would the project result in:

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. Airport Noise

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

NA A B C D

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

NA A B C D

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-20 "Airport Locations," Mead Valley Area Plan Figure 5 "March Air Reserve Base & Perris Valley Airport Influence Area," March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, 2014 (ALUCP 2014).

Findings of Fact:

a) No Impact. The project site is approximately two miles from the March Air Reserve Base, and is identified as within zone C2 by the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (ALUCP). The site location within the C2 zone is identified as being outside 60-CNEL contour, but regularly overflowed in mostly daytime flight training; and single-event noise may be disruptive to noise sensitive land use activities. As described previously, the proposed industrial warehousing uses would not include any noise sensitive exterior uses. In addition, the noise generated by the March Air Reserve Base outside of the 60-CNEL contour would not expose people residing or working in the project area to excessive noise levels

b) No Impact. The project site is not located within the vicinity of a private airstrip, and would not result in excessive noise related to airstrip.

Existing Plans, Programs, or Policies:

There are no PPPs related to airport noise.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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:

a) Less than Significant Impact. The project site is approximately 800 feet west of a railroad that is located parallel to the west side of I-215. The location of the rail line is separated from the project site by Harvill Avenue and existing industrial uses. The proposed industrial warehousing uses are not noise sensitive and would not cause an increase in railroad use, which would create increased noise. Therefore, noise impacts related to the existing railroad would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to railroad noise.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

33. Highway Noise

NA A B C D

Source: Noise Impact Analysis, Urban Crossroads, 2017 (NIA, 2017) (Appendix H).

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

Traffic Noise Thresholds

The Noise Impact Analysis for the proposed project shows that based on the County of Riverside's General Plan Noise Element policies, the following conditions would result in a significant impact related to traffic noise at noise sensitive land uses:

- If ambient noise is < 60 dBA CNEL, an impact would occur if the project results in a ≥ 5 dBA CNEL increase
- If ambient noise is 60 - 65 CNEL, an impact would occur if the project results in a ≥ 3 dBA CNEL increase
- If ambient noise is > 70 dBA CNEL, an impact would occur if the project results in a ≥ 1.5 dBA CNEL increase

In addition, the following conditions would result in a significant impact related to traffic noise at non-noise sensitive land uses:

- If ambient noise is < 70 dBA CNEL, an impact would occur if the project results in a ≥ 5 dBA CNEL increase
- If ambient noise is > 70 dBA CNEL, an impact would occur if the project results in a ≥ 3 dBA CNEL increase

a) Less than Significant Impact. The Noise Impact Analysis prepared for the project assessed the project's incremental traffic-related noise impacts at 10 locations in the immediate vicinity of the project site. With operation of the proposed project, vehicular noise in the project area would range from 59.4 dBA to 70.2 dBA. As shown on Table N-1, the project related noise increase would range from 0 to 3.4 dBA, which would be less than the applicable thresholds. Thus, traffic related noise impacts from the project would be less than significant.

Table N-1: Off-Site Traffic Noise Impacts

ID	Road	Segment	Adjacent Land Use	CNEL at Adjacent Land Use (dBA)			Applicable Threshold	Threshold Exceeded?
				No Project	With Project	Project Increase		
1	Harvill Av.	s/o Cajalco Exwy.	Light Industrial	70.2	71.3	1.1	3 dBA	No
2	Harvill Av.	n/o Cajalco Rd.	Light Industrial	69.3	70.6	1.3	5 dBA	No
3	Harvill Av.	s/o Cajalco Rd.	Light Industrial	68.9	70.3	1.4	5 dBA	No
4	Harvill Av.	n/o Rider St.	Light Industrial	68.9	70.3	1.4	5 dBA	No
5	Harvill Av.	s/o Rider St.	Business Park	69.2	70.4	1.2	5 dBA	No
6	Harvill Av.	s/o Dwy. 1	Business Park	69.2	70.4	1.2	5 dBA	No
7	Cajalco Exwy.	w/o Harvill Av.	Light Industrial	69.5	69.5	0.0	5 dBA	No
8	Cajalco Exwy.	e/o Harvill Av.	Light Industrial	69.6	70.2	0.6	5 dBA	No
9	Rider St.	w/o Harvill Av.	Residential	59.4	62.7	3.4	5 dBA	No
10	Rider St.	w/o Dwy.	Residential	59.4	59.4	0.0	5 dBA	No

Source: Urban Crossroads, 2017.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Existing Plans, Programs, or Policies:

There are no PPPs related to highway noise.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

34. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact:

a) No Impact. The project site is not subject to any existing noise sources that could impact the proposed project, or that could be impacted by the proposed industrial warehousing project. Therefore, impacts related to other noise would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to other noise.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

35. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Noise Impact Analysis, Urban Crossroads, June 30, 2017 (NIA); Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure")

Findings of Fact:

a) Less than Significant Impact.

Existing Ambient Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The ambient noise levels in the project area are dominated by transportation-related noise associated with the freeway and arterial roadway network. The existing noise includes auto and heavy truck activities on roadway segments near the project site. The Noise Impact Analysis conducted 24-hour noise level measurements at locations shown on Figure N-1, the result of which are in Table N-2.

Table N-2: 24-Hour Ambient Noise Level Measurements

Location	Distance to Project Boundary (Feet)	Description	Hourly Noise Level (dBA Leq)		CNEL
			Daytime	Nighttime	
L1	680'	Located northwest of the Project site on Patterson Avenue near an existing residential home and agricultural use.	49.1	45.1	52.8
L2	0'	Located at the northwest corner of the Project site near an existing residential home.	50.1	47.0	54.5
L3	475'	Located west of the Project site off of Patterson Avenue adjacent to an existing residential home.	44.0	40.8	48.3
L4	715'	Located west of the Project site at the northwest corner of Patterson Avenue and Walnut Street near existing residential homes.	47.1	43.5	51.5
L5	1,290'	Located south of the Project site on Placentia Avenue near existing residential homes.	51.2	45.6	54.1

Source: Urban Crossroads, 2017.

Operations


The Noise Impact Analysis identified that long-term noise generated from the proposed project would result from idling trucks, delivery truck activities, backup alarms, loading and unloading of dry goods, and roof-top air conditioning units. As shown on Tables N-3 and N-4, the project is anticipated to generate a daytime increase of up to 0.5 dBA Leq and a nighttime increase of up to 0.9 dBA Leq at the receiver locations that are shown on Figure N-2. This limited increase in ambient noise would be less than significant, and operations of the proposed project would not result in a substantial permanent increase in ambient noise levels.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Figure N-1: Noise Measurement Locations



LEGEND:

 Noise Measurement Locations

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Figure N-2: Noise Receptor Locations



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

LEGEND:

- Receiver Locations
- Distance from receiver to Project site boundary (in feet)
- Existing Barrier Height (in feet)
- Existing Barrier

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

Table N-3: Project Daytime Noise Level Contributions

Receiver Location	Project Operational Noise Level	Measurement Location	Reference Ambient Noise Levels	Combined Project and Ambient	Project Contribution	Threshold Exceeded?
R1	37.7	L1	49.1	49.4	0.3	No
R2	40.9	L2	50.1	50.6	0.5	No
R3	40.2	L2	50.1	50.5	0.4	No
R4	34.4	L3	44.0	44.4	0.4	No
R5	32.2	L3	44.0	44.3	0.3	No
R6	29.4	L4	47.1	47.2	0.1	No
R7	39.2	L5	51.2	51.5	0.3	No

Source: Urban Crossroads, 2017.

Table N-4: Project Nighttime Noise Level Contributions

Receiver Location	Project Operational Noise Level	Measurement Location	Reference Ambient Noise Levels	Combined Project and Ambient	Project Contribution	Threshold Exceeded?
R1	37.7	L1	45.1	45.8	0.7	No
R2	40.9	L2	47.0	47.9	0.9	No
R3	40.2	L2	47.0	47.8	0.8	No
R4	34.4	L3	40.8	41.7	0.9	No
R5	32.2	L3	40.8	41.4	0.6	No
R6	29.4	L4	43.5	43.7	0.2	No
R7	39.2	L5	45.6	46.5	0.9	No

Source: Urban Crossroads, 2017.

b) Less than Significant Impact.

The Noise Impact Analysis identified a construction-related noise level threshold from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH) of 85 dBA Leq. The Noise Impact Analysis (Appendix H) includes a construction noise analysis that identified that the highest construction noise levels would occur when equipment is operating at the project site boundary, which is shown on Table N-5.

Table N-5: Construction Equipment Noise Levels

Location	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Peak Activity
R1	55.4	55.4	44.0	47.4	43.3	55.4
R2	79.6	79.6	68.2	71.6	67.5	79.6
R3	59.4	59.4	48.0	51.4	47.3	59.4
R4	66.3	66.3	54.9	58.3	54.2	66.3
R5	60.2	60.2	48.8	52.2	48.1	60.2
R6	55.4	55.4	44.0	47.4	43.3	55.4
R7	51.4	51.4	40.0	43.4	39.3	51.4

Source: Urban Crossroads, 2017.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As shown on Table N-5, the construction noise levels experienced at the nearby sensitive receiver locations are expected to range from 51.4 to 79.6 dBA Leq, and would be less than the 85 dBA Leq construction noise level threshold. Therefore, impacts related to construction noise would be less than significant.

c) Less than Significant Impact.

County Noise Standards

General Plan Noise Element Policy N 4.1: sets an exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m.

Municipal Code Section 9.52.020, Construction Noise: 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.

Construction

As described above, the County's Municipal Code Section 9.52.020 exempts construction noise 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. The project would comply with the County's construction hours regulations. Therefore, construction noise would not result in an impact related to the exposure of persons to or generation of noise levels in excess of regulations.

Operations

The General Plan Noise Element establishes a noise standard for sensitive uses of 45 dBA 10-minute Leq between 10 pm and 7 am and 65 dBA 10-minute Leq between 7 am and 10 pm. The Noise Impact Analysis evaluated the project's long-term impacts to ambient noise levels at the nearest sensitive receptors resulting from on-site noise sources such as idling trucks, delivery truck activities, backup alarms, loading and unloading of dry goods, and roof-top air conditioning units. As shown on Figure N-2, operational Noise Source Locations, and Table N-6, the ambient noise levels at the receptors would be less than the 65 dBA daytime maximum noise level and the 45 DBA nighttime maximum noise level. Therefore, noise generated from operation of the proposed project would be less than significant.

Table N-6: Project Operational Noise Levels

Receiver Location ¹	Noise at Receivers (dBA Leq)	Threshold Exceeded?	
		Daytime (65 dBA Leq)	Nighttime (45 dBA Leq)
R1	37.7	No	No
R2	40.9	No	No
R3	40.2	No	No
R4	34.4	No	No
R5	32.2	No	No
R6	29.4	No	No
R7	39.2	No	No

Source: Urban Crossroads, 2017.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Less than Significant Impact with Mitigation Incorporated. The Noise Impact Analysis determined that the primary source of vibration during operations would be truck movements. Trucks on-site would be moving at a very slow speed. Based on the Federal Transit Administration's (FTA) *Transit Noise Impact and Vibration Assessment*, truck activity on-site would generate vibrations approaching 0.001 in/sec root-mean-square (RMS), which is below the threshold for perceptible motion of 0.01 in/sec RMS identified Noise Element Policy N 16.3. Thus, vibration impacts related to project operations would be less than significant.

Construction activity can cause varying degrees of ground vibration, depending on the equipment and methods used, the distance to receptors, and soil type. Construction vibrations are intermittent, localized intrusions. The use of heavy construction equipment, particularly large bulldozers, and large loaded trucks hauling materials to or from the site generate construction-period vibration impacts.

The Noise Impact Analysis evaluated construction equipment vibration levels at the closest receptors. As shown in Table 7, Receptor R2, which at 50 feet away is the closest to the planned construction activity would experience vibrations in excess of the County standard of 0.01 in/sec RMS; the unmitigated vibration level at Receptor R2 is 0.022 in/sec RMS.

Table N-7: Construction Equipment Vibration Levels

Receiver	Distance to Const. Activity (Feet)	Receiver PPV Levels (in/sec)					RMS Velocity Levels (in/sec)	Threshold Exceeded?
		Small Bulldozer	Jack-hammer	Loaded Trucks	Large Bulldozer	Peak Vibration		
R1	808'	0.000	0.000	0.000	0.000	0.000	0.000	No
R2	50'	0.001	0.012	0.027	0.031	0.031	0.022	Yes
R3	511'	0.000	0.000	0.001	0.001	0.001	0.001	No
R4	231'	0.000	0.001	0.003	0.003	0.003	0.002	No
R5	464'	0.000	0.000	0.001	0.001	0.001	0.001	No
R6	809'	0.000	0.000	0.000	0.000	0.000	0.000	No
R7	721'	0.000	0.000	0.000	0.001	0.001	0.000	No

Source: Urban Crossroads, 2017.

In order to reduce potential vibration impacts at R2 to below the County standard, Mitigation Measure NOI-1 has been included, which requires a 90-foot buffer zone from receptor location R2 is required, which will restrict the use of large dozers and large loaded trucks. With implementation of this buffer, the RMS velocity level would be reduced to 0.009 in/sec, which is less than the County standard of 0.01 in/sec RMS. Thus, with implementation of Mitigation Measure NOI-1 impacts related to construction vibration would be less than significant.

Existing Plans, Programs, or Policies:

PPP NOI-1: Ordinance No. 847: Regulating Noise in Riverside County

Mitigation:

Mitigation Measure NOI-1: Project construction plans and specifications, and construction permits shall state that large loaded trucks and dozers shall not be used within 90 feet of receiver location R2 (23615 Rider Street) if occupied at the time of project construction. Instead, small rubber-tired bulldozers shall be used within this area during project construction to reduce vibration effects.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: County Building and Safety on-site inspection to ensure that measures are implemented.

POPULATION AND HOUSING Would the project:

36. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Riverside County General Plan Housing Element, California Employment Development Department Labor Market info (EDD, 2017), U.S. Census Factfinder (Census Factfinder 2015).

Findings of Fact:

a) No Impact. The project site is vacant and undeveloped. The site does not contain any housing, and has not been historically used for housing. The project site has a General Plan land use designation of Business Park, and is zoned for non-residential uses. Implementation of the proposed project would occur on the vacant site that is not designated for housing uses; thus, the project would not displace any housing and would not necessitate the construction of housing. As a result, impacts would not occur.

b) No Impact. The proposed industrial warehousing project would generate the need for employees, which are anticipated to come from the project region, as the unemployment rate was 5.5 percent in Riverside County and 8.0 percent in the City of Perris (the closest city to the project site) in February 2017 (State Employment Development Department, March 2017), which is slightly down from the 7 percent unemployment rate in the County 1.5 years ago in August 2015. In addition, the unemployment rate within Riverside County has been a minimum of 5.5 percent for the last 10 years (EDD, 2017). Thus, it is anticipated that new employees at the project site would be within commuting distance and would not generate needs for any housing.

In addition, should project employees relocate to work at the modified facility, sufficient vacant housing is available within the region to fill the project's need. The County of Riverside had a vacancy rate of 14.2 percent (6.4 percent were vacant rental units), and the City of Perris had a vacancy rate of 6.4 percent (4.4 percent were vacant rental units) in 2015 (Census Factfinder 2015). Thus, the proposed project would not create a demand for any housing, including housing affordable to households earning 80 percent or less of the County's median income; and impacts would not occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) No Impact. The project site is vacant and undeveloped and does not contain any people or housing. The project site is designated for Business Park land uses and is zoned for non-residential uses. Implementation of the proposed project would occur on the vacant site that is not designated for housing uses; thus, the proposed project would not displace any people and would not necessitate the construction of housing. Impacts would not occur.

d) No Impact. The proposed project would develop the site pursuant to the allowable uses of the existing land use and zoning designations. The Redevelopment Agency for the County of Riverside was dissolved in February 2012 and Redevelopment Agency development projects are no longer active within the County. In addition, the project site and surrounding areas were not previously identified as a Redevelopment Agency site. Thus, the proposed project would not affect a Redevelopment Project Area, and impacts would not occur.

e) No Impact. The proposed project would develop an industrial warehousing building that would generate additional employees, but as described above in response 36.b), these employees are anticipated to come from the project region due to the steady unemployment rate; and any new employees to the region that would work at the project would be accommodated by the existing vacant housing in the region. Furthermore, the project site has a Business Park land use designation and is zoned for Manufacturing – Service Commercial (M-SC) and Industrial Park (I-P). Therefore, the County’s General Plan that was updated in 2015 includes employee growth from development of the site pursuant to these land use and zoning designations. Thus, implementation of the proposed project is already included in local and regional projections (which are generally based on General Plan land uses), and the proposed project would not cumulatively exceed regional or local population projections, and impacts would not occur.

f) Less than Significant Impact. As described above, the employees that would work at the proposed project are anticipated to come from the project region, due to the steady unemployment rate. Any new employees to the region that would work at the proposed project would be accommodated by the existing vacant housing in the region. Furthermore, the project site has been identified for business park land uses. As a result, growth related to development of the project site for employment generating uses is included in County General Plan planning projections. Thus, direct impacts related to population growth in an area would be less than significant. In addition, the proposed project does not include the extension of roads or other infrastructure. The project would be served by the existing adjacent roadway system, and utilities would be provided by the existing infrastructure that is located in adjacent roadways. Therefore, the proposed project would not extend roads or other infrastructure that could indirectly induce population growth. Overall, direct and indirect impacts related to population growth would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to population and housing.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

37. Fire Services

Source: Riverside County General Plan Safety Element, Riverside County Fire Department website (rvcfire.org).

Findings of Fact:

a) Less than Significant Impact. The project site is located within 3.5 miles of two Riverside County Fire Stations, listed below:

- Riverside County Station 1, located at 210 West San Jacinto Avenue, 3.3 miles from the project site
- Riverside County Station 59, located at 21510 Pinewood Street, 3.5 miles from the project site

Implementation of the proposed project would be required to adhere to the Uniform Fire Code, as included in the County’s Municipal Code Section 8.32 and would be reviewed by the County’s Department of Building and Safety to ensure that the project plans meet the fire protection requirements.

The new structure and increase in employees that would occur from implementation of the proposed project on the currently vacant site would result in an incremental increase in demand for fire protection and emergency medical services; however, the increase in people onsite is limited, and would not increase demands such that provision of a new or physically altered fire station would be required that could cause environmental impacts. Therefore, impacts related to fire protection services from the proposed project would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for fire facilities for every acre of new commercial and industrial use, as included by PPP PS-1, listed below. Overall, impacts related to fire services from implementation of the proposed project would be less than significant.

Existing Plans, Programs, or Policies:

PPP PS-1: Ordinance No. 659: 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

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
38. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Sheriff Department website (www.riversidesheriff.org).

Findings of Fact:

a) Less than Significant Impact. The project site is located within 3.4 miles from the Riverside County Sherriff Station in the City of Perris (137 N. Perris Boulevard), which currently serves the project region. The proposed project would result in additional onsite employees and goods that could create the need for sheriff services. Crime and safety issues during project construction may include: theft of building materials and construction equipment, malicious mischief, graffiti, and vandalism. Operation of the industrial warehouse is anticipated to generate a typical range of sheriff service calls, such as burglaries, thefts, and employee disturbances.

However, to reduce the need for law enforcement services, security concerns are addressed in the project design by providing low-intensity security lighting, security cameras, and access gates. Pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although an incremental increase could occur from implementation of the project, the need for law enforcement services from the project would not result in the need for, new or physically altered sheriff facilities. Thus, substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur, and impacts would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for sheriff facilities per every acre of new commercial and industrial use, as included by PPP PS-1, listed below. Overall, impacts related to Sheriff services from implementation of the proposed project would be less than significant.

Existing Plans, Programs, or Policies:

PPP PS-1: Ordinance No. 659. Listed previously in 38.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

39. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Val Verde Unified School District

Findings of Fact:

a) Less than Significant Impact. The project is an industrial warehousing project that would not directly generate students. As described previously, the proposed project is not anticipated to generate a new population, as the employees needed to operate the industrial warehouse uses are anticipated to come from within the project region due to the steady unemployment rate; and substantial in migration of employees that could generate new students is not anticipated to occur. As required by all projects

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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within the County, the proposed project is required to pay School Mitigation Impact fees, as included by PPP-PS-2, listed below. Overall, impacts related to schools would be less than significant.

Existing Plans, Programs, or Policies:

PPP PS-2: School Mitigation: Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Val Verde Unified School related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Findings of Fact:

a) Less than Significant Impact. The project is an industrial warehousing project that would not directly generate a substantial new population that would utilize libraries. As described previously, the employees needed to operate the proposed project are anticipated to come from the project region and commute to the project site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial usage of library facilities is not anticipated to occur. Overall, impacts related to libraries from implementation of the proposed project would be less than significant.

Additionally, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for library facilities per every acre of new commercial and industrial use, as included in by PPP PS-1.

Existing Plans, Programs, or Policies:

PPP PS-1: Ordinance No. 659. Listed previously in 38.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Findings of Fact:

a) Less than Significant Impact. The project is an industrial warehousing project that would not directly generate a substantial new population that would need health services. As described previously, the employees needed to operate the proposed project are anticipated to come from the project region and commute to the project site, due to the steady unemployment rate; and substantial in migration of employees that could generate substantial need for health services is not anticipated to occur. Overall,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts related to health services from implementation of the proposed project would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to health services.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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 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 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) Less than Significant Impact. The proposed project would develop industrial warehouse uses, and the project does not include development of recreational facilities. In addition, as described previously, the proposed project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed industrial warehousing uses are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would require construction or expansion of recreational facilities, and impacts would be less than significant.

b) Less than Significant Impact. As described previously, the proposed project would develop industrial warehousing uses on the project site, which would not result in an influx of new residents, as the employees needed to operate the project are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would generate significant use of existing neighborhood or regional parks and recreation facilities, such that substantial physical deterioration would occur or be accelerated, and impacts would be less than significant.

In addition, as described above, Riverside County Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for park and recreation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facilities per every acre of new commercial and industrial use, as included by PPP PS-1, listed above in Response 37.

c) No Impact. The project site is not located within a CSA or recreation park district with a Community Park and Recreation Plan. Thus, no impacts related to a park district or recreation plan would occur from implementation of the proposed project.

Existing Plans, Programs, or Policies:

PPP PS-1: Ordinance No. 659: Listed previously in 37.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

43. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

a) Less than Significant Impact. The project site is surrounded by roadways, developed lands, and undeveloped parcels that were previously used for agriculture. There are no recreational trails within or adjacent to the project site. As described previously, the proposed project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed industrial warehousing uses are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would use or require recreational trails, and impacts would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new commercial and industrial use, as included by PPP PS-1.

Existing Plans, Programs, or Policies:

PPP PS-1: Ordinance No. 659: Listed previously in 37.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

TRANSPORTATION/TRAFFIC Would the project:				
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44. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Mead Valley Area Plan; Traffic Impact Analysis, prepared by Transpo Group, 2017 (TIA 2017).

Findings of Fact:

Traffic Threshold

As described in the Riverside County General Plan Policy C 2.1, LOS D shall apply to all development proposals located within the Mead Valley Area Plan. Thus, the LOS threshold is LOS D.

Traffic Study Area and Existing Conditions

The roadways included in the traffic study area include Harvill Avenue, Rider Street, and Cajalco Expressway. To identify the existing traffic conditions, traffic counts at the study intersections were conducted on Tuesday April 11, 2017. As shown in Table T-1 all of the study intersections are currently operating at satisfactory LOS C or better during the weekday a.m. and p.m. peak hours under existing conditions.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table T-1: Existing Peak Hour Levels of Service

Intersection	AM Peak		PM Peak	
	Delay ¹	LOS ²	Delay ¹	LOS ²
1. Harvill Avenue/Rider Street	12.1	B	11.3	B
2. Harvill Avenue/Cajalco Road	12.1	B	12.9	B
3. Harvill Avenue/Cajalco Expressway	32.2	C	27.2	C
4. North Project Driveway/Rider Street	n/a		n/a	
5. Harvill Avenue/Project Driveway 1	n/a		n/a	
6. Harvill Avenue/Project Driveway 2	n/a		n/a	

¹ Seconds/Vehicle

² Level of Service, based on Highway Capacity Manual HCM 2010. Unless otherwise noted.

n/a - location does not exist in the no-project condition.

Source: Transpo Group, 2017.

a) Less than Significant Impact.

The proposed project would develop and operate a 423,665-square foot industrial warehousing building on the project site. As shown in Table T-2, the proposed project would generate 1,124 daily trips; 74 would occur in the a.m. peak hour and 80 would occur during the p.m. peak hour.

Based on the location of the project, it is likely that most project trips, especially truck trips, would utilize the freeway ramps at Cajalco Expressway to travel north or south on I-215. A small percentage of employees may travel to the site from the local area, but most trips would travel to and from I-215.

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

Table T-2: Estimated Project Trip Generation

Land Use	Units	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
<u>Trip Rates</u>								
High-Cube Warehouse/Distribution Center ¹	TSF	1.68	0.08	0.03	0.11	0.04	0.08	0.12
<u>Total Vehicle Trip Generation</u>								
Harvill Avenue Warehouse	423.7 TSF	712	32	14	47	16	35	51
<u>Vehicle Mix²</u>								
	<u>Percent</u>							
Passenger Vehicles	61.90%	441	20	9	29	10	22	31
2-Axle Trucks	6.45%	46	2	1	3	1	2	3
3-Axle Trucks	8.65%	62	3	1	4	1	3	4
4+-Axle Trucks	22.99%	164	7	3	11	4	8	12
	100%	712	32	14	47	16	35	51
<u>PCE Trip Generation³</u>								
	<u>PCE Factor</u>							
Passenger Vehicles	1.0	441	20	9	29	10	22	31
2-Axle Trucks	1.5	69	3	1	5	2	3	5
3-Axle Trucks	2.0	123	6	3	8	3	6	9
4+-Axle Trucks	3.0	491	22	10	32	11	24	35
Total PCE Trip Generation		1124	51	23	74	25	55	80

TSF = Thousand Square Feet

PCE = Passenger Car Equivalent

¹ Trip rates from the Institute of Transportation Engineers, *Trip Generation, 9th Edition*, 2012. Land Use Code 152 - High-Cube Warehouse/Distribution Center.

² Passenger car and truck percentages from AQMD. Truck splits from the City of Fontana, *Truck Trip Generation Study*, August 2003. Classification: Heavy Warehouse use.

³ Passenger Car Equivalent (PCE) factors from San Bernardino County CMP, Appendix B - Guidelines for CMP Traffic Impact Analysis Reports in San Bernardino County, 2016

Source: Transpo Group, 2017.

Existing Plus Project: An intersection operations analysis was conducted for the study area to evaluate the existing plus project weekday a.m. and p.m. peak hour conditions with the project. As shown in Table T-3, all study intersections are forecast to continue to operate at satisfactory LOS D or better during the weekday a.m. and p.m. peak hours with the addition of project traffic, and impacts would be less than significant in the existing plus project condition.

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

Table T-3: Existing Plus Project Conditions

Intersection	Existing				Existing plus Project				Delay Change		Impact	
	AM Peak		PM Peak		AM Peak		PM Peak		AM	PM	AM	PM
	Delay ¹	LOS ²	Delay ¹	LOS ²	Delay ¹	LOS ²	Delay ¹	LOS ²				
1. Harvill Avenue/Rider Street	12.1	B	11.3	B	12.9	B	12.1	B	0.8	0.8	NO	NO
2. Harvill Avenue/Cajalco Road	12.1	B	12.9	B	12.9	B	14.0	B	0.8	1.1	NO	NO
3. Harvill Avenue/Cajalco Expressway	32.2	C	27.2	C	34.9	C	27.7	C	2.7	0.5	NO	NO
4. North Project Driveway/Rider Street	n/a		n/a		8.6	A	8.8	A	8.6	8.8	NO	NO
5. Harvill Avenue/Project Driveway 1	n/a		n/a		13.8	B	17.3	C	13.8	17.3	NO	NO
6. Harvill Avenue/Project Driveway 2	n/a		n/a		13.3	B	16.2	C	13.3	16.2	NO	NO

¹ Seconds/Vehicle

² Level of Service, based on Highway Capacity Manual HCM 2010. Unless otherwise noted.

n/a - location does not exist in the no-project condition.

Source: Transpo Group, 2017.

Opening Year 2019 Plus Project: Opening year 2019 without-project traffic volumes were determined by adding a growth rate of 2 percent per year to the existing traffic volumes. These volumes were then added to the vehicular trips that would be generated by the proposed project to determine opening Year 2019 traffic volumes. As shown in Table T-4, the intersection of Harvill Avenue/Cajalco Expressway would deteriorate from LOS C to LOS D during the a.m. peak hour with addition of the project traffic. However, this intersection would still operate at a satisfactory condition of LOS D or better during the a.m. and p.m. peak hours in the opening year (2019) conditions with project traffic. As shown in Table T-4, none of the study area intersections would not exceed the County's LOS D standard; thus, impacts would be less than significant in the opening year (2019) plus project condition.

Table T-4: Opening Year (2019) Plus Project Conditions

Intersection	Opening Year				Opening Year plus Project				Delay Change		Impact	
	AM Peak		PM Peak		AM Peak		PM Peak		AM	PM	AM	PM
	Delay ¹	LOS ²	Delay ¹	LOS ²	Delay ¹	LOS ²	Delay ¹	LOS ²				
1. Harvill Avenue/Rider Street	12.6	B	11.8	B	13.4	B	12.5	B	0.8	0.7	NO	NO
2. Harvill Avenue/Cajalco Road	12.6	B	13.4	B	13.6	B	14.7	B	1.0	1.3	NO	NO
3. Harvill Avenue/Cajalco Expressway	34.2	C	38.2	D	36.1	D	39.3	D	1.9	1.1	NO	NO
4. North Project Driveway/Rider Street	n/a		n/a		8.7	A	8.8	A	8.7	8.8	NO	NO
5. Harvill Avenue/Project Driveway 1	n/a		n/a		14.1	B	17.9	C	14.1	17.9	NO	NO
6. Harvill Avenue/Project Driveway 2	n/a		n/a		13.6	B	16.7	C	13.6	16.7	NO	NO

¹ Seconds/Vehicle

² Level of Service, based on Highway Capacity Manual HCM 2010. Unless otherwise noted.

n/a - location does not exist in the no-project condition.

Source: Transpo Group, 2017.

Cumulative Plus Project: Cumulative traffic volumes were forecast by adding any approved or pending projects (cumulative projects) to the project opening year (2019) without project traffic volumes, and an

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

intersection operations analysis was conducted to evaluate the cumulative plus project weekday a.m. and p.m. peak hour conditions with the project. As shown in Table T-5, all study intersections are forecast to continue to operate with satisfactory conditions at LOS D or better during the a.m. and p.m. peak hours in the cumulative condition with the addition of project traffic. None of the study intersections exceed the County's LOS D standard; therefore, impacts would be less than significant in the cumulative plus project condition.

Table T-5: Cumulative Plus Project Conditions

Intersection	Cumulative Year				Cumulative Year plus Project				Delay Change		Impact	
	AM Peak		PM Peak		AM Peak		PM Peak		AM	PM	AM	PM
	Delay ¹	LOS ²	Delay ¹	LOS ²	Delay ¹	LOS ²	Delay ¹	LOS ²				
1. Harvill Avenue/Rider Street	13.3	B	12.8	B	14.1	B	13.7	B	0.8	0.9	NO	NO
2. Harvill Avenue/Cajalco Road	13.6	B	14.8	B	14.7	B	16.4	C	1.1	1.6	NO	NO
3. Harvill Avenue/Cajalco Expressway	34.5	C	36.0	D	36.4	D	37.6	D	1.9	1.6	NO	NO
4. North Project Driveway/Rider Street	n/a		n/a		8.7	A	8.8	A	8.7	8.8	NO	NO
5. Harvill Avenue/Project Driveway 1	n/a		n/a		14.5	B	18.6	C	14.5	18.6	NO	NO
6. Harvill Avenue/Project Driveway 2	n/a		n/a		14.0	B	17.2	C	14.0	17.2	NO	NO

¹ Seconds/Vehicle

² Level of Service, based on Highway Capacity Manual HCM 2010. Unless otherwise noted.

n/a - location does not exist in the no-project condition.

Source: Transpo Group, 2017.

b) No Impact. Every county in California is required to develop a CMP that looks at the links between land use, transportation, and air quality. The Riverside County Transportation Commission (RCTC) prepares and periodically updates the Riverside County CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Riverside County CMP does not require traffic impact assessments for development projects, such as the proposed project. However, the CMP does require that local agencies prepare a deficiency plan if proposed development impacts cause the LOS on a CMP facility to fall to below the LOS E standard. As described in the response above, none of the study intersections exceed LOS D; and therefore, would not fall below LOS E. Therefore, the project would not result in a conflict with an applicable congestion management program, and impacts would not occur.

c) No Impact. As described above, the proposed project is two miles from the March Air Reserve Base, and located within the March Air Reserve Base C2 zone. The ALUCP requires airspace review is required for any objects taller than 70-feet in height within the C2 zone. The proposed building would be 42-feet tall, which is substantially lower than the 70-foot height criteria. Due to the distance and the proposed height of the structure, the proposed project would not result in a change in air traffic patterns, and impacts would not occur.

d) No Impact. There are no navigable waterbodies in the vicinity of the project site. Thus, the project would not alter waterborne traffic. The project site is approximately 800 feet west of a railroad that is located parallel to the west side of I-215. The location of the rail line is separated from the project site by Harvill Avenue and existing industrial uses. Thus, operation of the project site would not alter the rail traffic. In addition, the roadway rail crossings at Placentia Avenue and Cajalico Expressway are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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elevated, and rail traffic passes underneath the roadways. Therefore, traffic generated by the proposed project would not alter rail traffic.

In addition, as described above, the proposed project is 2 miles from the March Air Reserve Base, within the March Air Reserve Base C2 zone that has a height review limit at 70-feet in height. However, the proposed building would be 42-feet tall. Due to the distance and the proposed height of the structure, the proposed project would not alter air traffic, and impacts would not occur

e) Less than Significant Impact. The proposed project includes only industrial warehousing uses. There are no proposed uses that would be incompatible. The project would also not increase any hazards related to a design feature. Operation of the proposed project would involve trucks entering and exiting the project site from Harvill Avenue and Rider Street via driveways designed to accommodate trucks. Passenger vehicles would enter and exit the site using the same driveways. The onsite circulation design prepared for the project provides fire truck accessibility and turning ability throughout the site. Thus, impacts related to vehicular circulation design features from the proposed project would be less than significant.

In addition, as shown in Tables T-3, T-4, and T-6, the project driveway is forecast to operate at acceptable LOS during the a.m. and p.m. peak hours for all project traffic conditions. Based on the LOS and the design of the driveway, vehicles and trucks entering and exiting the project site would be able to do so comfortably, safely, and without undue congestion. As such, project access would be adequate, and impacts related to hazardous design features would be less than significant.

f) Less than Significant Impact. The proposed project would not result in the altered need for road maintenance; however, as described above, the proposed project would generate 1,124 daily trips, which would contribute to the need for regular maintenance of roads. To provide for public facility maintenance needs, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for road improvements and maintenance, which are levied per every acre of new commercial and industrial use, as included in PPP PS-1. In addition, the taxes generated from the proposed uses on the project site would support regular road maintenance. Thus, the project would provide funding for future roadway maintenance needs, and impacts related to roadway maintenance needs would be less than significant.

g) Less than Significant Impact. As described above, implementation of the proposed project in the existing condition, in 2019, and in the cumulative 2019 conditions would not generate significant traffic impacts. As described in the Project Description, the construction of the proposed project is anticipated to take approximately 18 months and would include transportation of equipment, materials, and workers to the project site, and export of excavated soils. The short-term construction related vehicular trips would result in fewer daily and peak hour trips than were evaluated in response 43.a) above. Therefore, traffic impacts related to construction activities would be less than significant.

h) Less than Significant Impact. The proposed construction activities, including equipment and supply staging and storage, would largely occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. During construction of the driveways to Harvill Avenue and Rider Street, a minimum of one lane would remain open to ensure adequate emergency access to the project area and vicinity, and impacts related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operation of the proposed project would also not result in inadequate emergency access. Direct access to the project site would be provided from Harvill Avenue and Rider Street, which are adjacent to the project site. The project would also be required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the County Municipal Code. The Riverside County Fire Department would review the development plans prior to approval to ensure adequate emergency access pursuant to the requirements in the Uniform Fire Code and Section 503 of the California Fire Code (Title 24, California Code of Regulations, Part 9). As such, the proposed project would not result in inadequate emergency access, and impacts would be less than significant.

i) No Impact. There are no bicycle lanes or sidewalks located adjacent to the project. In addition, the project site is not directly served by transit. RTA Route 41 provides weekday and weekend service along Cajalco Expressway, approximately 0.6 mile north of the project site. The proposed project includes development of sidewalks on Harvill Avenue and Rider Street adjacent to the project site. The proposed project would not alter any existing offsite bicycle or pedestrian facilities; and development of the industrial warehousing uses is not expected to significantly increase bicycle, pedestrian, or transit trips. Therefore, the proposed project would not result in conflicts related to public transit, bicycle, or pedestrian facilities, and impacts would not occur.

Existing Plans, Programs, or Policies:

PPP PS-1: Ordinance No. 659. Listed previously in 37.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

45. Bike Trails

<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:

a) Less than Significant Impact. The project site is surrounded by roadways, developed lands, and undeveloped parcels that were previously used for agriculture. There are no bike trails within or adjacent to the project site. As described previously, the proposed project is not anticipated to result in an influx of new residents, as the employees needed to operate the proposed industrial warehousing uses are anticipated to come from the unemployed labor force in the region. Thus, the proposed project would not generate a substantial population that would use or require bike trails, and impacts would be less than significant.

In addition, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for open space and recreational trail facilities per every acre of new commercial and industrial use, as included by PPP PS-1.

Existing Plans, Programs, or Policies:

PPP PS-1: Ordinance No. 659: Listed previously in 37.

Mitigation: No mitigation measures are necessary.

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

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: Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015).

Findings of Fact:

a) Less than Significant Impact. The proposed project would develop the vacant parcel that is planned for Business Park land uses. Below adjacent roadways are existing 14-inch (Rider Street) and 24-inch (Harvill Avenue) water lines. The proposed project would install a new onsite water line that would connect the to one or both of the existing lines, and would not require expansion to serve the proposed project. Therefore, although construction of the onsite water line would be required to support the new development, no extensions or expansions to the water pipelines supplying the project site would be required. The necessary installation of the onsite water supply line is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND.

The Eastern Municipal Water District (EMWD) provides water supplies to the project area. In addition to treated water that is delivered by to EMWD by the Metropolitan Water District, EMWD operates two microfiltration plants that filter raw imported water to achieve potable water standards. The two treatment plants, the Perris Water Filtration Plant and the Hemet Water Filtration Plant, are located in Perris and Hemet, respectively. These two water treatment plants provide a portion of the water supplied by EMWD (UWMP 2015). As further described in response 46.b, below, the proposed project would result in a limited demand for water supplies, and would not require new or expanded water entitlements. Likewise, the planned capacity of the regional water treatment facilities that supplies the water is adequate, and new or expanded water treatment facilities would not be required as a result of the proposed project. Therefore, impacts would be less than significant.

b) Less than Significant Impact. Water supplies to the project area are provided by EMWD, which serves 555 square miles of western Riverside County and includes the project area (UWMP 2015). In 2015, EMWD had a water demand of 146,090 AF, and projects a demand of 197,901 AF in 2020, which is a 35 percent increase over 2015 demands (an increase of 51,811 AF) (UWMP 2015). The UWMP identifying increases in imported water to meet this increase in demand. The UWMP details the District’s reliable and drought-resilient water supply capable of meeting projected demands over the next 25 years and beyond (UWMP 2015). The UWMP describes that the District has a projected supply of 197,901 AFY in 2020, and a predicted supply of 268,200 AFY in 2040. To ensure that planning efforts for future growth are comprehensive, the Urban Water Management Planning Act requires water purveyors to incorporate regional projections and land uses in UWMPs.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is designated for Business Park, which allows a 0.25-0.60 FAR. The proposed project would result in a 0.45 FAR, which is less than the allowable General Plan Land Use designation criteria, and would be consistent with existing growth projections that are included in the UWMP projections. In addition, the 2015 UWMP identifies water supply and demands through 2040 (268,200 AFY) and indicates it would be able to meet all of the anticipated water supply needs. Therefore, the proposed project would not require new or expanded water entitlements, and impacts would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to utilities and service systems.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Eastern Municipal Water District 2015 Urban Water Management Plan (UWMP 2015)

Findings of Fact:

a) Less than Significant Impact. As described above, the proposed project would develop the vacant parcel that is planned for Business Park land uses and an 8-inch sewer line currently exists in the adjacent roadway (Rider Street). The proposed project would install a new onsite sewer line that would connect the to the existing line in Rider Street, and would not require expansion to serve the proposed project. Therefore, although construction of the onsite sewer line would be required to support the new development, no extensions or expansions to off-site sewer lines would be required. The necessary installation of the onsite sewer is included as part of the proposed project and would not result in any physical environmental effects beyond those identified in other sections of this IS/MND.

EMWD provides wastewater treatment to the project area. EMWD has four wastewater treatment facilities located throughout its service area that are interconnected to provide for operational flexibility, improved reliability, and deliveries of recycled water. The Perris Valley wastewater treatment plant is closest to the project site, and has a treatment capacity of 22 million gallons per day (mgd), and in 2015 treated an average of 13,806 (UWMP 2015). In addition, the facility has a planned ultimate capacity of 100 mgd. Thus, the wastewater treatment plant has ample capacity, and would not require expansion to serve the proposed project.

a) No Impact. As described in the previous response, the EMWD Perris Valley wastewater treatment plant is closest to the project site, and has a treatment capacity of 22 mgd, and in 2015 treated an average of 13,806 (UWMP 2015). In addition, the facility has a planned ultimate capacity of 100 mgd.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Thus, the wastewater treatment plant has ample capacity, and the proposed project would not result in impacts related to wastewater treatment plant capacity.

Existing Plans, Programs, or Policies:

There are no PPPs related to sewer.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, CalRecycle Facility Database, accessible at: <http://www.CalRecycle.ca.gov/SWFacilities/Directory/Search.aspx>.

Findings of Fact:

a) Less than Significant Impact. The closest landfill to the project site is the Badlands Sanitary Landfill, which is located 14 miles away at 31125 Ironwood Avenue in Moreno Valley. The landfill is permitted to accept 4,800 tons per day of solid waste, and is permitted to operate through 2021 (CalRecycle 2017). In February 2017, the landfill averaged 2,805 tons per day (CalRecycle 2017); thus, having an average capacity for 1,995 additional tons of daily solid waste.

In addition, the El Sobrante Sanitary Landfill, which is located at 10910 Dawson Canyon Road is approximately 21 miles from the project site. The landfill is permitted to accept 16,054 tons per day of solid waste, and is permitted to operate through 2044 (CalRecycle 2017). In August 2016, the landfill averaged 8,534 tons per day (CalRecycle 2017); thus, having an average capacity for 7,520 additional tons of daily solid waste.

Based on a solid waste generation of 6 pounds per 1,000 square feet per day, identified in the CalRecycle Solid Waste Information System Database, the 423,665 SF industrial building would generate approximately 2,542 pounds per day, or 12,708 pounds (6.4 tons) of solid waste per week (based on a five-day work week).

Based on the current recycling requirements, which require diversion of 50 percent of solid waste away from landfills, the proposed project would result in 3.2 tons of solid waste per week, which is within the existing permitted capacity of both the Badlands Sanitary Landfill and the El Sobrante Sanitary Landfill. Therefore, the existing landfills have sufficient permitted capacity to accommodate the project's solid waste disposal need.

Additionally, in 2020, state regulations per AB 341 will become effective, which will require diversion of 75 percent of solid waste from landfills. Thus, it is anticipated that solid waste landfill disposal from

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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operation of the project in 2020 would be reduced to approximately 1.6 tons per week. Overall, the solid waste generated by the proposed project would be within the existing permitted capacity of the landfills, and impacts would be less than significant.

b) No Impact. The proposed project would comply with all regulations related to solid waste. All solid waste-generating activities within the County are subject to the requirements set forth in AB 939, that requires diversion of a minimum of 50 percent of solid waste. In addition, after 2020 all development would be required to divert 75 percent of solid waste pursuant to state regulations. Implementation of the proposed project would be consistent with all state regulations. All projects in the County undergo development review prior to permit approval, which includes an analysis of project compliance with these programs. Therefore, impacts related to compliance with solid waste regulations would not occur.

Existing Plans, Programs, or Policies:

There are no PPPs related to solid waste.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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: Riverside County General Plan

Findings of Fact:

a) Less than Significant Impact. Because the project site is vacant and undeveloped and does not currently generate a demand for utilities, implementation of the proposed project would result in an incremental increase in demand for electricity, natural gas, communication systems, street lighting, maintenance of public facilities, and potentially other governmental services. The proposed project would connect into the existing utility grid that is available adjacent to the site. The streetlights, curb, gutter, sidewalk, water, electrical, gas and telecommunication lines all already exist along Harvill Avenue. There is an existing storm drain along Rider Street. Therefore, all utilities are existing and the project would not result in the construction of new facilities that could cause significant environmental effects, and impacts would be less than significant.

Existing Plans, Programs, or Policies:

There are no PPPs related to utilities.

Mitigation: No mitigation measures are necessary.

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

50. Energy Conservation

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

Source: County of Riverside Climate Action Plan (December 2015)

Findings of Fact:

a) No Impact. The applicable energy conservation plan for the project is the County of Riverside Climate Action Plan (CAP), which is described previously in Response 22. The CAP contains a menu of 47 overall measures potentially applicable to discretionary development that include energy conservation measures.

As described above previously in Response 22, and listed in Table GHG-2, the project would be consistent with the applicable energy conservation measures in the CAP. In addition, the project would be required to comply with the CEC and the Title 24/California Green Building Standards Code, which establish mandatory measures related to energy efficiency in new construction. With the implementation of these measures, there would be no impact related to a conflict with an adopted energy conservation plan.

Existing Plans, Programs, or Policies:

PPP ENE-1: California Energy Code

PPP ENE-2: Title 24/California Green Building Standards Code

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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: Western Riverside MSHCP Habitat Assessment Report, prepared by Blackhawk Environmental, January 2017 (Blackhawk 2017a); Focused Burrowing Owl Survey Report, prepared by Blackhawk Environmental, May 2017 (Blackhawk 2017b); Phase I Cultural Resources Assessment, prepared by Archaeological Associates, 2013 (AA 2013).

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Less than Significant with Mitigation Incorporated. The Habitat Assessment Report (Blackhawk 2017a) identified that the project site is highly disturbed and that no special status vegetation types, riparian or wetland areas, or wildlife species were identified on the project site. However, the project site includes potentially suitable habitat for burrowing owl, which is a special status species. As a result, Mitigation Measure BIO-1 is included to implement pre-construction burrowing owl surveys to be conducted pursuant to the MSHCP requirements. With implementation of this mitigation measure, impacts related to special status species would not occur from implementation of the proposed project.

Additionally, should construction occur during nesting bird season (typically February 15 through September 15) Mitigation Measure BIO-2 would require a nesting bird survey to be conducted prior to the commencement of construction during nesting season, which would reduce potential impacts to nesting avian species to a less than significant level. Thus, with implementation of Mitigation Measures BIO-1 and BIO-2, impacts related to the potential of the project to reduce the habitat or cause any sensitive plant or animal community to drop below self-sustaining levels would be less than significant.

Also, as described above in Sections 8 and 9, the project site does not contain any historic resources and has been highly disturbed from past agricultural activities. The project site has been surveyed several times and no prehistoric or historic archaeological sites have been previously recorded within the boundaries of the project site (AA 2013). As a result, the potential for encountering buried historic or prehistoric resources is very low, and impacts related to major periods of California history or prehistory would be less than significant.

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"/>
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Source: Traffic Impact Analysis, prepared by Transpo Group, 2017 (TIA 2017) and the previous analyses.

Findings of Fact:

a) Less than Significant Impact. The proposed project consists of development of an undeveloped parcel within an urban area that is near I-215. The proposed project would provide industrial warehousing uses, which would be consistent with the land uses and zoning for the site. As described above, all of the potential impacts related to implementation of the project would be less than significant with implementation of mitigation measures and existing plans, programs, or policies that are imposed by the County of Riverside and effectively reduce environmental impacts.

The County of Riverside has identified several related projects, which are listed below:

1. PP18908 – 130,160 square-foot Warehouse
2. PP25768 – 52,450 square feet of Light Industrial
3. PP26102 – 1,138,800 square-foot High-Cube Warehouse
4. CUP03599 – 103-room Hotel
5. PP25699 – 19,600-square-foot shopping center
6. Majestic Freeway Business Center SP00341 – 227,550 square feet of Light Industrial
7. Rider Business Center – 640,000 square feet of High-Cube Warehouse

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Of these projects, two (projects 1 and 2) are located on in the close vicinity of the project site. These projects include similar light industrial and warehousing uses as proposed by the project. The cumulative effect of the proposed project taken into consideration with these other development projects in the area would be limited, because the project would only develop two parcels in consistency with the General Plan and zoning code, and would not result in substantial effects to any environmental resource topic, as described though out this document. Furthermore, the proposed project would develop an area that has been previously graded and disturbed. Thus, impacts to environmental resources or issue areas would not be cumulatively considerable; and cumulative impacts would be less than significant.

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

Source: Staff review, project application

Findings of Fact:

a) Less than Significant with Mitigation Incorporated. The project proposes the construction and operation of an industrial warehouse building. The project would not consist of any use or any activities that would result in a substantial negative affect on persons in the vicinity. All resource topics associated with the proposed project have been analyzed in accordance with CEQA and the State CEQA Guidelines and were found to pose no impacts or less-than-significant impacts with implementation of mitigation measures and existing plans, programs, or policies that are required by the County. Consequently, the proposed project would in environmental effects that would cause substantial adverse effects on human beings directly or indirectly, and impacts would be less than significant.

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 1109; *San*

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



02/14/18, 1:47 pm

PP26173

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26173. 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 - Expiration

This approved permit shall be used within eight (8) 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 8 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. 2 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 [INSERT ALL APPLICATIONS FOR APPROVAL THAT APPLY] 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 [INSERT ALL APPLICATIONS FOR APPROVAL THAT APPLY], 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.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Hold Harmless (cont.)

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. 3 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. 4 AND - 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 revocation procedures.

Advisory Notification. 5 AND - Design Guidelines

Compliance with applicable Design Guidelines: 1. County Wide Design Guidelines and Standards

Advisory Notification. 6 AND - Exhibits

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Exhibits (cont.)

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

Exhibit A (Site Plan), Exhibit B (Elevations), Exhibit C (Floor Plans), Exhibit G (Conceptual Grading Plan), Exhibit L (Conceptual Landscaping and Irrigation Plans) Exhibit W (Wall and Fencing Plan),

Advisory Notification. 7 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) {for GPAs, SPs, & SPAs • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements} • Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements} • Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements} • Ord. No. 457 (Building Requirements) {Land Use Entitlements} • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based} • Ord. No. 460 (Division of Land) {for TTMs and TPMS} • Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS} • Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type} • Ord. No. 555 (Surface Mining and Reclamation) {for SMPs} • Ord. No. 625 (Right to Farm) {Geographically based} • Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries} • Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals) • Ord. No. 878 (Regarding Noisy Animals) • Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types} • Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS} • Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based} • Ord. No. 787 (Fire Code) • Ord. No. 847 (Regulating Noise) {Land Use Entitlements} • Ord. No. 857 (Business Licensing) {Land Use Entitlements} • Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS} • Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based} • 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. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF) • Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 8 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. 9 AND - Project Description & Operational Limits

The plot plan proposes to construct a 423,665 sq. ft. high-cube warehousing and distribution facility with 413,665 sq. ft. of the building designated for warehousing and with 10,000 sq. ft. designated for office use. The facility also proposes water quality basin, 184 standard parking spaces, 6 accessible parking spaces and 100 trailer parking spaces.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - Project Description & Operational Limits (cont.)
The project site is located at the southwesterly corner of Rider Street and Harvill Avenue.

E Health

E Health. 1 0010-E Health-USE - WATER AND SEWER SERVICE

PP26173 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies. Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

E Health. 2 0015-E HEALTH - 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.

Fire

Fire. 1 0010-Fire-USE-#005 Bldg.Const.Material

All buildings in a HFA shall be constructed in accordance with Chapter 7A requirements of the California Building Code.

Fire. 2 0010-Fire-USE-#04-HIGH PILE/RACK STORAGE

A separate permit will be required for high-pile storage and racks. Sprinkler plans must be submitted by a licensed sprinkler contractor with storage and rack plans to Riverside County Fire Department for review and approval per 2016 CFC Chapter 32. All commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks for high-pile storage review. A complete listing of commodities, classified using CFC Chapter 32, 2016 Edition and NFPA 13, 2016 Edition guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

Fire. 3 0010-Fire-USE-#20-SUPER FIRE HYDRANT

ADVISORY NOTIFICATION DOCUMENT

Flood

- | | |
|----------|----------------------------------|
| Flood. 1 | 0015-Flood Hazard Report (cont.) |
| Flood. 1 | 0015-Flood Hazard Report |

Plot Plan (PP) 26173 is a proposal to construct a warehouse/distribution facility on 21.31-acre site in the Mead Valley area. The site is located on the southwest corner of Harvill Avenue and Rider Street. The site is subject to offsite runoff from a tributary drainage area of approximately 310 acres from the southwest with about 200 acres tributary to the southwest corner of the site and the remainder 110 acres tributary to the northwest corner. Perris Valley Master Drainage Plan (MDP) has proposed Laterals H-11 and H-11.1, respectively, to collect these flows and ultimately convey them to the culvert under the Riverside County Transportation Commission (RCTC) rail line and Interstate 215 Freeway located southeast of the site. Lateral H-11 has a proposed alignment along the southerly boundary of the site to east of Harvill Avenue and to the RCTC culvert. Lateral H-11.1 has a proposed alignment along Rider Street and south in Harvill Avenue until it joins with Lateral H-11 near the southeasterly corner of the site.

To facilitate orderly development in the area, PP26173 shall collect the 100-year tributary stormwater runoff at the southwesterly corner of the site equivalent to Lateral H-11 and convey this runoff to an adequate outlet on the east side of Harvill Avenue. The construction of Lateral H-11 shall include the ultimate junction structure for Lateral H-11.1 in Harvill Avenue. All underground drainage facilities shall be contained within associated drainage easements. Storm drain inlets proposed offsite or at/near the westerly property line for the project site may require a ponding easement to be obtained from the affected upstream property owner(s). If such an easement cannot be obtained, then the inlet shall be redesigned to be located onsite and have all ponding occur onsite to eliminate the need for an easement.

PP 26220 is currently being processed on the east side of Harvill Avenue and immediately downstream of this project. The District has recommended that PP 26220 construct Line H-11 across its property to the west side of the RCTC culvert. The two developers should coordinate regarding the design and construction of Lateral H-11. However, if PP 26173 develops before PP 26220, then the developer for PP 26173 has proposed to construct an interim reach of storm drain and outfall to connect to an existing set of shallow culverts underneath Harvill Avenue. Moreover, the developer proposes to provide security to upgrade these interim portions of Lateral H-11 to the ultimate size and alignment, including the junction structure for Lateral H-11.1, after the developer of PP26220 has constructed the downstream reach of Lateral H-11 to the RCTC culvert.

Finally, to further facilitate orderly development in the area, PP 26173 proposes to construct a storm drain from the northwest corner of the project site to the existing Transportation-maintained 3ftx1.5ft RCB within Rider Street right of way and provide an adequate inlet to match the capacity of the existing RCB. The RCB does not have capacity for the tributary 100-year flows and currently discharges through a curb outlet approximately 300 feet east of the intersection of Rider Street and Harvill Avenue. The

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-USE - IF HUMAN REMAINS FOUND (cont.)

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. 3 0010-Planning-USE - PDA04815

Revised County Archaeological Report (PDA) No. 4815 submitted for this project (PP26173) formerly PP25432, PAR01367, EA42619 was prepared by Robert S. White of Archaeological Associates and is entitled: "A Phase I Cultural Resources Assessment of the Proposed 21.27 -Acre Harvill Logistics Center Located Immediately Southwest of the Intersection of Harvill Avenue and Rider Street, Near Perris, Riverside County," dated November 23, 2013. PDA04815 concluded that the results of the record search and field survey failed to identify any cultural resources within the boundaries of the study area. PDA04815 concluded that mitigation measures in conjunction with prehistoric or historical resources were not recommended. This document has been incorporated as part of this project, and has been accepted.

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: All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT
(cont.)

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. 4 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 development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans. The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Harvill Avenue (NS) at: Rider Street (EW) Cajalco Road (EW) Cajalco Expressway (EW)
Project Driveway North (EW) Project Driveway South (EW)

Project Driveway (NS) at: Rider Street (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Waste 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:

ADVISORY NOTIFICATION DOCUMENT**Waste Resources****Waste Resources. 1 0010-Waste Resources-USE - AB 1826 (cont.)**

-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 - 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-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.

Waste Resources. 4 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 and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal: -Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities. -Subscribe to a recycling service with waste hauler. -Provide recycling service to tenants (if commercial or multi-family complex). -Demonstrate compliance with the requirements of California Code of Regulations Title 14. For more information, please visit: www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE - USE - EASEMENTS/PERMISSION 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. A notarized letter of permission and/or recorded easement 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. 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 or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE - USE - 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 Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE - USE - Improvement Securities Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility/ies that are to be constructed with this development must be performed by either the County Transportation Department or the Flood Control District. THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE MUST REQUEST IN WRITING THAT ONE OF THESE AGENCIES ACCEPT THE PROPOSED SYSTEM FOR OWNERSHIP, OPERATION AND MAINTENANCE. The Applicant's 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. In event the District is willing to maintain the proposed facility, the following six (6) items must be accomplished prior to the issuance of a grading permit or starting construction of the drainage facility: 1) Plans shall be prepared in strict accordance with District drafting, engineering, operations and maintenance standards; 2) The Applicant shall submit to the District the preliminary title reports, plats and legal descriptions for all right-of-way that is to be conveyed to the District and secure that right-of-way to the satisfaction of the District. All right-of-way transfer issues shall be coordinated with the District's Right-of-Way Section; 3) The Applicant shall enter into an agreement establishing the terms and conditions of inspection, operation and maintenance with the District and any other maintenance partners. The Applicant shall submit a completed Application for Agreement Preparation to the attention of the District's Administrative Services Section; 4) All regulatory permits (and all documents pertaining thereto, e.g., Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) that are to be secured by the Applicant shall be submitted to the District for review. The regulatory permits terms and conditions shall be approved by the District prior to improvement plan approval, map recordation or finalization of the regulatory permits; 5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement); and 6) A pre-construction meeting shall be scheduled with the Contract Administration section of the District. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Administrative Services Section.

060 - Flood. 2 Construct/Bond for Ultimate Lateral H-11.1 Junction Structure Not Satisfied

This development must either construct the ultimate reach of Lateral H-11 along the southerly boundary, including the junction structure with stub out for Lateral H-11.1, to east side of Harvill Avenue. If the ultimate downstream portion of Lateral H-11 is not constructed by the adjacent development (PP 26220), then the developer must provide security to upgrade all interim portions of Lateral H-11 to ultimate design, including the junction structure outlet with stub out

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2	Construct/Bond for Ultimate Lateral H-11.1 Junction Structure (cont.) for Lateral H-11.1 in Harvill Avenue, to be constructed once the downstream reach of Lateral H-11 is complete to railroad culvert.	Not Satisfied
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060 - Flood. 3	Erosion Control After Rough Grading Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review and approval.	Not Satisfied
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060 - Flood. 4	Increased Runoff Mitigation	Not Satisfied
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The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. Calculations supporting the size of the basin shall be submitted to the District for review and approval. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. The basin must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed 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.

060 - Flood. 5	Mitcharge - Use	Not Satisfied
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Plot Plan 26173 is located within the limits of the Perris Valley Area Drainage Plan (ADP), which the County Board of

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 5 Mitcharge - Use (cont.) Not Satisfied

Supervisors has adopted and established a drainage fee within the plan area. This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 21.31 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

060 - Flood. 6 Off-site Easement or Redesign Not Satisfied

Offsite drainage improvements require the facilities to be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map or issuance of any grading/building permits. If the Applicant cannot obtain such rights, the map shall be redesigned to eliminate the need for the easement.

060 - Flood. 7 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 8 Submit Plans Not Satisfied

A copy of the project specific WQMP, 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 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

060 - Planning. 1 0060- Planning-Use- MM CUL-1 Not Satisfied

Prior to the issuance of the first grading permit, the applicant shall provide a letter to the Riverside County Department of Building and Safety, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by Riverside County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the County. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP may require paleontological monitoring of excavation that exceeds depths of 5 feet within native soils only. The PRIMP shall state that the project paleontologist may re-evaluate the necessity for paleontological monitoring after initial excavations deeper than 5 feet in native soils have been completed.

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE: PRIOR TO ISSUANCE OF GRADING PERMITS: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied

Vertebrate Paleontology standards, are as follows: 1.Description of the proposed site and planned grading operations. 2.Description of the level of monitoring required for all earth-moving activities in the project area. 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring. 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens. 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery. 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays. 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. 8.Procedures and protocol for collecting and processing of samples and specimens. 9.Fossil identification and curation procedures to be employed. 10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading. 11.All pertinent exhibits, maps and references. 12.Procedures for reporting of findings. 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. 3 0090-Planning-Use- MM BIO-2 Not Satisfied

Prior to Grading Permit Issuance, the project shall conduct vegetation removal outside of the nesting bird season (generally between February 15 and August 31). If vegetation removal is required during the nesting bird season, a County qualified biologist shall conduct nesting bird surveys of all areas designated for vegetation removal and within 100 feet of areas proposed for vegetation removal. Surveys shall be conducted by a County qualified biologist within 14 days of vegetation removal. If active nests are observed, the County qualified biologist will determine appropriate minimum disturbance buffers or other adaptive mitigation techniques (e.g., biological monitoring of active nests during construction-related activities, staggered schedules, etc.) to ensure that impacts to nesting birds are avoided until the nest is no longer active.

060 - Planning. 4 0090-Planning-use-MM BIO-1 Not Satisfied

Prior to grading, conduct take avoidance surveys for burrowing owl per guidelines specified in the Western Riverside County Regional Conservation Authority Burrowing Owl Survey Instructions for the Plan Area (2006). If burrowing owls are observed to occupy the Project site and/or adjacent areas during take avoidance surveys or incidentally during construction, avoidance measures may be implemented during the breeding season (March 1 through August 31). If burrowing owls are present during the non-breeding season (September 1 through February 28), burrowing owl exclusion measures may be implemented in accordance with the Plan.

060 - Planning. 5 060-Planning-Use-Fee Balance Not Satisfied

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1	0060-Transportation-USE - FILE L&LMD APPLICATION (cont.)	Not Satisfied
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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 CONSTRUCTION	Not Satisfied
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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 - REVISE STREET IMPROVEMENT PLAN	Not Satisfied
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Prior to the submittal of the required street improvement plan per condition entitled Existing Curb & Gutter, obtain the existing Harvill Avenue street improvement plan and existing curb and gutter Harvill driveway cut and show the revision on the plan.

Please process a plan revision through the Plan Check Section per Section I, part "E", page 10 of the "Improvement Plan Check – Policies and Guidelines" manual available on the Internet at <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>.

If you have any questions, please call the Plan Check Section at (951) 955-6527.

060 - Transportation. 4	0060-Transportation-USE - SUBMIT GRADING PLAN	Not Satisfied
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When you submit a grading plan to the Department of Building and Safety, two (2) 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 The standard plan check turnaround time is 10 working days.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1	0080-BS GRADE - USE - No Building Permit W/O Grading Permit	Not Satisfied
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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
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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 Grading 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.

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 6 Items to Accept Facility (cont.) Not Satisfied

5) Plans for the facility must be signed by the District's General Manager-Chief Engineer (the plans will not be signed prior to execution of the above referenced agreement); and 6) A pre-construction meeting shall be scheduled with the Contract Administration section of the District. Prior to scheduling the pre-construction meeting, the Applicant must submit proof of flood control facility bonds and a certificate of insurance to the District's Administrative Services Section.

080 - Flood. 2 Construct/Bond for Ultimate Lateral H-11.1 Junction Structure Not Satisfied

This development must either construct the ultimate reach of Lateral H-11 along the southerly boundary, including the junction structure with stub out for Lateral H-11.1, to east side of Harvill Avenue. If the ultimate downstream portion of Lateral H-11 is not constructed by the adjacent development (PP 26220), then the developer must provide security to upgrade all interim portions of Lateral H-11 to ultimate design, including the junction structure outlet with stub out for Lateral H-11.1 in Harvill Avenue, to be constructed once the downstream reach of Lateral H-11 is complete to railroad culvert.

080 - Flood. 3 Mitcharge - Use Not Satisfied

Plot Plan 26173 is located within the limits of the Perris Valley Area Drainage Plan (ADP), which the County Board of Supervisors has adopted and established a drainage fee within the plan area. This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas. The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. This new development has a total of 21.31 acres subject to the fee. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

080 - Flood. 4 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 5 Submit Plans Not Satisfied

A copy of the project specific WQMP, 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 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 0060-Planning-Use- MM BIO-1 Not Satisfied

Prior to issuance of a grading permit, the project applicant shall pay the MSHCP-required development mitigation fees to the Western Riverside County Regional Conservation Authority.

080 - Planning. 2 080-Planning-use- 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.

Transportation

080 - Transportation. 1 0080-Transportation-USE - ANNEX L&LMD/OTHER DISTRICT Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within the public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to the Landscaping and Lighting Maintenance District No. 89-1-Consolidated (L&LMD) by

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-USE - ANNEX L&LMD/OTHER DISTRICT (cont.) Not Satisfied

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 Section. Said annexation should include the following: (1) Landscaping along Harvill Avenue and Rider Street. (2) Streetlights on Harvill Avenue and Rider Street (3) Graffiti abatement of walls and other permanent structure. (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) Two (2) sets of street lighting plans approved by the Transportation Department. (4) "Streetlight Authorization" form from SCE or other electric provider.

080 - Transportation. 2 0080-Transportation-USE - CORNER CUT-BACK Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 3 0080-Transportation-USE - Landscaping Not Satisfied

Landscaping within the public road right-of-way shall comply with the 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 Harvill Avenue and Rider Street 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.

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Transportation

080 - Transportation. 4 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

NOTE: 1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. 2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

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 SPECIFC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed: 1. MATURE TREES SHALL BE PLANTED ALONG THE WESTERNLY AND SOUTHERNLY PROJECT BOUNDARIES

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 Not Satisfied

Sufficient public street right-of-way along Rider Street shall be conveyed for public use to provide for a 50 foot

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 0080-Transportation-USE - R-O-W DEDICATION (cont.) Not Satisfied

half-width right-of-way per Standard No. 94, Ordinance 461. Sufficient public street right-of-way along Harvill Avenue shall be conveyed for public use to provide for a 59 foot half-width right-of-way per Standard No. 93, Ordinance 461.

080 - Transportation. 9 0080-Transportation-USE - TS/GEOMETRICS Not Satisfied

The intersection of Project Driveway (NS) at Rider Street (EW) shall be improved to provide the following geometrics:

Northbound: one shared left-turn/through/right-turn lane Southbound: N/A Eastbound: one shared through/right-turn lane Westbound: one left-turn lane, one through lane

The intersection of Harvill Avenue (NS) at Project Driveway North (EW) shall be improved to provide the following geometrics:

Northbound: two through lanes Southbound: two through lanes Eastbound: one shared left-turn/right-turn lane Westbound: one shared left-turn/right-turn lane NOTE: This access shall be restricted and allow only egress movements only. The intersection of Harvill Avenue (NS) at Project Driveway South (EW) shall be improved to provide the following geometrics: Northbound: two through lanes Southbound: one through lane, one shared through/right-turn lane Eastbound: one shared left-turn/right-turn lane Westbound: N/A NOTE: In the future if an interchange is constructed at Placentia Avenue, the striping on Harvill Avenue may need to be modified to allow for left-turns into the driveway. 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 the design improvement plans whenever those plans are required. A written proof for initiating the design 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 - RECYCLING 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.

Plan: PP26173

Parcel: 317230036

80. Prior To Building Permit Issuance

Waste Resources

- 080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN (cont.) Not Satisfied
- 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 - Precise Grade 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. 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 Hazmat Contact/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. Please contact (951)358-5055 for additional details.

Fire

- 090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install an approved fire sprinkler system per NFPA 13 2016 edition. 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 225 feet of a hydrant, and a minimum of 40 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

Plan: PP26173

Parcel: 317230036

90. Prior to Building Final Inspection

- Fire
- | | | |
|---------------|---|---------------|
| 090 - Fire. 1 | 0090-Fire-USE-#12A-SPRINKLER SYSTEM (cont.) | Not Satisfied |
| 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-#83-AUTO/MAN FIRE ALARM | Not Satisfied |
|---------------|---------------------------------------|---------------|
- Applicant or developer shall be responsible to install a manual and automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

Flood

- | | | |
|----------------|-----------------|---------------|
| 090 - Flood. 1 | 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 NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, 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 | Facility Completion - Use | Not Satisfied |
|----------------|---------------------------|---------------|
- The District will not release occupancy permits for any buildings within the project until the new storm drain and the drainage system are deemed substantially complete.
- | | | |
|----------------|----------------------|---------------|
| 090 - Flood. 3 | Implement WQMP - Use | 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 | 090-Planning-Use- Extended Truck Idling | Not Satisfied |
|-------------------|---|---------------|
- Signs 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 signs at the entrance to the 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.

Transportation

- | | | |
|-------------------------|--|---------------|
| 090 - Transportation. 1 | 0090-Transportation-USE - ANNEX L&LMD/OTHER DISTRICT | Not Satisfied |
|-------------------------|--|---------------|
- Prior to the issuance of an occupancy permit, the project proponent shall complete annexation to the 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 Section, for the continuous maintenance within the public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said

Plan: PP26173

Parcel: 317230036

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-USE - ANNEX L&LMD/OTHER DISTRICT (cont.) Not Satisfied
annexation should include the following:

- (1) Landscaping along Harvill Avenue and Rider Street.
- (2) Streetlights on Harvill Avenue and Rider Street.
- (3) Graffiti abatement of walls and other permanent structures.
- (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 - EXISTING CURB & GUTTER Not Satisfied

On existing curb and gutter, new driveways, sidewalks, and/or drainage devices within the County right-of-way, including sewer and water laterals, on Harvill Avenue, shall be constructed within the dedicated right-of-way in accordance with County standards, Ordinance 461. Such construction shall be shown on existing street improvement plans and approved and permitted by the Transportation Department. Process a plan revision through the Plan Check Section per Section I, Part E, page 10 of the "Policies and Guidelines" available on the Internet at: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>. If you have questions, please call the Plan Check Section at (951) 955-6527. NOTE: 1. The driveways shall be constructed in accordance with County Standard No. 207A. 2. A 5' meandering sidewalk shall be constructed within the 27' parkway in accordance with Standard No. 404, Ordinance 461. 3. The northerly driveway (on Harvill Avenue) shall be used for left-out and right-out egress movement only.

090 - Transportation. 4 0090-Transportation-USE - EXISTING MAINTAINED Not Satisfied

Rider Street along project boundary is a paved County maintained road designated SECONDARY HIGHWAY and shall be improved with 32'-38' half-width AC pavement, 6" concrete curb & gutter, sidewalk (project side), and must match-up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 50' half-width dedicated right-of-way in accordance with County Standard No. 94, page (1 of 2) and (2 of 2), Ordinance 461. (Modified for reduced half-width improvement from 32'-44' to 32'-38' AC pavement and reduce half-width right-of-way from 50'- 62' to 50'.) NOTE: 1. A driveway shall be constructed in accordance with Standard No. 207A, Ordinance 461. 2. A 5' sidewalk shall be constructed 3' from the property line within the 12'-18' parkway.

Harvill Avenue along project boundary is designated as a Major Highway and shall be improved to match up with the the existing asphalt concrete paving; reconstruction, or resurfacing of existing paving as determined by the Transportation Department.

NOTE: Harvill Avenue shall be restriped to provide a two-way turn lane along the project frontage.

090 - Transportation. 5 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 the County. NOTE:

Plan: PP26173

Parcel: 317230036

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 0090-Transportation-USE - IMP PLANS (cont.) Not Satisfied

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. 6 0090-Transportation-USE - LANDSCAPING Not Satisfied

Landscaping within public road right-of-way shall comply with the Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Harvill Avenue and Rider Street. Assurance of continuous maintenance is required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department, Plan Check Section, or if desired the developer may file an application for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

090 - Transportation. 7 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 Harvill Avenue and Rider Street.

090 - Transportation. 8 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. 9 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. 10 0090-Transportation-USE - STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to the Transportation Department, Permit Section, the following: 1. Streetlight Authorization form approved by the L&LMD No. 89-1-C administrator. 2. Letter establishing interim energy account from SCE or other electric provider.

090 - Transportation. 11 0090-Transportation-USE - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with the development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into the 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 final building inspection (Occupancy).

Plan: PP26173

Parcel: 317230036

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 12 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. 13 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. 14 0090-Transportation-USE LANDSCAPE INSPCTN RQRMENTS 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. 15 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.

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.

LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409

DATE: February 1, 2017

TO:

Riv. Co. Transportation Dept.	Riv. Co. Trans. Dept. – Landscape Section	Eastern Municipal Water District (EMWD)
Riv. Co. Environmental Health Dept.	P.D. Archaeology Section	Southern California Edison Co. (SCE)
Riv. Co. Public Health Dept.	Riv. Co. Surveyor: Attn: Richard Lantis	Southern California Gas Co.
Riverside County Flood Control	Riverside Transit Agency	CALTRANS District # 8
Riv. Co. Fire Department (Riv. Office)	Riv. Co. Sheriff's Dept.	Mead Valley MAC
Riv. Co. Building & Safety – Grading	Riv. Co. Waste Resources Management Dept.	City of Perris
Riv. Co. Building & Safety – Plan Check	Riv. Co. Airport Land Use Commission	
Riv. Co. Regional Parks & Open Space	Board of Supervisors - Supervisor: Kevin	
P.D. Environmental Programs Division	Jeffries	
P.D. Geology Section	Planning Commissioner: Charissa Leach	

PLOT PLAN NO. 26173 – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions - First Supervisorial District – Mead Valley Area Plan - North Perris Zoning Area – General Plan: Community Development: Business Park (CD:BP)(0.25-0.60 FAR) and Rural Community: Very Low Density Residential (RC:VLDR)(1 Acre Minimum) – Zoning: Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) – Location: Southwest corner of Harvill Avenue and Rider Street, North of Placentia Street – 21.31 Acres – **REQUEST:** A Plot Plan to construct a 423,665 square foot warehouse –distribution facility. – APNs: 317-230-038-1, 317-230-036. **BBID: 300-260-477 UPROJ CASE: PP26173**

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.

Other listed entities/individuals:

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Go Paperless!

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

Any questions regarding this project should be directed to Brett Dawson, Project Planner, at (951) 955-0972 or e-mail at bdawson@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

MEAD VALLEY MUNICIPAL ADVISORY COUNCIL

July 5th 2017 at 6:00 p.m.
MEAD VALLEY COMMUNITY CENTER
21091 Ridger Street, Mead Valley, CA 92570

MINUTES

0.0 Call to Order: Pledge of Allegiance 6:00pm lead by Charles Romero

1.0 Roll Call: Ali Mazarei (Chairperson), Shade Awad (Vice Chairperson), Sterlon Sims (Secretary), Paz Trevino, Rogelio Rawlins (Excused), Charles Romero (Alt#1), and vacant (Alt#2)

2.0 Approval of Minutes: May 3rd 2017 by Shade Awad, and seconded by Sterlon Sims, approved.

3.0 Public Safety Updates

3.1 –Riverside County Sheriff's Department- Capt. Brandon Ford/Lt. Edward Chavez

- Deputy Thomas- May 709 calls received, June 748 calls with 16 arrest.
- Be aware of Phone Scams posing as Riverside Sheriff advising of a warrant for non-show to Jury Duty and demand payment to avoid arrest.

3.2 – Riverside County Fire Department – Fire Station #59/Capt. Shawn Arnold

- Thomas Ketcham -May 131 calls with 107 Medical, 2 other, 5 traffic, 1 vehicle fire and 4 wildland fire.
June 157 calls with 119 medical, 2 other fire, and 7 traffic collision

3.3 - Code Enforcement Department– Introduction of Code Enforcement Supervisor Manny Acueto

- *Jim Palmer*, Senior Officer -Over the last quarter, 69 open investigations, 92 closed, 200 Inspections, 15 citations, 109 other, and 2 abatements

4.0 New Business

4.1 – Community Center Updates – Hashish Winstead/The Grove [programs, events and more]

- Zumba Class 8:30-9:30 MTF, M-Th 6-7pm. Line dancing also offered Aug 3rd
- July 26th next Commodity Distribution 120 boxes large food donations from Albertsons will be August 10th Thursday from 11-3pm

4.2 – Andrea Arcilla EPD Solutions – Industrial Building Project [information on proposed submittal]
Alan Sharp-Industrial Development

- A new project planned for the Rider & Patterson area. 436,000Logistic Center. High tech skilled operators will operate facility. Will include a route from Harvill off Rider. LED lighting in the building and no lights in daytime. State code built to include landscaping. Advantage of building is contribution to the roads, schools, and taxes.

4.3 – GRID Solar – Lisa Castilone [programs for solar installation]

- Non-profit received State funding now available to provide Solar for income qualified residents.
- Job training is available to volunteers which could lead to jobs in solar

4.4 – Riverside County Transportation Dept. – Patty Romo [updates on transportation projects]

- Improvements on Cajalco Road from the 15 Freeway to 215 has an estimated cost \$150 million. The project is in the Environmental phase and anticipated available in 2018 the report.

4.5 – Star Milling Company – Paul Cramer [information on proposed submittal]

- Plan to expand facility and create 40 jobs. 54,450 ft. facility will hire local community. Company established 1970. Currently has 85 full time employees with an average length of employment of 12.5 years.

4.6 – Election of MAC officers for 2017/2018

- Shade Awad will automatically be moved from Vice-Chair to Chair. Sterlon Sims elected as Vice-Chair and Rogelio Rawlins elected to Secretary

5.0 Public Comments: Those who wish to address the MAC should complete a “Request to Speak” form and give it to the Secretary, completed. Speakers wishing to address items on the agenda should note the agenda item on the speaker’s slip and will be asked to speak at that time. Speakers have a 3-minute time limit.

- *Adam Tuckerman*- Upcoming Library events
- *Maricela Martinez*- Maintain roads by transportation department
- *Yolanda Williams*- Speed bumps at the Community Center, Senior kitchen access, Welcome sign to Mead Valley (painting), Mead Valley Community parade, Back to School backpacks
- *Gilbert Williams*- Presented by Yolanda Williams- Speed bumps status of where we are at with adding them to Community Center parking lot, Map of CSA Area requested, Can we get back the sewing class, Teen activities

6.0 Mead Valley MAC Board Member Comments

- *Paz Trevino*- Thanks for supporting the community Alan Sharp
- *Charles Romero*- Cramer, thank you for being a good neighbor, paying taxes,
- *Shade Awad*- Everett Price, Board member Advisory passed away. Let us take a moment of silence. Taking over as Chair, takes it seriously. If you have any questions, you may speak with Shade one-on-one.

7.0 Report from Supervisor Kevin Jeffries’ office

7.1 Thomas Ketcham, Legislative Analyst to Supervisor Kevin Jeffries

- March JPA approved plans for trails, business offices off Van Buren. Green Group Hampton/Hampton Inn, and 5 Restaurants. Hotel on Harvill is not built
- Code Enforcement cut backs. Calls will need to be prioritized with life safety first Total of 5 officers. Volunteer Program available call Code Enforcement or Thomas Ketcham
- Job Fair August 30th, 2017
- CSA Maps are online on the website
- September 6th Town Hall Meeting- Department Heads and CEO George Johnson will attend
- Newsletter out today and on the website Supervisor Jefferies did not accept a raise nor retirement in doing his part to help with the financial crisis of the County

8.0 Future Agenda Items

- Date of proposed next Meeting, September 6th 2017 6pm @ Mead Valley Community Center
- Request for Animal Control Department to attend
- All Companies in the community to come and present

Adjournment time: 7:46pm

Attendance: 29

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR May 11, 2017

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

Mr. Brett Dawson, Contract Planner
Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside, CA 92501
(VIA HAND DELIVERY)

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1251MA17
Related File No.: PP26173 (Plot Plan)
APNs: 317-230-036; 317-230-038

Dear Mr. Dawson:

On May 11, 2017, the Riverside County Airport Land Use Commission found County of Riverside Case No. PP26173 (Plot Plan Case No. 26173), a proposal to develop a 423,665 square foot industrial (predominantly warehouse) building (including 415,500 square feet of warehouse area and 8,165 square feet of office space) on 20.67 acres located at the southwest corner of Harvill Avenue and Rider Street, extending southerly to the easterly straight-line extension of Water Street, in the unincorporated community of Mead Valley (and consisting of the Assessor's parcels referenced above), **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 so as 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 1 on Table 4 of the Mead Valley Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; incinerators; noise-sensitive outdoor nonresidential uses; and hazards to flight. Children's schools are discouraged.
 4. The following uses/activities are not included in the proposed project, but, if they were to be proposed through a subsequent use permit or plot plan, would require subsequent Airport Land Use Commission review:

Restaurants and other eating establishments; day care centers; health and exercise centers; churches, temples, or other uses primarily for religious worship; theaters.
 5. The attached notice shall be given to all prospective purchasers of the property and tenants of the building, and shall be recorded as a deed notice.
 6. The proposed detention basin/water quality management basin on the site 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 basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
 7. 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.
 8. Noise attenuation measures shall be incorporated into the design of the office areas of the structure, to the extent such measures are necessary to ensure that interior noise levels from aircraft operations are at or below 45 CNEL.
 9. This building has been evaluated as an industrial use. Any change in use other than for office, manufacturing, and/or warehousing uses will require review by the Airport Land Use Commission.
 10. The project does not propose rooftop solar panels at this time. However, if the project were to propose rooftop solar panels in the future, the applicant/developer shall prepare a solar glare study that analyzes glare impacts, and this study shall be reviewed by the Airport Land Use Commission and March Air Reserve Base.

If you have any questions, please contact John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

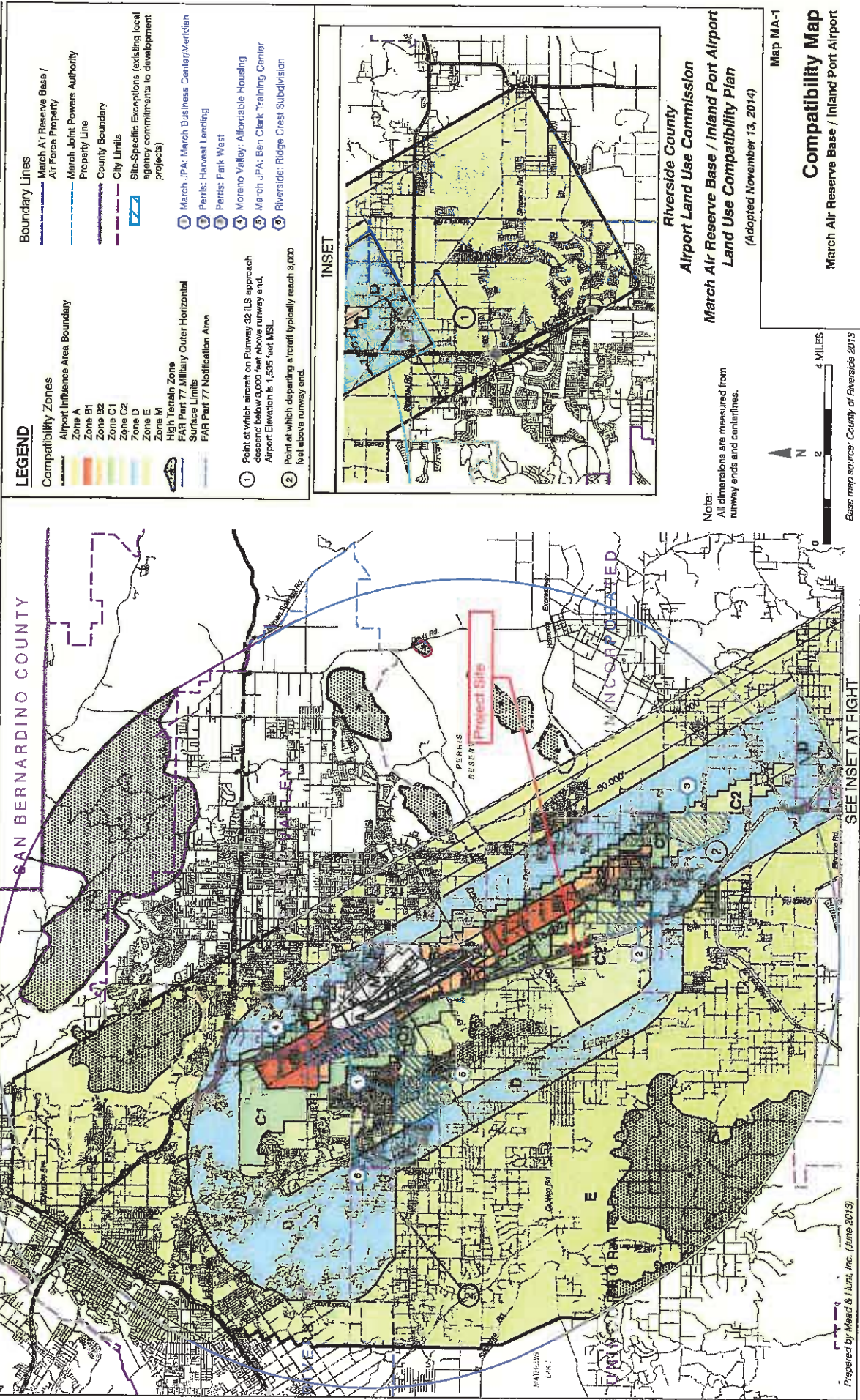
Attachment: Notice of Airport in Vicinity

cc: Alan Sharp, Core 5 Industrial Partners - Irvine (applicant)
Harvill Business Park, c/o Core 5 Industrial Partners – Atlanta (landowner/fee-payer)
Rafik Albert, EPD Solutions, Inc. (representative)
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\ZAP1251MA17\ZAP1251MA17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

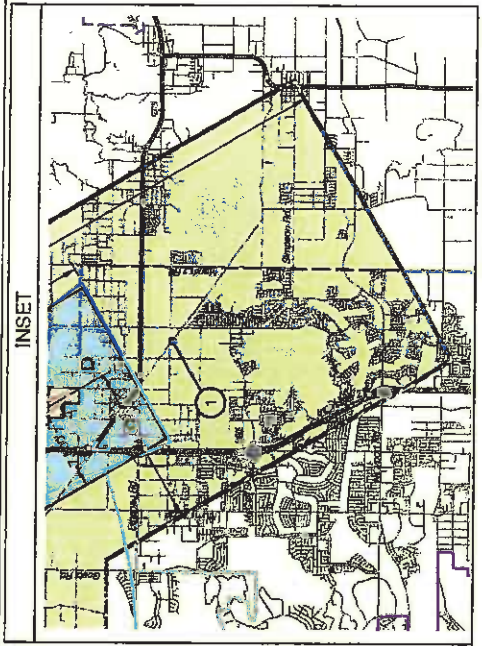
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual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



LEGEND

- Compatibility Zones**
- Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
- Boundary Lines**
- Match Air Reserve Base / Air Force Property
 - March Joint Powers Authority
 - Property Line
 - County Boundary
 - City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)**
- March JPA: March Business Center/Meridian
 - Perris: Harvest Landing
 - Perris: Park West
 - Moreno Valley: Affordable Housing
 - March JPA: Ben Clark Training Center
 - Riverside: Ridge Crest Subdivision
- Surface Limits**
- High Terrain Zone
 - FAR Part 77 Military Outer Horizontal
 - FAR Part 77 Notification Area

- 1 Point at which aircraft on Runway 32 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.



Note:
All dimensions are measured from runway ends and centerlines.



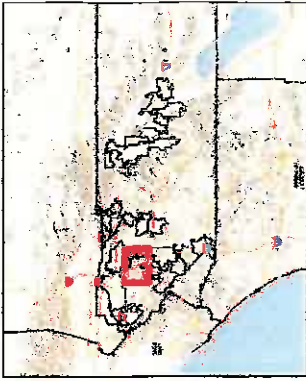
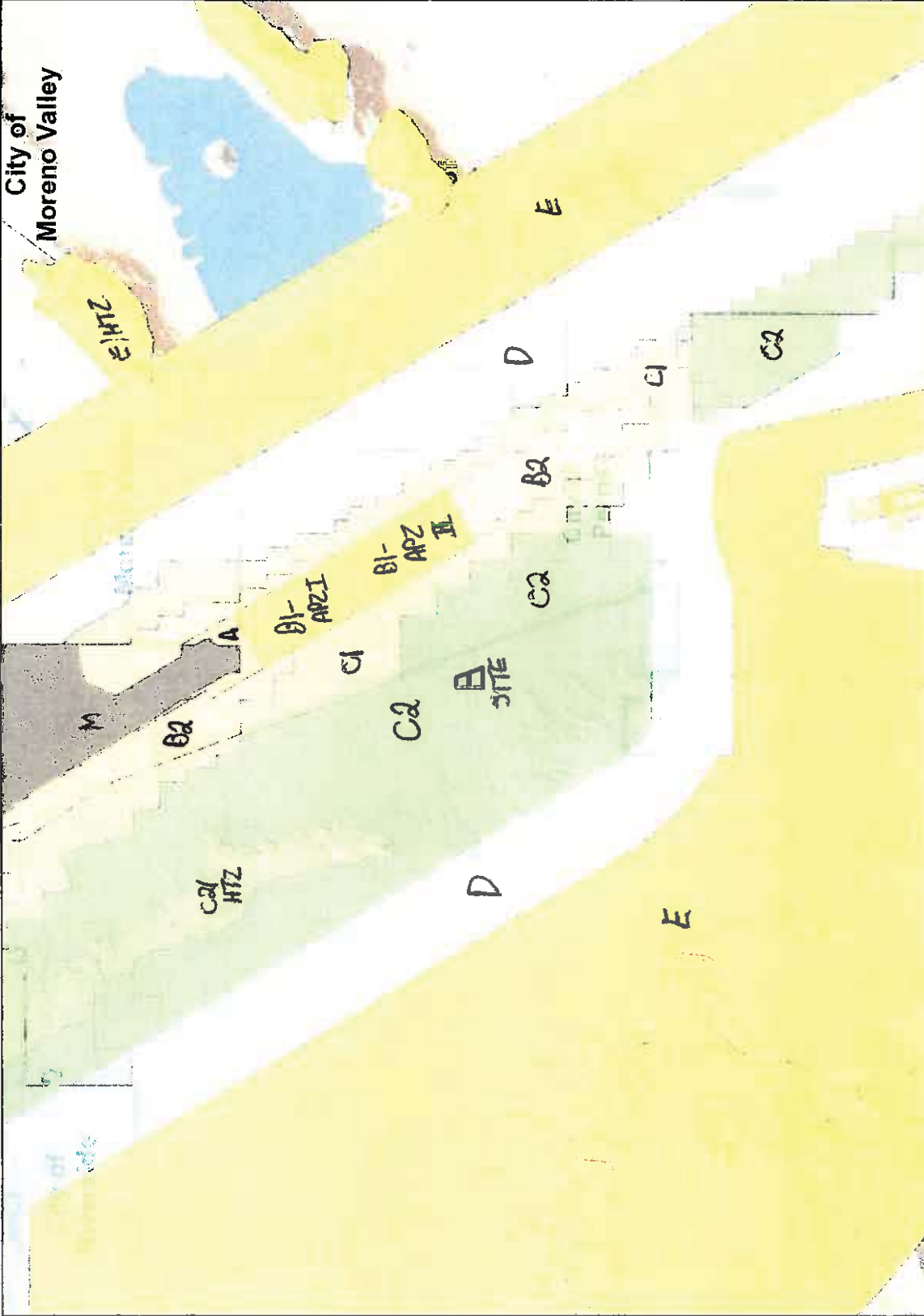
Base map source: County of Riverside 2013

Riverside County
Airport Land Use Commission
March Air Reserve Base / Inland Port Airport
Land Use Compatibility Plan
(Adopted November 13, 2014)

Map MA-1

Compatibility Map
March Air Reserve Base / Inland Port Airport

My Map



Legend

Airport Compatibility

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

Notes

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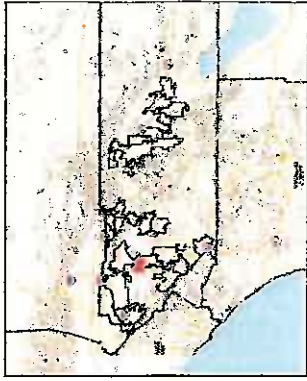
0 9,111 18,223 Feet

0 9,111 18,223 Feet

0 9,111 18,223 Feet

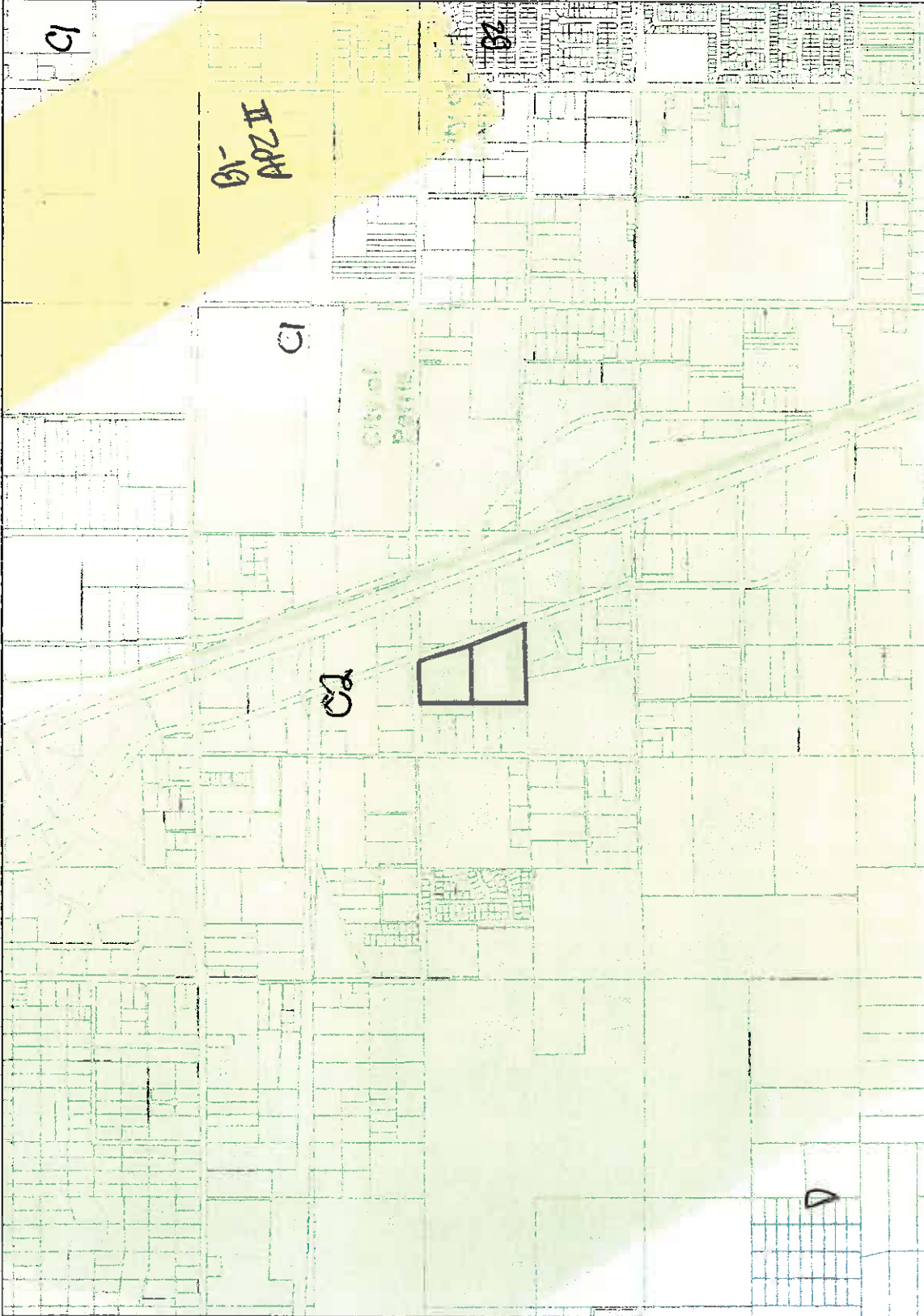


My Map



Legend

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



Notes

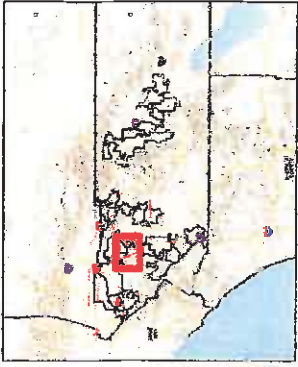
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My Map



Legend

-  Historic Preservation Districts
-  City Boundaries



0 9,111 18,223 Feet



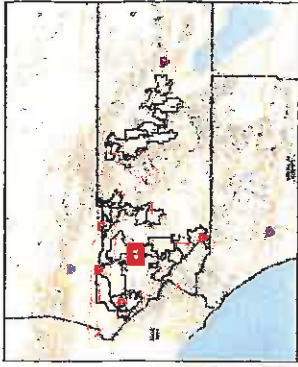
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Notes

My Map



Legend

- Historic Preservation Districts
- City Boundaries



0 4,556 9,111 Feet



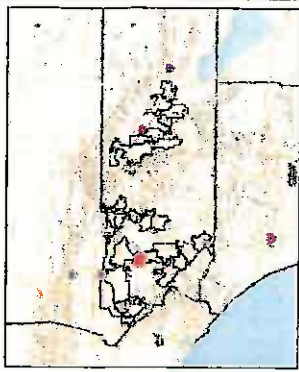
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Notes

My Map



Legend



Historic Preservation Districts
City Boundaries



0

2,278

4,556 Feet



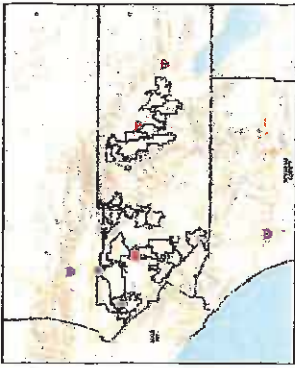
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Notes

My Map



Legend

- Historic Preservation Districts
- City Boundaries

Notes

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0 1,139

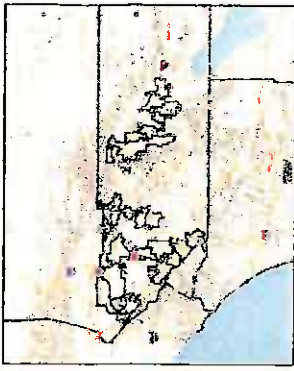
2,278 Feet



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My Map



Legend

- Historic Preservation Districts (represented by a red square)
- City Boundaries (represented by a black square)

Notes

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0

569

1,139 Feet



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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

February 1, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26173, EA42984)

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 3, 2017 to hthomson@rctlma.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:

PLOT PLAN NO. 26173 – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions – First Supervisorial District – Mead Valley Area Plan - North Perris Zoning Area – General Plan: Community Development: Business Park (CD:BP)(0.25-0.60 FAR) and Rural Community: Very Low Density Residential (RC:VLDR)(1 Acre Minimum) – Zoning: Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) – Location: Southwest corner of Harvill Avenue and Rider Street, North of Placentia Street – 21.31 Acres –

REQUEST: A Plot Plan to construct a 423,665 square foot warehouse –distribution facility. – APNs: 317-230-038-1, 317-230-036.

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rctlma.org
Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

February 1, 2017

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26173, EA42984)

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 3, 2017 to hthomson@rctlma.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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Attachment: Project Vicinity Map and Project Aerial

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

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 1, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26173, EA42984)

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 3, 2017 to hthomson@rctlma.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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Attachment: Project Vicinity Map and Project Aerial

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(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

February 1, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26173, EA42984)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 1, 2017

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PP26173, EA42984)

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Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

February 1, 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 (PP26173, EA42984)

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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

February 1, 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 (PP26173, EA42984)

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PP26173



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

Notes

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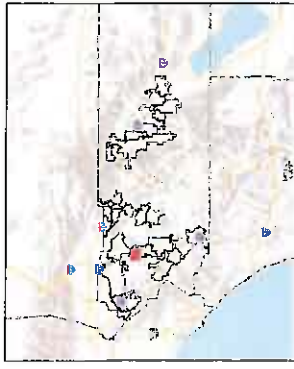
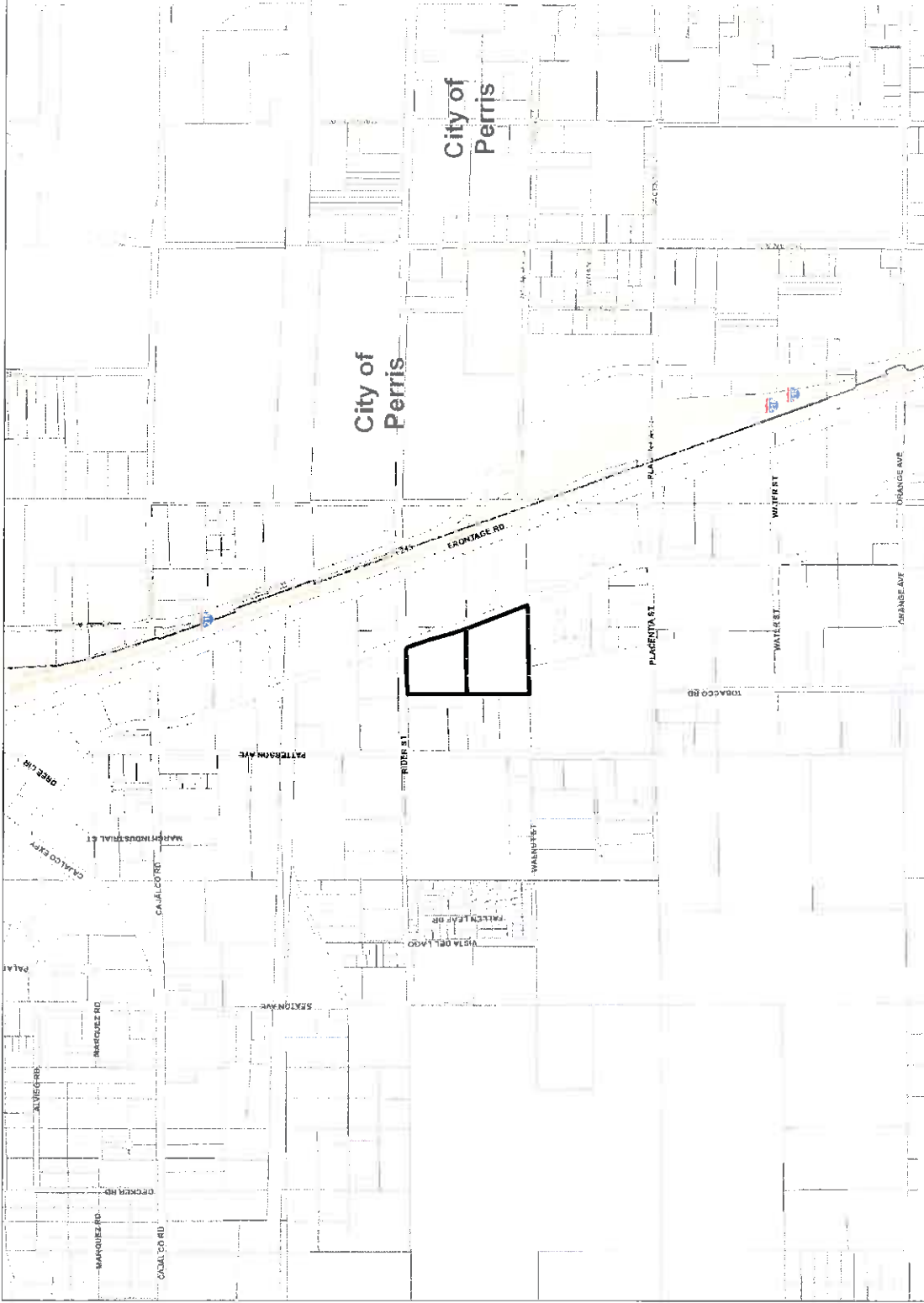
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PP26173



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

Notes

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DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING (MS 722)

464 WEST 4th STREET, 6th Floor

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY (909) 383-6300

www.dot.ca.gov/dist8

*Serious drought
Help save water!*

February 15, 2017

County of Riverside
Planning Department
Felicia Sierra
PO Box 1409
Riverside, CA 92502-1409

Harvill Industrial Park Plot Plan No. 26173 – Plot plan No. 26173 (Riv 215 PM R29.96)

Mrs. Sierra,

We have completed our initial review for the above mentioned proposal to construct a 423,665 square foot warehouse/distribution facility located at the southwest corner of Harvill Avenue and Rider Street, and north of Placentia Street. APN: 317-230-038-1, 317-230-036.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside due to the Project's potential impact to State facilities it is also subject to the policies and regulations that govern the SHS.

We recommend the following to be provided:

Traffic Study

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:
http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf
Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.
- The data used in the TIS should not be more than 2 years old.
- The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*

are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.

- Traffic Analysis Scenarios should clearly be exhibited as exiting, existing + project, existing + project + cumulative, and existing + project + cumulative + ambient growth.
- Caltrans endeavors that any direct and cumulative impacts to the State highway system be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) identified in the Highway Capacity Manual (HCM). Caltrans endeavors to maintain a target LOS at the transition between LOS "C" and LOS "D" on State highway facilities; however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained. In general, the region-wide goal for an acceptable LOS on all freeways, roadway segments, and intersections is "D". For undeveloped or not densely developed locations, the goal may be to achieve LOS "C".
- Clearly indicate LOS with and without improvements.
- It is recommended that the Synchro Analysis includes all intersections from the Project site to the proposed study areas. A PHF of 0.92 in urban areas is recommended to be used in the Synchro Analysis.
- All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.
- Proposed improvements should be exhibited in preliminary drawings that indicate the LOS with improvements.
- Please submit 3 hard copies of all Traffic Impact Analysis documents and 2 cd's. Also where applicable provide 2 cd's of the Synchro Analysis file.

Multimodal Accessibility:

Caltrans encourages the provision of multimodal transportation options for road users in order to mitigate congestion and reduce vehicle miles traveled, which in turn reduces greenhouse gas emissions and our State's effect on climate change. This is reflected in our mission, to "provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability". Caltrans therefore seeks to reduce vehicle trips associated with proposed new local development and recommends appropriate mitigation measures that address the transportation impacts of such development. These measures may include the planning and provision of access for the circulation of bicycles, pedestrians, and transit users.

- Collaborate with local and regional partners to plan, develop, and maintain effective bicycle, pedestrian, and transit networks.
- Encourage local agencies to include bicycle, pedestrian, and transit elements in regional and local planning documents, including general plans, transportation plans, and circulation elements.
- Promote land uses that encourage bicycle, pedestrian, and transit travel.
- Promote awareness of bicycle, pedestrian, and transit needs to develop an integrated, multimodal transportation system.
- Maximize bicycle, pedestrian, and transit safety and mobility through each project's life cycle.

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



Riverside County Planning Department – Riverside
PO Box 1409
Riverside, CA 92502-1409

April 3, 2017

Attention: Land Development Committee

Subject: Plot Plan No. 26173 (APN: 317-230-038 & 317230-036)

Our review of the subject subdivision map reveals that the proposed development may interfere with easement rights, and/or facilities held by Southern California Edison within the subdivision boundaries. Until such time as arrangements have been made with the developer to eliminate this interference, the development of the subdivision may unreasonably interfere with the complete and free exercise of Edison's rights.

Five copies of the following maps in hardcopy with scaled plans (1"=50' maximum), including all maps submitted on a disc in .pdf format: including grading, drainage, landscape and street improvement plans are required to be submitted by the developer to determine the extent of the interference. The Edison facilities and the easements should be plotted on the above reference maps. Included with the above referenced plans, the developer must state the proposed method to eliminate any interference. Plans should be forwarded to my attention at the following address:

Southern California Edison Company
Real Properties
2 Innovation Way,
Pomona 91768

Attention: Salvador Flores

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.

A handwritten signature in black ink, appearing to read "Salvador Flores".

Salvador Flores
Title and Real Estate Services
Real Properties

cc: Monica Contreras
Land Development Committee - Riverside



PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office, Box 2183 • Temecula, CA 92593
Telephone (951) 308-9295 • Fax (951) 506-9491

February 17, 2017

Chairperson:
Neal Ibanez

Vice Chairperson:
Bridgett Barcello

Committee Members:
Mary Bear Magee
Evie Gerber
Darlene Miranda
Richard B. Searce, III
Michael Vasquez

Director:
Gary DuBois

Coordinator:
Paul Macarro

Planning Specialist:
Tuba Ebru Ozdil

Cultural Analyst:
Anna Hoover

VIA E-MAIL and USPS

Heather Thompson
County Archeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409

**Re: PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52
FOR PLOT PLAN NO. 26173; EA 42984**

Dear Ms. Thompson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, “the Tribe”) a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside dated February 1, 2017 and received in our office February 2, 2017.

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.

Pechanga Comment Letter to the County of Riverside
Re: Pechanga Tribe Request: AB 52 RE: PP 26173, EA 42984
February 17, 2017
Page 2

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-8113 or at eozdil@pechanga-nsn.gov within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil
Planning Specialist

Cc Pechanga Office of the General Counsel

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

Sacred Is The Duty Trusted Unto Our Care And With Honor We Rise To The Need



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

PP26173

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

REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Core5 Industrial Partners

Contact Person: Andrea Arcilla E-Mail: Andrea@EPDSolutions.com

Mailing Address: 2030 Main Street Suite 1200
Irvine CA 92614
City State ZIP

Daytime Phone No: (949) 278-5413 Fax No: ()

Engineer/Representative Name: EPD Solutions, Inc.

Contact Person: Andrea Arcilla E-Mail: andrea@epdsolutions.com

Mailing Address: 2030 Main Street Ste. 1200
Irvine CA 92614
City State ZIP

Daytime Phone No: (949) 278-5413 Fax No: ()

Property Owner Name: Glenda Nash (APN 317-230-036) / Growth Management (APN 317-230-038)

Contact Person: Andrea Arcilla E-Mail: Andrea@EPDSolutions.com

Mailing Address: 2030 Main Street Suite 1200
Irvine CA 92614
City State ZIP

Daytime Phone No: (949) 278-5413 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

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Glenda Nash

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

Growth Development Company

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 317-230-038-1 and 317-230-036-9

Approximate Gross Acreage: 21.31

General location (nearby or cross streets): North of Walnut Street (vacated), South of Rider Street, East of Patterson Avenue, West of Harvill Avenue

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

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Glenda Nash
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

Growth Development Company
PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

4233665

Construct a 411,780 SF warehouse with office space with trailer and auto parking to the east and north.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Warehousing & Distribution: Sections 21.74d (definition) and 10.1.B.1.g.2) (permitted use)

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	<u>423,665</u>	60 ft	1	warehouse
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Application for Certificate of Parcel Merger

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). PP 25432, PP 21813, ZC 7358, TPM 34128, CUP 3425

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) 40898; 39445 EIR No. (if applicable): _____

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

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

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to [Section 65962.5](#) of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____
Address: _____
Phone number: _____
Address of site (street name and number if available, and ZIP Code): _____
Local Agency: County of Riverside
Assessor's Book Page, and Parcel Number: _____
Specify any list pursuant to Section 65962.5 of the Government Code: _____
Regulatory Identification number: _____
Date of list: _____
Applicant: _____ Date _____

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

[Government Code Section 65850.2](#) requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) _____ Date _____
Owner/Authorized Agent (2) Shahrooz Bahadzadeh Date 12/12/2016

APPLICATION FOR LAND USE AND DEVELOPMENT

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Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

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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) *Sh. Nair* _____

Date 12-14-2016

Owner/Authorized Agent (2) _____

Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development 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\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Harvill Business Center, LLC, a Delaware Limited Liability Company ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 317-230-036 and 317-230-038 ("PROPERTY"); and,

WHEREAS, on January 5, 2017, PROPERTY OWNER filed an application for Plot Plan No. 26173 ("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:
Harvill Business Center, LLC
Attn: Jon Kelly
Core5 Industrial Partners
1230 Peachtree St. NE, Ste. 3560
Atlanta, GA 30309

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.

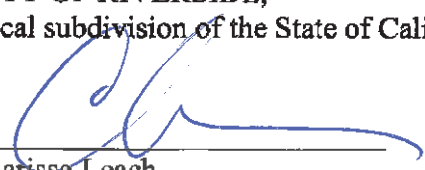
18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable

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: 2/21/18

PROPERTY OWNER:
Harvill Business Center, LLC, a Delaware Limited Liability Company

By: Harvill Manager, LLC, a Delaware Limited Liability Company

By: Core5 Holdings III, LLC, a Delaware Limited Liability Company

By: Core5 Industrial Partners, LLC, a Delaware Limited Liability Company

By: 
Timothy J. Gunter
President and Chief Executive Officer

Dated: January 9, 2018

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK
DATE: 2/21/18

NOTARY

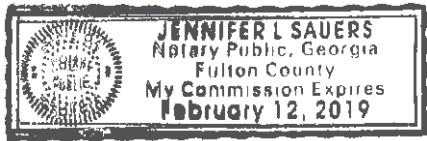
State of GEORGIA

County of Fulton

This instrument was acknowledged before me this 9th day of January (month), 2019 (year),
by Timothy G. Gresham (name of signer).

0 Personally Known or _____ Produced Identification, Type and # of ID _____

(Seal)



Jennifer L. Sauers
(Signature Notary)
Jennifer L. Sauers
Name
Notary Public, State of Georgia

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

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

PLOT PLAN NO. 26173 – Intent to Adopt a Mitigated Negative Declaration – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions – First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area – General Plan: Community Development: Business Park (CD-BP)(0.25-0.60 FAR) – Zoning: Industrial Park (I-P) – Manufacturing Service Commercial (M-SC) – Location: Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – 21.44 Acres – **REQUEST:** A Plot Plan to construct a 423,665 sq. ft. warehouse – distribution facility. 10,000 sq. ft. of that will be office space with the remaining 413,665 sq. ft. as warehouse use.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: **APRIL 9, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner, Brett Dawson, at (951) 955-0972 or e-mail at bdawson@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 mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on January 26, 2018,

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

APN (s) or case numbers PP26173 for

Company or Individual's Name RCIT - GIS,

Distance buffered 1000'

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

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

TITLE: GIS Analyst

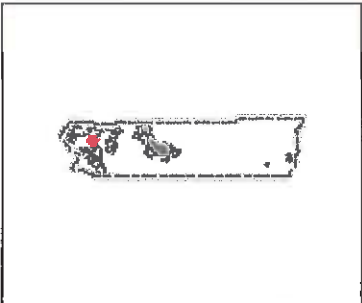
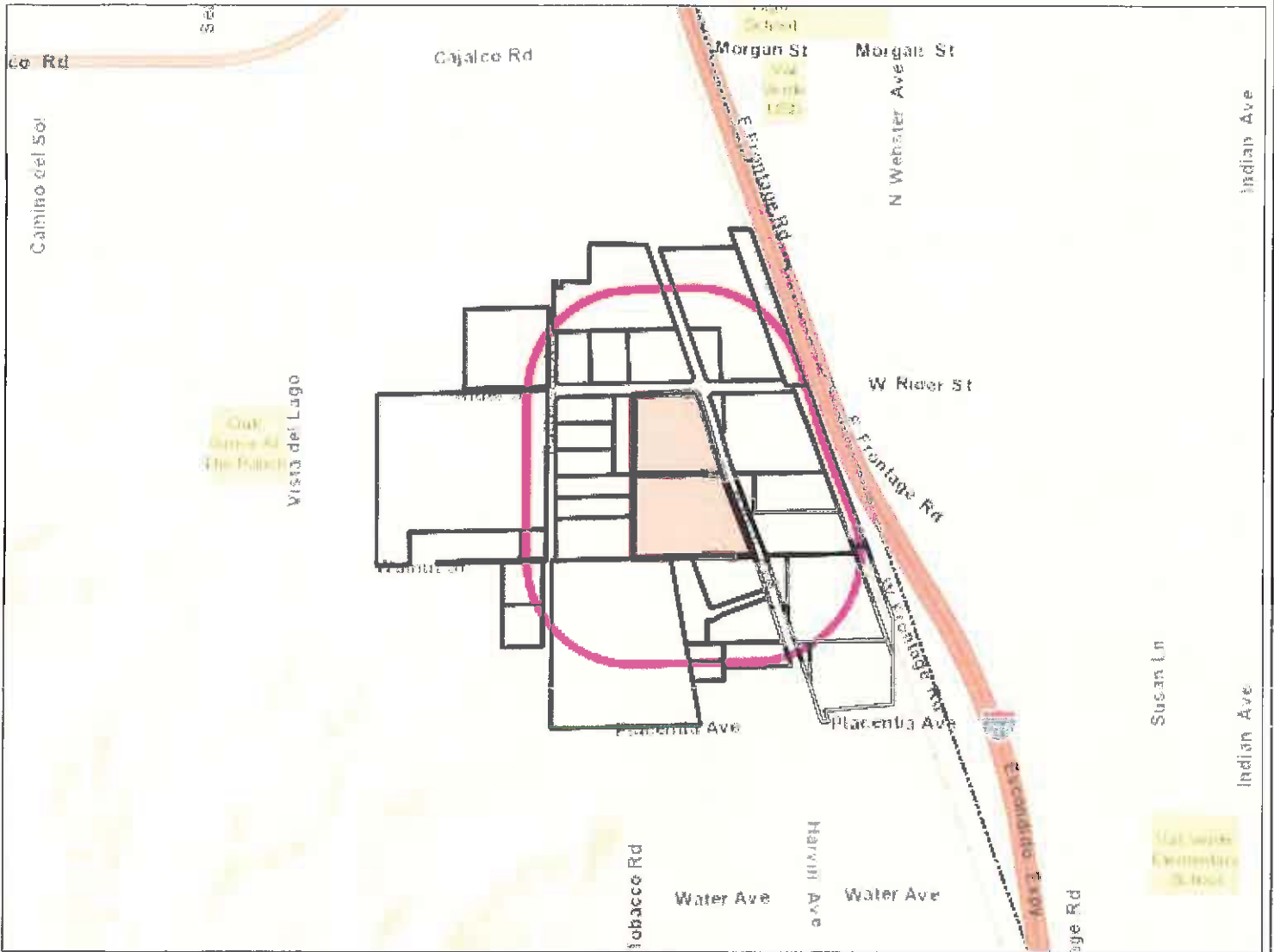
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS

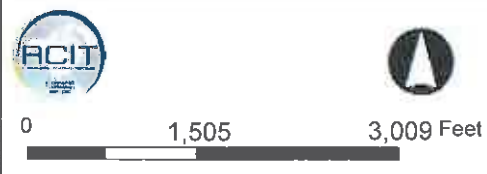
PP26173 (1000 feet buffer)



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.

REPORT PRINTED ON... 1/25/2018 3:55:15 PM

© Riverside County RCIT

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

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

PLOT PLAN NO. 26173 – Intent to Adopt a Mitigated Negative Declaration – EA42984 – Applicant: Core5 Industrial Partners – **Engineer/Representative:** EPD Solutions – **First Supervisorial District – Mead Valley Area Plan – North Perris Zoning Area – General Plan:** Community Development: Business Park (CD-BP)(0.25-0.60 FAR) – **Zoning:** Industrial Park (I-P) – **Manufacturing Service Commercial (M-SC) – Location:** Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – **21.44 Acres – REQUEST:** A Plot Plan to construct a 423,665 sq. ft. warehouse – distribution facility. 10,000 sq. ft. of that will be office, with the remaining 413,665 sq. ft. as a warehouse use.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter.
DATE OF HEARING: **FEBRUARY 26, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or e-mail at bdawson@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 mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through 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: Brett Dawson
P.O. Box 1409, Riverside, CA 92502-1409

317170041
GRANITE PATTERSON
C/O C/O THOMSON REUTERS
P O BOX 847
CARLSBAD CA 92018

317170040
GRANITE PATTERSON
C/O C/O THOMSON REUTERS
P O BOX 847
CARLSBAD CA 92018

317220012
DAVID L MAUSLING
ROSITA A TOLBERT
20281 PATTERSON AVE
PERRIS CA. 92570

317230038
HARVILL BUSINESS CENTER
C/O C/O CORE5 INDUSTRIAL PARTNERS
1230 PEACHTREE STE 3560
ATLANTA GA 30309

317150006
CHARLES A BROOKER
BARBARA J BROOKER
19971 PATTERSON AVE
PERRIS CA. 92570

317230042
PWE EAGLE INC
PWE QRS 1485 INC
C/O C/O WP CAREY & CO
50 ROCKEFELLER PLZ 2ND FL
NEW YORK NY 10020

317230036
HARVILL BUSINESS CENTER
C/O C/O CORE5 INDUSTRIAL PARTNERS
1230 PEACHTREE STE 3560
ATLANTA GA 30309

317230018
CHARLES A BROOKER
BARBARA J BROOKER
19971 PATTERSON AVE
PERRIS CA 92570

317230048
PWE EAGLE INC
PWE QRS 1485 INC
C/O C/O WP CAREY & CO
50 ROCKEFELLER PLZ 2ND FL
NEW YORK NY 10020

317230019
THOMAS H MOORE
20030 PATTERSON AVE
PERRIS CA. 92570

317230021
CHARLES HARVEY ESCHRICH
JENNIFER N ESCHRICH
23615 RIDER ST
PERRIS CA. 92570

317230020
EDUARDO ARRIZON
20050 PATTERSON AVE
PERRIS CA. 92570

317230026
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

317210018
CADO PERRIS
C/O C/O ALEX ZIKAKIS
1545 FARADAY AVE
CARLSBAD CA 92008

317170024
PERRIS VALLEY PROP
PO BOX 1987
PERRIS CA 92572

317240041
DAN SAMARIN
DEBRA SAMARIN
603 REPOSADO
LA HABRA HEIGHTS CA 91633

317240032
SOUTHWEST PREMIER PROP
P O BOX 1397
TOLLESON AZ 85353

317230049
OSCAR CARDENAS
19815 AVENIDA DE ARBOLES
MURRIETA CA 92562

317240013
SOUTHWEST PREMIER PROP
P O BOX 1397
TOLLESON AZ 85353

317240045
KUMIVA GROUP
600 S LAKE AVE STE 200
PASADENA CA 91106

317230044
EAGLE PACIFIC INDUSTRIES INC
C/O C/O JM MANUFACTURING INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

317240017
NAOMI M BARNES
YUELAPWAN KINTAI REV LIVING TR
20491 SHARON ANN LN
PERRIS CA 92570

317240043
STEVEN M RAO
SUSAN M RAO
20281 HARVILL AVE
PERRIS CA. 92570

317240008
SOUTHWEST PREMIER PROP
P O BOX 1397
TOLLESON AZ 85353

317240019
PATRICIA ANN SMITH
EDWARD WILLIAM SMITH
19781 LA TIERRA LN
YORBA LINDA CA 92886

317220013
JAMES C SADLER
MICHELLE M SADLER
20335 PATTERSON AVE
PERRIS CA. 92570

317240044
GAMBOL PET FOODS USA INC
445 S FIGUEROA ST STE 2500
LOS ANGELES CA 90071

317240022
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

317240015
SOUTHWEST PREMIER PROP
P O BOX 1397
TOLLESON AZ 85353

317210008
JOSE L RODRIGUEZ
20111 PATTERSON AVE
PERRIS CA. 92570

317230023
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS CA. 92570

317240001
ROBERT WILLIAM BARKER
1851 OUTPOST DR
HOLLYWOOD CA 90068

317230047
EAGLE PACIFIC INDUSTRIES INC
C/O C/O JM MANUFACTURING INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

317210024
RAYMOND G ESPINOZA
P O BOX 127
E IRVINE CA 92150

317230022
U TURN FOR CHRIST
20170 PATTERSON AVE
PERRIS CA 92570

317230046
EAGLE PACIFIC INDUSTRIES INC
C/O C/O JM MANUFACTURING INC
5200 W CENTURY 10TH FLR
LOS ANGELES CA 90045

317170042
GRANITE PATTERSON
C/O C/O THOMSON REUTERS
P O BOX 847
CARLSBAD CA 92018

317170043
MCANALLY FAMILY FARMS INC
C/O C/O CARL LOFGREN
P O BOX 5167
RIVERSIDE CA 92517

317170045
PERRIS VALLEY PROP
P O BOX 1987
PERRIS CA 92572

317170012
RIVERSIDE COUNTY TRANSPORTATION
PO BOX 12008
RIVERSIDE CA 92502

Andrea Arcilla
2030 Main Street, Suite 1200
Irvine CA 92614

Andrea Arcilla
2030 Main Street, Suite 1200
Irvine CA 92614

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

Glenda Nash
2030 Main Street, Suite 1200
Irvine CA 92614

Glenda Nash
2030 Main Street, Suite 1200
Irvine CA 92614

Mark Roberts
Department of Transportation
District 8
464 West 4th Street, 6th Floor
San Bernardino CA 92401-1400

Debbie Walsh
P.O. Box 2244
Perris CA 92522

Salvador Flores
Southern California Edison
2 Innovation Way
Pomona CA 91768

City of Perris
Planning Department
101 N D Street
Perris CA 92570

Lirra Bishop
23236 Sunny Canyon St
Perris CA 92570

Mead Valley Municipal Advisory
Council
21091 Rider Street
Mead Valley CA 92570

Erin Winemiller
Daniel Brown
U Turn for Christ
20170 Patterson ave
Perris CA 92570

Ebru Ozdil
Pechanga Cultural Resources
PO Box 2183
Temecula CA 92593

Daniel Brennan
1128 E. La Cadena Drive
Riverside CA 92507

RAMV.ORG
PO Box 2433
Perris CA 92572

Yolanda Williams
Community Association of Perris CA
PO Box 1659
Perris CA 92572

Richard Drury
Theresa Rettinghouse
Lozeau Drury LLP
410 12th 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.

PLOT PLAN NO. 26173 – EA42984 – Applicant: Core5 Industrial Partners – Engineer/Representative: EPD Solutions - First Supervisorial District – Mead Valley Area Plan - North Perris Zoning Area – General Plan: Community Development: Business Park (CD:BP)(0.25-0.60 FAR – Zoning: Industrial Park (I-P) and Manufacturing Service Commercial (M-SC) – Location: Southwesterly corner of Harvill Avenue and Rider Street, and northerly of Placentia Street – 21.44 Acres – REQUEST: A Plot Plan to construct a 423,665 square foot warehouse –distribution facility. – APNs: 317-230-038-1, 317-230-036

Project Title/Case Numbers

County Contact Person

*(951) 955-0972
Phone Number*

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

*Andrea Arcilla
Project Applicant*

*2030 Main Street Suite 1200, Irvine CA 92614
Address*

*Southwesterly corner of Harvill Avenue and Rider Street, north of Placentia street
Project Location*

*A Plot Plan to construct a 423,665 square foot warehouse- distribution facility
Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project Will have a significant effect on the environment.
2. A Mitigated Negative Declaration Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act **(\$2,280.00+\$50.00)** and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

--

**INVOICE (PLAN-CFG06352)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

Core5 Industrial Partners
2030 Main St, Ste 1200
Irvine, Ca 92614

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06352	01/05/2017	01/05/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06352	0452 - CF&G TRUST: RECORD FEES	\$50.00
32172 Harvill Ave Perris,		SUB TOTAL
		\$50.00

TOTAL **\$50.00**

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

INVOICE (INV-00039245)
FOR RIVERSIDE COUNTY

BILLING CONTACT

Core5 Industrial Partners
2030 Main St, Ste 1200
Irvine, Ca 92614

County of Riverside
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00039245	02/15/2018	02/15/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06352	0453 - CF&W Trust EIR	\$2,280.75
32172 Harvill Ave Perris,		SUB TOTAL \$2,280.75

TOTAL **\$2,280.75**

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




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.3

Planning Commission Hearing: June 6, 2018

PROPOSED PROJECT

Case Number(s):	GPA No. 180004, Amendments to the Climate Action Plan, EIR No. 521 Mitigation Monitoring and Reporting Program, and Ordinance No. 348	Applicant(s): County of Riverside
Select Environ. Type	CEQA EXEMPT	Representative(s):
Area Plan:	County-wide	
Zoning Area/District:	County-wide	
Supervisory District:	County-wide	
Project Planner:	Phayvanh Nanthavongdouangsy	 Charissa Leach, P.E.
Project APN(s):	N/A, not site specific	Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

On January 6, 2016, the Sierra Club, the Center for Biological Diversity, and the San Bernardino Audubon Society, collectively filed an action that challenged the County's certification of Environmental Impact Report No. 521 (EIR No. 521), approval of General Plan Amendment No. 960 (GPA No. 960) and approval of the Climate Action Plan (CAP) pursuant to California Environmental Quality Act (CEQA). A Partial Settlement Agreement (Settlement) dated September 18, 2017 was executed by the County and other parties for Sierra Club et al. v. County of Riverside et al. (Riverside County Superior Court Case No. RIC 1600159) (Attachment A). The Settlement outlines policy consideration for high-efficiency bulbs for traffic signals, meetings with Riverside Transit Agency to discuss increased bus services, and text amendments to the General Plan Air Quality Element, EIR No. 521 Mitigation Measure 4.7.A-N1, the CAP, and County Ordinance No. 348.

Pursuant to the Settlement, the proposed project includes the following:

- General Plan Amendment No. 180004 (GPA No. 180004), which amends Air Quality Element Policies AQ 18.2, AQ 18.4, AQ 18.5, AQ 21.1, and AQ 21.2, deletes policies AQ 19.3 and AQ 19.4 and updates Appendix K to reflect the deleted Air Quality Element policies; refer to Staff Report Attachment B.
- An amendment to the Mitigation Monitoring and Reporting Program for Environmental Impact Report No. 521 (EIR No. 521 MMRP) which makes a minor change to Mitigation Measure No. 4.7.A-N1; refer to Staff Report Attachment C.
- An amendment to the County's Climate Action Plan (CAP) to include the requirement for on-site renewable energy production (R2-E10) and amendments to its Appendix F Implementation

Measures T7.A.1 and L2.A.1, and delete Implementation Measure L1.A.1 listed in the Screening Tables; refer to Staff Report Attachment D.

- Ordinance No. 348.4885, which amends Sections 18.12.A.2.c and 18.12.D of Ordinance No. 348 to add provisions requiring electric vehicle (EV) parking with charging stations and bicycle parking for certain types of developments projects, including mixed use and multiple family dwelling developments; refer to Staff Report Attachment E.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT the Planning Commission Resolution No. 2018-006 recommending adoption of General Plan Amendment No. 180004 to the Riverside County Board of Supervisors.

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

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 180004, as provided in Attachment B and based upon the findings and conclusions provided in this staff report, and subject to the Board of Supervisors' adoption of the General Plan Amendment resolution; and,

APPROVE the revised **MITIGATION MEASURE 4.7.A-N1** and updated **Mitigation Monitoring Report Program for Environmental Impact Report No. 521** as provided in Attachment C, which was completed in compliance with State CEQA Guidelines and the Riverside County CEQA implementation procedures; and,

APPROVE the amendment to the **Riverside County Climate Action Plan**, which adds the new MEASURE R2-E10, updates project Implementation Measures and points for T7.A.1 and L2.A.1, and deletes L1.A.1 in the CAP Appendix F CEQA Thresholds Screening Tables as provided in Attachment D, and direct staff to incorporate Measure R2-E10 into the Riverside County Climate Action Plan and updates to its Appendix F accordingly.

ADOPT ORDINANCE NO. 348.4885, to add provisions for electric vehicle (EV) parking with charging stations and bicycle parking for certain types of development provided in Attachment E and based upon findings and conclusions provided in this staff report.

PROJECT BACKGROUND AND ENVIRONMENTAL CONCLUSIONS

Background:

The County of Riverside adopted its CAP in conjunction with the GPA No. 960, and certified the associated EIR No. 521 on December 8, 2015. GPA No. 960 updated the Air Quality Element to include specific policies that outlined the County's Greenhouse Gas (GHG) Emission Reduction Strategy. The CAP provides further guidance on the Riverside County's GHG inventory reduction goals, thresholds, policies, guidelines, and implementation programs. It is also utilized to streamline CEQA analysis of GHG emissions for subsequent development projects.

The Board of Supervisors initiated an amendment to Ordinance No. 348 on April 24, 2018 to include provisions for bicycle and personal EV parking for all multi-family or mixed use projects consisting of a mix of residential, retail, and/or office space pursuant to the Settlement. The proposed standards were derived by researching other local government's bicycle and EV parking standards.

The proposed project will further improve the County's Greenhouse Gas (GHG) Emissions Reduction Strategies.

ENVIRONMENTAL REVIEW and ENVIRONMENTAL CONCLUSIONS

This proposed project is exempt from CEQA review pursuant to Section 15061(b)(3), "where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

The proposed project is made up of several components. However, none of these, separately or together, has any possibility of having a significant effect on the environment for the following reasons:

First, requirements relating to a Business as Usual (BAU) scenario for analyzing a development project's GHG emissions are proposed to be removed from the General Plan, the EIR No. 521 MMRP, and the CAP, in the: (1) amendments to AQ 18.2, (2) amendments to AQ 21.1, (3) the deletion of AQ 19.4, and (4) the amendment to Environmental Impact Report No. 521 Mitigation Measure 4.7.A-N1. The use of BAU was severely constrained and largely eliminated as a useful metric by the California Supreme Court case *Center for Biological Diversity v. California Department of Fish and Wildlife* (2015) 62 Cal.4th 204. There is no possibility of a significant effect on the environment from removing references to a metric that the California Supreme Court has expressly rejected.

Second, (1) AQ 18.5 still requires monitoring and verifying the progress and results of the CAP, but, instead of periodically, updates are proposed to now be required to be considered, if necessary, at a specified interval: every four years. (2) In addition, a corresponding change is proposed to Sections 7.6 and 7.7 of the CAP. Because such consideration of potentially necessary changes to make the CAP stronger and further reduce development projects' GHGs will likely be more often under the specific four-year requirement, there is no possibility that requiring consideration of CAP measures' efficacy every four years instead of a previously unspecified interval will have a significant negative effect on the environment.

Third, the wording of AQ 18.4 was changed slightly, but the changes were essentially wordsmithing that did not affect its substantive requirements at all. Therefore, there is no possibility of any significant effect on the environment from mere wording changes with no substantive effect.

Fourth, (1) AQ 19.3, which did not require quantification of GHG emissions for development projects that utilized the CAP, is proposed to be removed. This change further enables additional proposed changes: (2) in Appendix F of the CAP, which is proposed to be amended to require projects determined to be above 3,000 MT CO₂e to quantify their GHGs, and (3) to remove language suggesting otherwise. These changes will not result in any possibility of having a significant effect on the environment, but will give the County and others additional information about the level of GHGs for certain types of projects in the County, and this additional information can help the County and others to better understand and reduce project-specific GHG emissions and, ultimately, the County's overall GHG emissions.

Fifth, (1) Implementation Measure T7.A.1 in the Screening Tables in Appendix F of the CAP is proposed to be amended to specify that each residential unit included in a subsequent development project must install an electric vehicle charging station in each unit to receive the full 8 points under the CAP, and specifies that development projects that include charging stations for fewer than all residential unit shall receive points on a proportional basis. This merely adds a clarification to specify a requirement as it has already been understood and applied by the County. In addition, (2) Implementation Measure L1.A.1 is being deleted from the CAP Screening tables, but, since this measure already had zero points assigned to it, it is merely deleting text with no effect at all. The additional clarifying language with no change in actual County practice and the deletion of language with no import cannot cause any change that could result in a significant effect.

Sixth, Implementation Measure L2.A.1 in the Screening Tables in Appendix F of the CAP changes the assigned point value of providing electric outlets on the exterior of building walls from 8 points to 2 points. Because a development project will have to adopt more implementation measures to reach 100 points under the CAP, the proposed change will further reduce projects' GHG emissions rather than have the potential for a significant effect on the environment.

Seventh, AQ 21.2 is being amended to specify that CAP Implementation Measures for a project will also be included in projects' Mitigation Monitoring and Reporting Program (MMRP) and may be included as Conditions of Approval. If no MMRP is required for a project, then the Implementation Measures will be incorporated into the project's Conditions of Approval. There is no possibility that this change will result in any significant effect on the environment because the Implementation Measures were already mandatory, this change merely specifies which enforcement mechanism will or can be used, it does not change the substantive requirements.

Eighth, minor renumbering was undertaken in the General Plan, and General Plan Appendix K Action Item #AI 147 was merely updated to correctly reflect the above changes as relevant to the General Plan's Implementation Program, with no substantive changes.

Ninth, implementing development that is not exempt from CEQA that includes on-site renewable energy sources pursuant to the updated CAP will undergo an environmental review pursuant to CEQA once those projects are proposed in the future. As part of this project, the CAP will include provisions for on-site renewable energy production for any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development. When feasible, such commercial, office, industrial, manufacturing and multi-family residential development shall offset 20% of its energy demand with on-site renewable energy production and single-family residential development shall offset its energy demand by 30%. Each implementing development

will model its energy use to determine how much energy needs to be produced on-site based on the proposed use, site design, building design, project location, regional climate, and other environmental considerations. This model will help determine the best type of renewable technology and system design to incorporate into the development. The environmental impact of each renewable energy system is site specific. On-site renewable energy will considerably reduce the GHG emissions related to any future proposed project's operations by significantly offsetting their energy requirements for that particular use with renewable energy generated onsite. It is anticipated that the majority of projects would actually offset an even greater portion of their energy use once it is determined that the proposed project would already be required to install a system that meets the base minimum requirements for energy offsets. Further, as energy producing systems become smaller and more efficient over time, an even greater savings in energy are expected. The environmental review for any future projects that need to meet these standards will be required to analyze all potential environmental impacts of that project, which would now include the addition of renewable energy as part of the proposed project, such as potential impacts to aesthetics, land use, and biological resources. As no projects are currently known, it would be impractical and entirely speculative to attempt to ascertain what those potential impacts may be as it relates to the addition of renewable energy sources for future projects. It is anticipated that the majority of the renewable sources would likely focus on solar energy as the most common and cost-effective option. Given the majority of solar panels for new systems today are smaller and do not emit glare, coupled with the fact the system will be integrated into the design of the new structures, any impacts would likely be negligible. Regarding benefits of renewable energy and reductions in greenhouse gas emissions, the typical California residential home uses approximately 6,876 kWh of electricity per year, which is equivalent to roughly 5.1 metric tons of Carbon Dioxide Equivalent yearly emissions. Therefore, with just a 30% reduction through onsite renewable energy, this would reduce the emissions by roughly 1.53 Metric Tons of greenhouse gas emissions every year for each residence, resulting in a positive benefit overall for the environment. Additionally, the savings for commercial use – industrial in particular – would be anticipated to be substantially greater. There is no potential this requirement for the incorporation of renewable energy for future projects would result in a potential physical environmental impact at this time.

Tenth, Ordinance No. 348 amendments provide regulations governing existing and new uses as well as providing new development standards. The proposed amendment to Section 18.12.A.2.c of Ordinance No. 348 establishes standards for electric vehicle parking with included charging stations in new multifamily projects as well nonresidential projects. The standard is based on a range of conventional space requirements which would correlate with a given number of EV parking spaces equipped with charging stations. Location, design and signage requirements are also provided so that such spaces are not confused with traditional parking spaces, provide easy connections to the charger, and are readily integrated with overall parking areas. Section 18.12.D. of Ordinance No. 348 provides bicycle parking requirements for industrial, commercial and office uses. This project is proposing amendments to Section 18.12.D.2. to also include bicycle parking standards for new mixed use projects with a residential component and for new multi-family projects. Additionally, the standards require either Class I spaces with bicycle lockers or Class II spaces with stationary enclosed bicycle racks. The amendments do not propose new uses and they do not require any changes to existing land uses. Therefore, the proposed ordinance amendments are exempt from compliance with CEQA pursuant to CEQA Guidelines section 15061(b)(3) because they do not have any potential for causing a significant effect on the environment. As relevant to this determination, Section 15061(b)(3) states that "...CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

As set forth above, the project revises the existing General Plan policies, MMRP, CAP, and Ordinance No. 348 pursuant to the Settlement Agreement. The revisions are either minor wordsmithing that will have no effect or they will have a positive effect to help the County achieve its long-range GHG emission reduction goals as required by State regulations and subsequent case law. The project does not include a specific development application and will not result in physical ground disturbance. Implementing projects incorporating these changes will undergo their own environmental analysis and public hearing process for consideration by the appropriate hearing body. For these reasons, there is no possibility the proposed project may have a significant effect on the environment.

FINDINGS AND CONCLUSIONS

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

FINDINGS FOR CLIMATE ACTION PLAN AMENDMENT

The California Legislature passed the California Global Warming Solutions Act of 2006, Assembly Bill 32 (AB 32) in 2006. AB 32 created a multi-year program aimed to reduce GHG emissions in California. AB 32 requires the California Air Resources Board (CARB) to monitor sources of GHG emissions that cause global warming and adopt rules and regulations that would reduce statewide GHG emissions levels. Furthermore, Senate Bill 97 (SB 97), enacted in 2007, amended CEQA to clearly establish that GHG Emissions and effects of GHG emissions are appropriate subjects for CEQA analysis. It directed California Office of Planning and Research to develop revisions to CEQA Guidelines for the mitigation of GHG emissions or the effects of GHG emissions. CEQA Guidelines revisions pursuant to SB 97 became effective in July 2010. SB 97 also established criteria for Climate Action Plans used in the tiering and streamlining of CEQA analysis of GHGs for future development projects.

Local governments play an essential role in helping the State reach its reduction targets through land use decisions, permitting process, land use ordinances, and municipal operations. Towards this effort, the County's Climate Action Plan provides a programmatic plan by which the County will address the actions necessary to achieve greenhouse gas emissions reductions across the various sectors under the County's jurisdiction. Consistent with AB 32 and SB 97, the CAP provides guidance on the Riverside County's GHG inventory reduction goals, thresholds, policies, guidelines, and implementation programs. It will also be utilized to streamline CEQA analysis of GHG emissions for subsequent development projects. The CAP Screening Tables located in Appendix F of CAP allow new develops projects a streamlined option for complying with CEQA requirements for addressing GHG emissions.

The CAP requires continuous monitoring, periodic review, and updates to ensure that Riverside County is meeting the State's and County's GHG Reduction Targets established through Assembly Bill 32 (AB 32), existing and future Executive Orders, existing and future amendments to CARB's Climate Change Scoping Plan, and subsequent case laws. The proposed amendments to the CAP are consistent with the Settlement and furthers the County's efforts to reduce GHG emissions through land use decisions. As discussed above in this Staff Report under "Environmental Review and Environmental Conclusions", the requirements for on-site renewable energy for the listed development projects will reduce the project's overall operational GHG emissions; which, will help the County and State reach its GHG reduction targets.

FINDINGS FOR EIR NO. 521 MITIGATION MONITORING AND REPORTING PROGRAM AMENDMENT

Pursuant to CEQA, Riverside County certified EIR No. 521 and adopted its Mitigation Monitoring and Reporting Program on December 8, 2015. As required by CEQA (CCR Section 15097), it is the responsibility of the County to ensure that the Mitigation Measures listed in EIR No. 521 MMRP are implemented as future development occurs pursuant to the General Plan Update (General Plan Amendment No. 960) and Climate Action Plan. CCR Section 15097 (e) states that “at its discretion, an agency may adopt standardized policies and requirements to guide individually adopted monitoring or reporting programs. Standardized policies and requirements may describe ... (4) General standards for determining project compliance with the mitigation measures or revisions and related conditions of approval.” This project, pursuant to the Settlement, includes an amendment to EIR No. 521 MMRP Mitigation 4.7.A-N1 to remove the requirement of utilizing Business As Usual (BAU) for GHG emission reduction analyses. As mentioned above under the “Environmental Review and Environmental Conclusions” Section of the Staff Report, the use of BAU was severely constrained and largely eliminated as a useful metric by the California Supreme Court case *Center for Biological Diversity v. California Department of Fish and Wildlife* (2015) 62 Cal.4th 204. There is no possibility of a significant effect on the environment from removing references to a metric that the California Supreme Court has expressly rejected.

FINDINGS FOR ORDINANCE NO. 348 AMENDMENT

As authorized through Government Code Section 65850 (d), Riverside County has existing provisions for offstreet parking and loading in its Land Use Ordinance No. 348. The Settlement requires an amendment to Ordinance No. 348 to include provisions for bicycle and personal EV parking for all multi-family or mixed use projects consisting of a mix of residential, retail, and/or office space. The amendment to Ordinance No. 348 was initiated unanimously by the Board of Supervisors on April 24, 2018. This project includes site design and development standards for bicycle and EV parking. The proposed standards were derived from other local government’s bicycle and EV parking standards. The proposed ordinance amendment will require one designated EV parking spaces for 2-24 parking spaces for multiple family uses, two designated EV spaces for 25-49 parking spaces for all development projects, and three designated EV parking spaces plus one additional designated EV Parking Space of reach additional 50 parking spaces. The proposed ordinance amendment will also add requirements for bicycle lockers and racks for multiple family dwellings and mixed use development.

FINDINGS FOR GENERAL PLAN AMENDMENT

GPA No. 180004 is General Plan Entitlement/Policy Amendment that amends Air Quality Element policies. Accordingly, the findings supporting this type of General Plan amendment pursuant to Ordinance No. 348 Section 2.4 C 2 are as follows:

a: The proposed amendment does not involve a change in or conflict with: The Riverside County Vision, any General Plan Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

- I. The Riverside County Vision: The project is consistent with the County’s Vision for Sustainability and Global Environmental Stewardship, specifically the following vision statements:

“Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County; A compressive approach to energy efficiency and sustainability have led to the development of new homes, businesses, industry and other facilities with much smaller footprints on the environment than in previous eras; Energy savings arising from changing practices throughout Riverside County have led to more efficient use of available resources, such as the fuels necessary to generate electricity; Riverside County has reduced its greenhouse gas emissions consistent with state... planning to reduce the scale and intensity of climate change effects on Riverside County, the state and the planet; and Riverside County continues to be a leader in achieving sustainability goals in partnership with its constituent cities, as well as regional planning agencies”

The project is consistent with the Settlement and strengthens the County’s efforts in reducing GHG emissions as outlined in the Air Quality Element and Climate Action Plan. The GHG Reduction Strategies will ensure that Riverside County activities and approvals do not emit significant amounts of GHGs and that the emissions from the individual actions do not contribute to cumulatively significant GHG emissions, unless such impacts for future projects are approved subject to an appropriate statement of overriding considerations pursuant to the California Environmental Quality Act (CEQA). Thus, the reduction strategies will eventually attain Riverside County’s long-range GHG emission reduction goals as required by State regulations and subsequent case law. The Air Quality Element includes policies for the creation and implementation of the Climate Action Plan. The CAP provides further guidance on the Riverside County’s GHG inventory reduction goals, thresholds, policies, guidelines, and implementation programs. It will also be utilized to streamline CEQA analysis of GHG emissions for subsequent development projects. The Climate Action Plan requires continuous monitoring, periodic review, and updates to ensure that the County reaches its current and future GHG reduction targets.

- II. Does not change or conflict with any General Plan Principle set forth in Appendix B. It supports the following General Plan Principle for:
- I. Community Development Principles B. Regional Issues 1. *“We must cooperate regionally to deal with the issues of mobility, transportation systems development, traffic congestion reduction, clear air, clean water, watershed management and habitat linkages...”*

The Greenhouse Gas Emission Reduction strategies outlined in the Air Quality Element and the CAP are consistent with the State’s regulations and GHG emissions reduction goals.

- II. Environmental Protection Principles A. Environmentally Sensitive Community Design 4. *“Energy efficiency should also be pursued wherever possible [through] street configuration, building orientation and landscaping to capitalize on shading and facilitate solar energy.”*

The Air Quality Element policies regarding GHG emission reduction directs compliance with the County’s CAP. This project updates the CAP to outline requirements for on-site renewable energy production for new land use projects involving a tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development (Energy Measure R2-E10). A commercial, office, industrial,

manufacturing and multi-family development shall offset 20% of its energy demand with on-site renewable energy; a single-family residential unit shall offset 30% of the energy demand. The applicant must show that the development can reasonably offset the energy demand unless such offsets are demonstrated by the applicant as infeasible.

- III. Any Foundation Component designation in the General Plan except as otherwise expressly allowed:

GPA No. 180004 modifies policies within the Air Quality Element. It does not modify any policies within the Land Use Element or include any specific development application that modifies a property's Foundation Component.

- b: The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The modification to the Air Quality Element does not change the County's commitment to achieve its GHG emission reduction goals that are aligned with the State regulations. The project strengthens the County's reduction strategies for long-range GHG emission reduction as the development occurs in the County.

- c: Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan:

The Settlement was executed by the County and other parties for Sierra Club et al. v. County of Riverside et al. on September 18, 2017. The revisions to the Air Quality Element and other project components is consistent with the Settlement.

Conclusion:

1. For the reasons discussed above, 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. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper / Desert Sun Newspaper on May 27, 2018. The proposed project is scheduled to be presented to the Planning Commission on June 6, 2018 as a public hearing item on the Agenda. Any member of the public is welcomed to provide comments or concerns during this time.

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3 **RESOLUTION No. 2018-006**

4 **RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 180004**

5
6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350, a public hearing was
7 held before the Riverside County Planning Commission in Riverside, California on June 6, 2018, to
8 consider the above-captioned matter; and,

9 **WHEREAS**, all the provisions of the California Environmental Quality Act and the Riverside
10 County CEQA implementing procedures have been satisfied; and,

11 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by staff,
12 the public and affected government agencies; now, therefore,

13 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission
14 of the County of Riverside, in regular session assembled on June 6, 2018, that is has reviewed and
15 considered the staff report, staff’s presentation and input from the public, and recommends the following
16 based on the staff report’s findings and conclusions:

17 **FIND** General Plan Amendment No. 180004 exempt from CEQA pursuant to pursuant to
18 State CEQA Guidelines Section 15061(b)(3); and,

19 **TENTATIVELY APPROVE** General Plan Amendment No. 180004.
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PARTIAL SETTLEMENT AGREEMENT

This Partial Settlement Agreement (“Agreement”) is made and entered into, as of the Effective Date below, by and between Petitioners SIERRA CLUB, CENTER FOR BIOLOGICAL DIVERSITY, and SAN BERNARDINO VALLEY AUDUBON SOCIETY (collectively, “Petitioners”) and Respondents COUNTY OF RIVERSIDE and RIVERSIDE COUNTY BOARD OF SUPERVISORS (together, the “County”) to settle a portion of ongoing litigation regarding the County’s approval of General Plan Amendment No. 960 (“GPA No. 960”), its Climate Action Plan (“CAP”) and the associated Environmental Impact Report (“EIR”) No. 521. The settlement concerns Petitioners’ claims related to the CAP, greenhouse gas emissions, and climate change.

DEFINITIONS

For purposes of this Agreement, the terms listed below are defined as follows:

1. The “Action” means *Sierra Club et al. v. County of Riverside et al.* (Riverside County Superior Court Case No. RIC1600159) in which Petitioners filed a Verified Petition for Writ of Mandate challenging the County’s December 8, 2015 certification of EIR No. 521 and approvals of GPA No. 960, the CAP, and other associated approvals.
2. “Board” means the County Board of Supervisors.
3. “CAP” means the Climate Action Plan approved by the County on December 8, 2015.
4. “CEQA” means the California Environmental Quality Act, Public Resources Code section 21000 et seq.
5. “County” means the County of Riverside and the Board.
6. “Effective Date” means the date this Agreement takes effect. The Effective Date shall be the date the Parties sign this Agreement, as indicated below. If the Parties

sign this Agreement on different dates, then the latest date of signing by a Party shall be the Effective Date.

7. “EIR No. 521” means the Final Environmental Impact Report certified by the County for GPA No. 960, the CAP, and associated approvals on December 8, 2015.

8. “GPA No. 960” means General Plan Amendment No. 960, the General Plan Amendment approved by the County on December 8, 2015, which updated the County’s 2003 General Plan as amended.

9. “Party” means the County or Petitioners, as appropriate, and “Parties” means, collectively, the County and Petitioners.

10. “Petitioners” means, collectively, the Sierra Club, the Center for Biological Diversity, and the San Bernardino Audubon Society.

RECITALS

A. On December 8, 2015, the County certified EIR No. 521 and approved GPA No. 960 and the CAP, and took other related actions.

B. On January 6, 2016, Petitioners filed the Action, which challenges the County’s certification of EIR No. 521 and approval of GPA No. 960 and the CAP pursuant to CEQA.

C. Due to the extremely large number of documents potentially appropriate for inclusion in the administrative record, the Parties stipulated multiple times to extend the deadline for record certification.

D. The County’s Notice of Certification of the Administrative Record was filed and served on May 24, 2017. The Parties have stipulated to a briefing schedule that includes an Opening Brief filing date of September 27, 2017, among other deadlines.

E. The Parties have held settlement meetings and have had continuing settlement negotiations. While general agreement to terms that would settle the entire

Action has not been reached, the Parties wish to enter into this Agreement as to the challenges relating to both the CAP and the greenhouse gas analysis in EIR No. 521.

F. The Parties to this Agreement believe that their mutual interests will be best served if any and all legal disputes between them relating to the CAP and the greenhouse gas analysis in EIR No. 521 are resolved without further litigation.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises and/or covenants contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Incorporation of Recitals and Definitions. Each recital and definition set forth above is incorporated herein by reference and made part of this Agreement.
2. Obligations of the County. The County agrees as follows:
 - a. To process an amendment to the General Plan to remove or modify policies AQ 18.2, 18.4, 18.5, 19.3, 19.4, 21.1, and 21.2 and Mitigation Measure 4.7.A-N1 as follows:
 - Modify AQ 18.2 to read as follows: "Adopt GHG emissions reduction targets. Pursuant to the results of the Carbon Inventory and Greenhouse Gas Analysis for Riverside County, future development proposed as a discretionary project pursuant to the General Plan shall achieve sufficient reductions in greenhouse gas emissions in order to be found consistent with the County Climate Action Plan."
 - Modify AQ 18.4 to read as follows: "Implement policies and measures to achieve reduction targets. The County shall require implementation of the greenhouse gas reduction policies and measures established under the County Climate Action Plan for all new discretionary development

proposals.”

--Modify AQ 18.5 to read as follows: “Monitor and verify results. The County shall monitor and verify the progress and results, and make any necessary revisions to, the CAP by 2020 and at a minimum every four years thereafter. The progress and results of, and revisions to, the CAP will be made available to the public for review prior to approval. If monitoring reveals that the targets of the CAP are not being met, the CAP shall be revised to ensure that any changes needed to stay 'on target' with the stated goals are accomplished.”

--AQ 19.3 – Delete in its entirety

--AQ 19.4 – Delete in its entirety

--Modify AQ 21.1 to be amended as follows: Remove subsection a. in its entirety; renumber the other subsections; for former subdivision d. renumbered as subdivision c., remove the words “calculating BAU.”

--Modify AQ 21.2 to read as follows: “Implementation Measures found necessary for a given project pursuant to the CAP Screening Tables shall be incorporated into a project’s Mitigation and Monitoring Program as required mitigation measures under CEQA to ensure the measures are implemented appropriately. Such Implementation Measures may also be separately incorporated into the Conditions of the Approval issued by the County. In the event no Mitigation and Monitoring Program is required for a project, the Implementation Measures shall be incorporated into a project’s Conditions of Approval issued by the County.”

--Modify MM 4.7.A-N1 to read as follows: “To ensure GHG emissions resulting from new development are reduced to levels necessary to meet state targets, the County of Riverside shall require all new discretionary

development to comply with the Riverside County Climate Action Plan for residential, commercial, industrial, institutional and mixed-use projects.”

b. To process an amendment to the CAP as follows:

--To make implementation measures into mitigation measures under CEQA.

--To amend CAP Sections 7.6 and 7.7 to include the language set forth in Exhibit A, attached hereto and made a part hereof.

--To revise the language in Appendix F of the CAP as follows:

-- Revise language under the heading “Projects that Exceed 3,000 MT CO₂e Emission Level, Methodology for the Calculation of GHG Emissions” to require projects that are determined to be above 3,000 MT CO₂e emissions to quantify and disclose the anticipated greenhouse gas emissions of the proposed development.

-- Revise language under the heading “Instructions for Applications to Projects”: “Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the County’s GHG Technical Report. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.”

--To modify CAP text as indicated in Exhibit B, attached hereto and made a part hereof.

--To modify the language in Implementation Measure T7.A.1 as follows:
“Install electric vehicle charging stations for each residential unit included

in the project. Projects that include charging stations for fewer than all units shall receive points on a proportional basis.”

--To modify the language in the CAP text on page 4-6 as follows (bracketed words removed from existing text): “Provide circuit and capacity in [all] garages of residential units and all new large-scale commercial buildings, over 162,000 square feet for installation of electric vehicle charging stations -- Install electric vehicle charging stations in [all the] garages of residential units for new development projects.”

--To delete Implementation Measure L1.A.1 in its entirety.

--To revise Measure L2.A.1 to reduce the corresponding number of points from 8 to 2.

- c. To consider adoption of a policy to require the use of high-efficiency bulbs at all new traffic signal lights and convert 100% of existing traffic signal lights to high-efficiency bulbs by 2020, with language in the policy to ensure that selected high-efficiency bulbs will not adversely impact night sky resources at Mt. Palomar.
- d. To process an amendment to County Ordinance No. 348 to require provision of bike and personal EV parking for all multi-family or mixed-use projects consisting of a mix of residential, retail, and/or office space. This amendment will prioritize the provision of bike lockers, rather than racks.
- e. To set up a meeting with Riverside Transit Agency to explore opportunities to increase fixed-route services by 10-20% and invite Petitioners to attend the meeting.

- f. To include Petitioners on the notice list for any public meeting or comment period for discussion, consideration, approval, or adoption of any of the amendments or meetings listed in Paragraphs 2(a)-(d) of this Agreement.
 - g. Pay \$27,500 in attorneys' fees to Shute, Mihaly & Weinberger, LLP within 60 days of the County being served with a Notice of Partial Settlement that has been filed with the Court in the Action.
 3. Obligations of Petitioners. Petitioners agree as follows:
 - a. To amend their Verified Petition for Writ of Mandate for the Action to remove the last sentence of paragraph 4; to remove the entirety of paragraphs 11, 12, 46, and 47; and to remove the reference to "climate change" in paragraph 59.b; and
 - b. Not to pursue any claims relating to greenhouse gas emissions, climate change, the CAP, or environmental review of greenhouse gas emissions, climate change, or the CAP in this or any other litigation challenging the County's December 8, 2015 approvals.
 - c. Petitioners do not concede that EIR No. 521's analysis regarding greenhouse gases/climate change is valid under CEQA and do not waive their rights to challenge any future project that relies on the greenhouse gases/climate change analysis contained in EIR No. 521 through tiering, incorporation by reference, or other methods.
 4. Obligations of All Parties. The Parties agree to execute and cooperate in submitting to the court a stipulation, in a form substantially similar to that attached as Exhibit C, requesting that the trial court enter an order reserving jurisdiction to enforce the Agreement pursuant to Code of Civil Procedure § 664.6. If the trial court refuses to retain jurisdiction, each Party agrees that one or more Parties may enforce the Agreement

by filing new litigation alleging a breach of the Agreement. Each Party agrees that a breach of the Agreement includes violation of settlement terms as well as the failure to process any of the agreed upon modifications to the General Plan, the CAP, the County's zoning ordinance, and any other related documents, or implement such modifications approved by the County. Each Party agrees to limit any request for relief for an alleged violation or breach of the Agreement to specific performance or injunctive relief. Each Party agrees that it will not pursue monetary damages as part of any action seeking to enforce the Agreement.

5. Public Agency Discretion.

- a. The Parties understand and acknowledge that the Board's approval of any or all of the above cannot be guaranteed and may be subject to procedural or substantive obligations under CEQA; California Code of Regulations, title 14, Section 15000 et seq. ("CEQA Guidelines"); the State Planning and Zoning Law; or other laws potentially applicable to such approvals. The Parties further understand and acknowledge that land use regulations involve the exercise of a public agency's police power and, at the time of executing this Agreement, it is settled California law that a government entity may not contract away its right to exercise its police power in the future. (*Avco Community Developers Inc. v. South Coast Regional Com.* (1976) 17 Cal.3d 785, 800; *City of Glendale v. Superior Court* (1993) 18 Cal.App.4th 1768.)
- b. Notwithstanding Paragraphs 3 and 5(a), County and Petitioners agree that if (i) the Board or other appropriate County decision-maker fails to process or consider the provisions set forth in Paragraphs 2(a)-(d) of this Agreement within 12 months of the Effective Date, unless an extension of that time has otherwise been agreed to by all Parties in writing, or (ii)

the Board or other appropriate County decision-maker should, after holding public hearings and giving due consideration to the provisions set forth in Paragraphs 2(a)-(d) of this Agreement, issue a final decision that determines not to approve any such amendments or policies, unless approval of the amendment or policy in question would violate the law as finally determined by a court of competent jurisdiction, in substantial conformance with the language set forth in Paragraphs 2(a)-(d) of this Agreement, then any Party may give notice terminating this Agreement. If Petitioners terminate the Agreement pursuant to this provision, then either (a) if the Action has not been resolved, the Parties shall stipulate to an amendment to the Petition for Writ of Mandate to reinstitute the provisions set forth in Paragraph 3(a) of this Agreement; or (b) if the Action has been resolved, then Petitioners may file new litigation alleging the same or substantially similar legal claims. Under either instance, the County shall not raise, and hereby explicitly waives, any defense or other claims that such claims are barred by a statute of limitations or laches.

- c. The Parties agree that final approval of any or all of the amendments or policies set forth above, in any form, shall have no effect on Petitioners' claims challenging GPA No. 960 and EIR No. 521 that do not relate to the CAP, greenhouse gases, or climate change.

6. Mutual Waivers and General Releases.

- a. Petitioners, on behalf of themselves and their officers, directors, and attorneys (collectively, the "Petitioner Releasing Parties") hereby irrevocably and unconditionally release, remise, acquit and forever discharge the County, as well as their affiliates, representatives, heirs, successors and assigns, and their respective past, present

and future directors, officers, partners, principals, managers, members, shareholders, employees, agents, representatives, insurers and attorneys (collectively, the "County Released Parties"), from any and all claims, rights, remedies, demands, collections, controversies, actions, causes of action, injunctions, suits, complaints, indebtedness, liens, encumbrances, obligations, liabilities, contracts and agreements, promises, damages, costs, fees and expenses (including attorneys' costs, fees and expenses), penalties, losses or relief of any nature, amount or kind, in law or in equity, past or present, known or unknown, suspected or unsuspected, matured or unmatured, in respect of any action, omission or event occurring from the beginning of time through the date on which this Settlement Agreement shall become effective, against any of the County Released Parties, which the Petitioner Releasing Parties have had, now have or may in the future have, against or with respect to any of the County Released Parties arising out of or relating to the County's December 8, 2015 approvals of the CAP or the greenhouse gas analysis in EIR No. 521 ("Released Claims Against County"); provided, however, that the Released Claims Against County shall not include the portion of the Petitioners' Action that challenges GPA No. 960 or the portions of EIR No. 521 that do not relate to greenhouse gases or the CAP, nor shall the Released Claims Against County include any claims, rights, remedies, demands, collections, controversies, actions, causes of action, injunctions, suits, complaints, indebtedness, liens, encumbrances, obligations, liabilities, contracts and agreements, promises, damages, costs, fees and expenses (including attorneys' costs, fees and expenses), penalties, losses or relief of any nature, amount or kind, in law or in equity, which any Petitioner Releasing Party may have against any County Released Party or arising as a result of any breach by such County Released Party of its obligations under this Settlement Agreement or any future violations of laws unrelated to the approvals granted for GPA No. 960, the CAP, or EIR No. 521, or this Agreement.

b. County, on behalf of themselves and their affiliates, representatives, heirs, successors and assigns, and their respective past, present and future directors, officers, partners, principals, managers, members, shareholders, employees, agents, representatives, insurers and attorneys (collectively, the "County Releasing Parties") hereby irrevocably and unconditionally release, remise, acquit and forever discharge Petitioners, as well as their officers, directors, members, and attorneys (collectively, the "Petitioner Released Parties"), from any and all claims, rights, remedies, demands, collections, controversies, actions, causes of action, injunctions, suits, complaints, indebtedness, liens, encumbrances, obligations, liabilities, contracts and agreements, promises, damages, costs, fees and expenses (including attorneys' costs, fees and expenses), penalties, losses or relief of any nature, amount or kind, in law or in equity, past or present, known or unknown, suspected or unsuspected, matured or unmatured, in respect of any action, omission or event occurring from the beginning of time through the date on which this Agreement shall become effective, against any of the Petitioner Released Parties, which the County Releasing Parties have had, now have or may in the future have, against or with respect to any of the Petitioner Released Parties arising out of or relating to the CAP or the greenhouse gas analysis in EIR No. 521 (collectively, the "Released Claims Against Petitioners"); provided, however, that the Released Claims Against Petitioners shall not include the portion of the Petitioners' Action that challenges GPA No. 960 or the portions of EIR No. 521 that do not relate to greenhouse gases or the CAP, and the Released Claims Against Petitioners shall not include any claims, rights, remedies, demands, collections, controversies, actions, causes of action, injunctions, suits, complaints, indebtedness, liens, encumbrances, obligations, liabilities, contracts and agreements, promises, damages, costs, fees and expenses (including attorneys' costs, fees and expenses), penalties, losses or relief of any nature, amount or kind, in law or in equity, which any County Releasing Party may have against any Petitioner Released

Party arising as a result of any breach by such Petitioner Released Party of its obligations under this Settlement Agreement.

c. Each Party agrees and acknowledges that it may hereafter discover facts different from or in addition to those now known or believed to be true regarding the claims released hereunder, and agrees that the foregoing releases shall remain in full force and effect, notwithstanding the existence or nature of any such different or additional facts.

d. Each Party, having consulted with counsel, is aware of the contents of Section 1542 of the Civil Code of the State of California. Section 1542 reads as follows:

Section 1542. (General Release - Claims Extinguished.) A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

Each Party expressly waives and relinquishes all rights and benefits under that section and any law or legal principle of similar effect in any jurisdiction, with respect to the claims released hereunder.

Initialed:



County

Sierra Club

CBD

Audubon Society

e. Each of the Parties has executed this Agreement voluntarily, with full knowledge of its significance, and with the express intention of affecting the legal consequences provided by a waiver of California Civil Code Section 1542, or any similar provision of common or statutory law.

Party arising as a result of any breach by such Petitioner Released Party of its obligations under this Settlement Agreement.

c. Each Party agrees and acknowledges that it may hereafter discover facts different from or in addition to those now known or believed to be true regarding the claims released hereunder, and agrees that the foregoing releases shall remain in full force and effect, notwithstanding the existence or nature of any such different or additional facts.

d. Each Party, having consulted with counsel, is aware of the contents of Section 1542 of the Civil Code of the State of California. Section 1542 reads as follows:

Section 1542. (General Release - Claims Extinguished.) A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

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Initialed:

County



Sierra Club

CBD

Audubon Society

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Party arising as a result of any breach by such Petitioner Released Party of its obligations under this Settlement Agreement.

c. Each Party agrees and acknowledges that it may hereafter discover facts different from or in addition to those now known or believed to be true regarding the claims released hereunder, and agrees that the foregoing releases shall remain in full force and effect, notwithstanding the existence or nature of any such different or additional facts.

d. Each Party, having consulted with counsel, is aware of the contents of Section 1542 of the Civil Code of the State of California. Section 1542 reads as follows:

Section 1542. (General Release - Claims Extinguished.) A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

Each Party expressly waives and relinquishes all rights and benefits under that section and any law or legal principle of similar effect in any jurisdiction, with respect to the claims released hereunder.

Initialed:

County

Sierra Club

JB

CBD

DA

Audubon Society

e. Each of the Parties has executed this Agreement voluntarily, with full knowledge of its significance, and with the express intention of affecting the legal consequences provided by a waiver of California Civil Code Section 1542, or any similar provision of common or statutory law.

7. Attorneys' Fees and Costs. Except as otherwise expressly provided above, each Party shall bear its own attorneys' fees and costs, and shall not seek to recover such fees and costs from any other party in connection with the County's December 8, 2015 approval of the CAP or the greenhouse gas analysis in EIR No. 521, this Agreement, or the enforcement of this Agreement.

8. Miscellaneous Provisions.

a. Convenience and Reference. The headings and numbers used in this Agreement are included for the purpose of convenience of reference only and they shall not be used to explain, limit, amplify, modify or aid in the interpretation, construction or the meaning of any part of the Agreement.

b. Implementing this Agreement. The Parties shall act in good faith and fully cooperate to ensure that the steps necessary to implement this Agreement are carried out.

c. Modification. This Agreement may not be amended or modified by the Parties except in writing executed by all Parties.

d. Waiver. No waiver of any provision of this Agreement shall be binding unless executed in writing by the Party making the waiver. No waiver of any provision of this Agreement shall be deemed, or shall constitute, a waiver of any other provision, whether or not similar. Nor shall any waiver constitute a continuing waiver.

e. Advice of Counsel. In executing this Agreement, the Parties acknowledge that they have consulted with and been advised by their respective attorneys, and that they have executed this Agreement after independent investigation, and without fraud, duress or undue influence. The Parties further acknowledge and agree

that they have had a reasonable period of time for deliberation before executing this Agreement.

f. No Admission of Liability. The Parties understand and agree that nothing in this Agreement, or in the execution of this Agreement, shall constitute or be construed as an admission by any Party of any inadequacy or impropriety in connection with the allegations contained in Petitioners' Verified Petition for Writ of Mandate. This Agreement is the result of a compromise and nothing contained herein shall be construed as an admission of liability, responsibility, or wrongdoing by any Party hereto. It is agreed that all statements contained herein and the conduct of any Party in connection with this Agreement shall be inadmissible as evidence under California Evidence Code § 1152(a), except that the statements contained herein shall be admissible in any action to enforce or interpret this Agreement.

g. Representations. Each Party to this Agreement acknowledges that it is fully aware of the significance and legal effect of this of this Agreement, including its release provisions, and is not entering into this Agreement in reliance on any representation, promise, or statement made by any Party, except those explicitly contained in this Agreement.

h. Ambiguities and Interpretation. This Agreement shall be deemed to have been drafted equally by the Parties, and shall not be interpreted for or against any Party by reason of the alleged authorship of any provisions. The Parties understand and agree that the general rule that ambiguities are to be construed against the drafter shall not apply to this Agreement.

i. Mistake. Each of the Parties to this Agreement has investigated the facts pertaining to the Action and to this Agreement to the extent each Party deems necessary. In entering into this Agreement, each Party assumes the risk of mistake with

respect to such facts. This Agreement is intended to be final and binding upon the Parties regardless of any claim of mistake.

j. Binding on Successors in Interest. This Agreement shall bind and inure to the benefit of each Party and each Party's successors, assigns, heirs, officers, directors, employees, representatives, managers, principals and agents.

k. Governing Law. This Settlement Agreement shall be deemed executed and delivered within the State of California; the rights and obligations of the Parties hereunder shall be governed, construed, and enforced in accordance with the laws of the State of California. The venue for any dispute arising from or related to this Settlement Agreement, its performance, and its interpretation shall be in the Superior Court of California, County of Riverside.

l. Warranty of Authority. Each Party represents to all other Parties that such Party is authorized to enter into this Agreement, that the execution and delivery of this Agreement will not violate any agreement to which such Party is a party or by which such Party is bound, and that this Agreement, as executed and delivered, constitutes a valid and binding obligation of such Party, enforceable in accordance with its terms. Any individual signing this Agreement on behalf of a public agency represents and warrants that the Agreement is executed in compliance with a duly authorized action of the governing body of the public agency. The individuals signing this Agreement on behalf of each Party represent and warrant that they have full authority and are duly authorized to do so on behalf of the Party they represent.

m. Subject to Approval. The Parties acknowledge that the Agreement is subject to approval by the County, the Sierra Club, the Center for Biological Diversity, and the San Bernardino Audubon Society. Any individual signing this Agreement on

behalf of an entity represents that the governing body or approving authority of that entity has approved the Agreement.

n. Severance. The invalidity of any portion of this Agreement shall not invalidate the remainder. If any term, provision, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the Parties shall amend this Agreement and/or take other action necessary to achieve the intent of this Agreement in a manner consistent with the ruling of the court.

o. Breach and Notice of Breach. Any Party claiming a breach of this Agreement shall provide the other Parties thirty (30) days' notice before commencing any action to enforce this Agreement and shall meet and confer and attempt to resolve their differences informally before commencing any such action.

p. No Third Party Beneficiaries. The Parties do not intend to create any third party beneficiaries to this Agreement. This Agreement is not intended to confer upon any person other than the Parties any rights or remedies thereunder and no person or entity other than the Parties shall have standing to enforce this Agreement.

q. Effective Date. Notwithstanding any provision herein in this Agreement to the contrary, this Agreement shall not be effective unless and until it is executed by all of the Parties, at which point it shall be effective as of the Effective Date.

r. Survival of Provisions. Except as otherwise provided in this Agreement, all covenants, releases, representations and obligations made by the Parties to one another pursuant to this Agreement shall survive any and all dismissals of the Action.

s. Time is of the Essence. To the extent that performance is to be governed by time, time shall be deemed of the essence.

t. Notices. All notices required under this Agreement shall be in writing, and may be given either personally or by registered or certified mail (return receipt requested) or by facsimile. Any Party may at any time, by giving ten (10) calendar days written notice to the other Party, designate any other person or address in substitution of the address to which such notice shall be given. Such notice shall be given to the Parties at their addresses set forth below:

For County of Riverside:

Gregory P. Priamos
Melissa R. Cushman
Office of Riverside County Counsel
3960 Orange Street, Suite 500
Riverside, CA 92501

For the Sierra Club:

Official notices:

Kathy Dale
Moreno Valley Group
P.O. Box 1325
Moreno Valley, CA 92556-1325

Mary Ann Ruiz
Chapter Chair
San Gorgonio Chapter
P.O. Box 5425
Riverside, CA 92517-5425

Aaron Isherwood
Coordinating Attorney
Sierra Club
2101 Webster St, Suite 1300
Oakland, CA 94612

Courtesy Email Notices:

Kathy Dale (kdalenmn@aol.com)
George Hague (gbhague@gmail.com)

For the Center for Biological Diversity:

Aruna Prabhala
1212 Broadway, Suite 800
Oakland, CA 94612

For San Bernardino Valley Audubon Society:

San Bernardino Valley Audubon Society
PO Box 10973
San Bernardino CA 92423

u. Entire Agreement. This Agreement contains the entire agreement among the Parties hereto with respect to the matters covered hereby, and supersedes all prior agreements, written or oral, among the Parties. No other agreement, statement or promise made by any Party not contained herein shall be binding or valid.

v. Exhibits. All exhibits referred to herein are, by such reference, incorporated herein and shall be deemed a part of this Agreement as fully as if set forth herein.

w. Execution in Counterparts. This Agreement may be executed in counterparts. The counterparts shall together comprise a single Agreement. Photocopies shall be able to serve as originals.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed as of the date hereinafter written.

Dated: September 13, 2017

THE COUNTY OF RIVERSIDE

By: 

Juan C. Perez,
Director of Transportation and Land
Management Agency

Approved as to form:
GREGORY P. PRIAMOS,
County Counsel



Melissa R. Cushman, Deputy County Counsel
Attorneys for Respondent County of Riverside

Dated: September __, 2017

SIERRA CLUB

By: _____
Kathy Dale

Dated: September __, 2017

CENTER FOR BIOLOGICAL DIVERSITY

By: _____
John Buse
General Counsel and Senior Attorney

Dated: September __, 2017

**SAN BERNARDINO VALLEY AUDUBON
SOCIETY**

By: _____
Mary Ruiz
Chapter Chair

Dated: September __, 2017

THE COUNTY OF RIVERSIDE

By: _____
Juan C. Perez,
Director of Transportation and Land
Management Agency

Approved as to form:
GREGORY P. PRIAMOS,
County Counsel

Melissa R. Cushman, Deputy County Counsel
Attorneys for Respondent County of Riverside

Dated: September 15, 2017

SIERRA CLUB

By: _____
Kathy Dale
Kathy Dale

Dated: September __, 2017

CENTER FOR BIOLOGICAL DIVERSITY

By: _____
John Buse
General Counsel and Senior Attorney

Dated: September __, 2017

**SAN BERNARDINO VALLEY AUDUBON
SOCIETY**

By: _____
Mary Ruiz
Chapter Chair

Dated: September __, 2017

THE COUNTY OF RIVERSIDE

By: _____
Juan C. Perez,
Director of Transportation and Land
Management Agency

Approved as to form:
GREGORY P. PRIAMOS,
County Counsel

Melissa R. Cushman, Deputy County Counsel
Attorneys for Respondent County of Riverside

Dated: September __, 2017

SIERRA CLUB

By: _____
Kathy Dale

Dated: September 15, 2017

CENTER FOR BIOLOGICAL DIVERSITY

By: _____
John Buse
General Counsel and Senior Attorney

Dated: September 15, 2017

SAN BERNARDINO VALLEY AUDUBON SOCIETY

By: _____
Drew Feldman
Conservation Chair

EXHIBIT A

7.6 STEP 6 – Monitoring and Inventorizing

The County of Riverside will create a system for monitoring the implementation of this CAP and adjusting the plan as opportunities arise. As the plan is implemented and as technology changes, the CAP should be revised to take advantage of new and emerging technology. If promising new strategies emerge, the County of Riverside will evaluate how to incorporate these strategies into the CAP. Further, state and federal action will also result in changes which will influence the level of Riverside County emissions.

Screening tables completed during project review, as described in Section 7.5 above, will serve as documentation of the implementation of reduction measures. The County of Riverside shall retain the completed screening tables in order to maintain a record of the types and levels of implementation of each of the R2 measures. The point values in the completed screening tables also document the estimated levels of emission reductions anticipated during implementation. By maintaining these records, the County of Riverside can monitor the CAP reduction measure implementation and compare the anticipated emission reductions with the goals for the CAP over time.

The GHG inventory will be periodically updated in coordination with the three phases noted above: 2013 (to update with the Regional Transportation Plan outputs and Phase 1 progress); 2017 (to review Phase 2 progress, allow for course corrections to keep progress on target for 2020, and to develop post-2020 forecasts for use in planning for after 2020); and 2020 (to establish baseline for post-2020 GHG reduction planning). ~~The County of Riverside will also implement a monitoring and reporting program to evaluate the effectiveness of reduction measures with regards to progress towards meeting the goals of the CAP.~~

To provide periodic updates to the CAP inventory of GHG emissions, Riverside County will use a Microsoft (MS) Excel format emissions inventory tool developed by the CAP consultant. This tool will include all the emission factors and emission sources specific to Riverside County. The tool will be designed such that Riverside County staff can input VMT, water use, solid waste and energy consumption data and the tool will quantify emissions for the unincorporated areas.

The County of Riverside will also implement a monitoring and reporting program to evaluate the effectiveness of reduction measures with regards to progress towards meeting the goals of the CAP. This program will ensure that the effectiveness of all implementation measures are reviewed in advance of 2020 and that adjustments to

assigned point value to account for actual effectiveness are made in the post-2020 CAP. If measures included in this CAP are found to be ineffective, those measures will be removed or revised in the post-2020 CAP.

The CAP Implementation Coordinator shall be responsible for maintaining records of reduction measure implementation and insuring that the periodic updates to the emissions inventory are completed using the MS Excel based emission inventory tool.

7.7 STEP 7 – Beyond 2020

As described above under the discussion of Reduction Goals, 2020 is only a milestone in GHG reduction planning. Executive Order S-03-05 calls for a reduction of GHG emissions to a level 80 percent below 1990 levels by 2050, and this level is consistent with the estimated reductions needed to stabilize atmospheric levels of CO₂ at 450 parts per million (ppm). Thus, there will be a need to start planning ahead for the post-2020 period. The County of Riverside will commence planning for the post-2020 period starting in 2017, at the approximate midway point between plan implementation and the reduction target and after development of key ordinances and implementation of cost-effective measures. At that point, Riverside County will have implemented the first two phases of this CAP and will have a better understanding of the effectiveness and efficiency of different reduction strategies and approaches. Further, the state's regulations under AB 32 would have been fully in force since 2012; federal programs and policies for the near term are likely to be well underway; market mechanisms like a cap and trade system are likely to be in force and will be influencing energy and fuel prices; and continuing technological change in the fields of energy efficiency, alternative energy generation, vehicles, fuels, methane capture and other areas will have occurred. Riverside County will then be able to take the local, regional, state and federal context into account. Further, starting in 2017 will allow for development of the post-2020 plan so that it can be ready for full implementation, including potential new policies, revisions to the General Plan (as necessary), programs, ordinances, and financing by 2020. The new plan will include a specific target for GHG reductions for 2035 and 2050. The targets will be consistent with broader state and federal reduction targets and with the scientific understanding of the needed reductions by 2050. The County of Riverside will adopt the new plan by January 1, 2020.

The new CAP adopted on or before January 1, 2020 will keep on track through 2035 to meet the 2050 goal by implementing the following.

- Increase energy efficiency and green building efforts (for County municipal facilities as well as private buildings within the unincorporated areas) so that the

savings achieved in the 2020 to 2035 timeframe are approximately 69% those accomplished in 2020.

- Continue to implement land use and transportation measures to lower VMT and shift travel modes (assumed improvement of 8% compared to the unmitigated condition, which is within SCAG's assumed range of 8% to 12% of GHG reductions for 2035).
- Capture more methane from landfills receiving regional waste, move beyond 75% local waste diversion goal for 2020, and utilize landfill gas further as an energy source.
- Continue to improve local water efficiency and conservation.
- Continue to support and leverage incentive and rebate and other financing programs for residential and commercial energy efficiency and renewable energy installations to shorten payback period and costs and to develop programs that encourage increased use of small-scale renewable power as it becomes more economically feasible.
- Require ongoing monitoring and verification of results. Every four years, the County will update the GHG inventory, review the effectiveness of specific measures, and revise their associated point value according to the available evidence. If existing measures are found to be ineffective, those measures will be removed or revised in the four-year cycle. The proposed changes will be available for public review and comment prior to approval at a public meeting.

The conceptual effects of these strategies are presented in Table 7-2 and would represent an approximate doubling of effort from that planned at the state and County level for 2020. In total, the measures described above would produce reductions to bring the region's GHG emissions to an estimated 3 MMTCO_{2e} by 2035. While the potential mix of future GHG reduction measures presented in this section is preliminary, it serves to demonstrate that the current measures in the CARB Scoping Plan and the County's CAP can not only move the region to its 2020 goal, but can also provide an expandable framework for much greater long-term greenhouse gas emissions reductions toward the ultimate 2050 goal.

EXHIBIT B

1. The County agrees to process an amendment to the CAP such that on-site renewable energy production (including but not limited to solar) shall be required for any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development, as described further below:
 - a. Any such development shall offset its energy demand as provided below, unless such offsets are demonstrated by the applicant to be infeasible:
 - i. Commercial, office, industrial or manufacturing development: 20 percent of energy demand
 - ii. Multi-family residential development: 20 percent of energy demand
 - iii. Single-family residential development: 30 percent of energy demandThe County will revisit these offset requirements based on current technology each time it revises the CAP, with the expectation that offset requirements will increase over time.
 - b. Examples of reasons that meeting on-site renewable energy production requirements may be infeasible include, but shall not be limited to: (1) for on-site solar energy production, the project site lacks available unshaded areas; (2) the configuration of the parcels on which the buildings or buildings are planned to be located are not suited for any type of on-site renewable energy production; and (3) on-site renewable energy production conflicts with other land use regulations applicable to a particular site, such as historic districts or Airport Influence Areas (e.g., where the Airport Land Use Commission or the County determines a technology to be hazardous for a site within an Airport Influence Area). If meeting the offset requirements in subpart (a) is infeasible, an applicant must nevertheless install on-site renewable energy production to the greatest extent feasible.
 - c. Any determination that on-site renewable energy production is infeasible, including economic infeasibility, shall be supported by substantial evidence and independently verified by the County. A determination of infeasibility for development within an Airport Influence Area may be made as part of the required Airport Land Use Commission review.
 - d. The feasibility of on-site renewable energy production shall be evaluated at the time of preparation of the first environmental review document (including but not limited to any environmental review for any specific plan adoption or amendment that proposes to add more than 75 units of residential or one or more buildings totaling more than 100,000 gross square feet of new commercial, office, industrial, or manufacturing development). The feasibility evaluation and supporting documentation shall be available for public review as content within the environmental review document, or as a supporting reference document.
 - e. Implementation of feasible on-site renewable energy production shall be required as a condition of any new tract map, plot plan, or conditional use permit issued in connection with the development.
 - f. The requirement for on-site renewable energy production is not intended to require a reduction in permissible project density or a change in permissible project type.

- g. The requirements of this settlement point shall apply regardless of whether the project meets the 3,000 MT threshold discussed in the CAP. The requirements of this settlement point shall apply only to applications submitted 45 days or more after the County's final action amending the CAP to include these requirements.
- h. Residential dwelling units in publicly subsidized projects to be constructed as housing for lower income households (as defined in Health and Safety Code section 50079.5) are exempt from the on-site renewable energy production requirements set forth in this Exhibit B to the Agreement. Any other residential dwelling units or commercial, office, industrial, or manufacturing development built in conjunction with such units are not exempt, so long as they independently meet the size requirements identified in Section 1 of this Exhibit B, above, except for mobilehome parks that separately qualify as exempt under this Exhibit B section 1.i.
- i. Mobilehome parks that are reasonably anticipated to be used primarily for low-income families are also exempt from the on-site renewable energy requirements set forth in this Exhibit B. Factors the County will consider in making this determination include the proposed mobilehome park's lot size, location, and proposed amenities. Mobilehome parks that include a golf course as a proposed amenity are not exempt from the on-site renewable energy requirements set forth in this Exhibit B.

EXHIBIT C
Form of Stipulation

Petitioners and Respondents have entered a Partial Settlement Agreement (the "Agreement"), a copy of which is attached hereto as Exhibit 1.

The Agreement calls for the removal of various claims from Petitioners' Verified Petition for Writ of Mandate.

The Agreement includes terms anticipating that the trial court enter an order reserving jurisdiction to enforce the Agreement pursuant to C.C.P. § 664.6.

The Court is authorized to reserve jurisdiction to enforce the Agreement pursuant to C.C.P. § 664.6 upon written request of the parties as provided in *Wackeen v. Malis* (2002) 97 Cal.App.4th 429, 439-441.

THEREFORE, it is hereby STIPULATED by Petitioners and the County that, and Petitioners and the County hereby jointly request that, this Court reserve jurisdiction to enforce the Agreement pursuant to C.C.P. § 664.6 and this written stipulation of the parties.

911157.9

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efforts. This can include developing plans and programs in coordination with local water agencies, constituent cities, regional planning agencies, such as WRCOG and CVAG, as well as SCAG and state agencies.

Development of Riverside County Climate Action Plan (CAP)



Climate Action Plan “CAP” - Provides a programmatic plan by which the County will address the actions necessary to achieve greenhouse gas emissions reductions across the various sectors under County jurisdiction.

The efforts toward reducing GHG emissions in the County are closely related to the way in which Riverside County operates, makes its land use decisions, and provides incentives to retrofit existing communities as mentioned above. To this end, the main components of Riverside County’s vision for future decisions are founded in the General Plan policies and its programs. The General Plan provides direction to the Riverside County decision-makers on managing their resources and how future development should occur. It includes policies and programs within various elements and technical appendices that reduce GHG emissions in Riverside County. The current Riverside County General Plan reduces GHG emissions through sound planning measures, such as limiting water consumption, reducing waste, managing growth in a manner that accommodates growing populations without allowing urban sprawl, by reducing vehicle miles travelled and subsequently, emissions from motorized vehicles.

The General Plan includes Riverside County’s Climate Action Plan (CAP), which contains further guidance on Riverside County’s GHG inventory reduction goals, thresholds, policies, guidelines, and implementation programs. In particular, the CAP elaborates on the General Plan goals and policies relative to GHG emissions and provides a specific implementation tool to guide future decisions of the County of Riverside.

Through the CAP, the County of Riverside has made commitment to be in compliance with the changing GHG emissions reduction regulations of the federal and state governments. Following the state’s AB 32 GHG reduction target, Riverside County has set a goal to reduce emissions back to 1990 levels by the year 2020. The estimated community-wide emissions for the year 2020, based on population and housing growth projections associated with the assumptions used in the General Plan land use projections, are 10,268,937MT CO_{2e}. In order to reach the reduction target, Riverside County must offset this growth in emissions and reduce community-wide emissions to 6,036,971 MT CO_{2e} by the year 2020.

However, it is also important to note that in addition to the CAP, other existing state regulations will contribute to achieving GHG emissions reductions in Riverside County by the year 2020. Some of these regulations include updated building codes for energy efficiency, the low carbon fuel standard, Pavley I and II vehicle emissions standards, and the Renewable Portfolio Standard for utility companies. By supporting the State of California in the implementation of these measures, Riverside County will experience substantial GHG emissions reductions as well.

To be effective, the Riverside County CAP has addressed, and will continue implementation of, the following milestones and achieve the associated results, as outlined in the following policies:

Policies:

AQ 18.1 Baseline emissions inventory and forecast. Riverside County CAP has included baseline emissions inventory with data from the County’s CO_{2e} emissions, for specific sectors and specific years. The carbon inventory greatly aids the process of determining the type, scope and number of GHG reduction policies needed. It also facilitates the tracking of policy implementation and effectiveness. The carbon inventory for the County consists of two distinct components; one

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inventory is for the County as a whole, as defined by its geographical borders and the other inventory is for the emissions resulting from the County's municipal operations.

- AQ 18.2 **Adopt GHG emissions reduction targets.** Pursuant to the results of the Carbon Inventory and Greenhouse Gas Analysis for Riverside County, future development proposed as a discretionary project pursuant to the General Plan shall achieve *sufficient reductions in a* greenhouse gas emissions ~~reduction of 25% compared to Business As Usual (BAU) project~~ in order to be found consistent with the County's Climate Action Plan. ~~(CAP)~~. (AI 26)
- AQ 18.3 **Develop a Climate Action Plan for reducing GHG emissions.** The Riverside County CAP has been developed to formalize the measure necessary to achieve County GHG emissions reduction targets. The CAP includes both the policies necessary to meet stated targets and objectives are met. These targets, objectives and Implementation Measures may be refined, superseded or supplemented as warranted in the future. (AI 146)
- AQ 18.4 **Implement policies and measures to achieve reduction targets.** The County shall *require* implementation of the greenhouse gas reduction policies and measures established under the County Climate Action Plan for all new discretionary development proposals. (AI 23, 147)
- AQ 18.5 **Monitor and verify results.** The County shall monitor and verify the progress and results, *and make any necessary revisions to, the CAP by 2020 and a minimum every four years thereafter. The progress and results of, and revisions to, the CAP will be made available to the public for review prior to approval. If monitoring reveals that the targets of the CAP are not being met, the CAP shall be revised to ensure that any changes needed to stay 'on target' with the stated goals are accomplished.* ~~of the CAP periodically. When necessary, the CAP's "feedback" provisions shall be used to ensure that any changes needed to stay "on target" with stated goals are accomplished.~~ (AI 26, 147)

General Plan Policies and Climate Action Plan

As indicated above, the CAP is an independent document that elaborates on the General Plan goals and policies relative to GHG emission and provides a specific implementation tool to guide decisions regarding Riverside County operations, retrofit programs for existing communities, as well as land use decisions. However, since the General Plan is the blueprint for future growth in Riverside County, the following policies provides additional guidance in review and discretionary approval of private land use projects (such as residential, commercial and industrial development).

Policies:

- AQ 19.1 Continue to coordinate with CARB, SCAQMD, and the State Attorney General’s office to ensure that the milestones and reduction strategies presented in the General Plan and the CAP adequately address the county’s GHG emissions. (AI 110, 111, 113)
- AQ 19.2 Utilize County’s CAP as the guiding document for determining County’s greenhouse gas reduction thresholds and implementation programs. Implementation of the CAP and its monitoring program shall include the ability to expand upon, or where appropriate, update or replace the Implementation Measures established herein such that the implementation of the CAP accomplishes the greenhouse gas reduction targets. (AI 146)

“
The general planning process presents a powerful opportunity to carefully consider and shape future land use patterns and ensure that development is consistent with AB 32. As the Air Resources Board noted in its recent AB 32 Scoping Plan, ‘local governments are essential partners in achieving California’s goals to reduce greenhouse gas emissions.’

”
California Attorney General, Edmund G. Brown


- ~~AQ 19.3 Require new development projects subject to County discretionary approval to achieve the greenhouse gas reduction targets established in the CAP either through: (AI 147)

 - ~~a. Garnishing 100 points through the Implementation Measures found the County’s CAP; or~~
 - ~~b. Requiring quantification of project specific GHG emissions and reduction of GHG emissions to, at minimum, the applicable GHG reduction threshold established in the CAP.~~~~
- ~~AQ 19.4 All discretionary project proposals shall analyze their project specific GHG reduction targets in comparison to the “business as usual” (BAU) scenario for the development’s operational life and the “operational life” of a new development shall be defined as a 30-year span. Other methods for calculating BAU and showing GHG emissions reductions may be used provided such methods are both scientifically defensible and show actual emission reduction measures incorporated into project design, mitigation or alternative selection. Alternatively, a project may use the CAP Screening Tables to show the attainment of the applicable number of points needed to ensure adequate GHG reductions and CAP compliance. (AI 47, 147)~~

8. Municipal Operational Objectives

Built environment improvements include designing greater energy efficiency into new Riverside County buildings and retrofitting older facilities with upgrades to improve energy efficiency, such as additional insulation, low-emissive glass, cool roofs and programmable thermostats. Development of alternative energy sources powering Riverside County facilities can include solar collectors and, at Riverside County landfills, methane capture. Infrastructure improvements can include more efficient street and traffic signal lighting, use of low-emission surfacing materials and paints, and more energy efficient pumps and treatment plants. Water-efficient landscaping can be incorporated along roadways and Riverside County buildings, and urban runoff can be controlled through site design and the use of bioswales. And, in the transportation sector, the County of Riverside can directly reduce vehicle GHG emissions by transitioning its fleet to more fuel efficient vehicles, including the use of hybrid or other alternate fuels.

The various ways in which the County of Riverside can directly control the emission of GHG resulting from Riverside County operations form the basis for the following policy objectives.



Also see the following
General Plan and County
Board policies related to
county operational
greenhouse gas
reductions

**Multipurpose Open
Space Element:**
OS 16.4, OS 16.12, OS
16.13

**Board of Supervisors-
Board Policies:**
BOS A-64 "Environmental
Purchasing"
BOS H-4 "Energy
Conservation"
BOS H-25 "Water-
Efficient Landscaping"
BOS H-29 "Sustainable

Policies:

- AQ 20.27 Increase the average fuel efficiency of County-owned vehicles powered by gasoline and diesel through fleet transitioning programs. Also, reduce total vehicle miles traveled by County employees, both commuting to work sites and travel for the conduction of County activities. (AI 118, 146)
- AQ 20.28 Increase the energy efficiency of all existing and new County buildings and infrastructure operation (roads, water, waste disposal and treatment, buildings, etc.). Also, decrease energy use through incorporating renewable energy facilities (such as, solar array installations, individual wind energy generators, geo-thermal heat sources) on County facilities where feasible and appropriate. (AI 146)
- AQ 20.29 Establish purchasing and procurement policies that support the use of green products and services, minimize waste, and promote sustainability. (AI 146)
- AQ 20.30 Reduce potable water use, wastewater and solid waste generation, and urban runoff at both new and existing County facilities and operations. Also, increase the amount of materials recycled from County facilities. (AI146)

AQ 21.1 The County shall require new development projects subject to County discretionary approval to incorporate measures to achieve 100 points through incorporation of the Implementation Measures (IMs) found in the Screening Tables within the Riverside County Climate Action Plan. One hundred points represent a project's fare-share of reduction in operational emissions associated with the developed use needed to reduce emissions down to the CAP Reduction Target. (AI 147)

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- ~~a.~~ This reduction shall be measured in comparison to the “business as usual” (BAU) scenario for the development’s operational life. The BAU scenario shall be consistent with the General Plan build-out assumptions detailed in Appendix E-1 of the General Plan.
- ~~b.~~ a. For the purposes of this policy, the “operational life” of a new development shall be defined as a 30-year span with construction emissions amortized over the 30 years.
- ~~c.~~ b. For the purposes of this policy, “new development” refers to private development occurring pursuant to a discretionary land use approval issued by the County of Riverside and subject to binding Conditions of Approval. This definition generally corresponds to projects found non-exempt pursuant to the California Environmental Quality Act (CEQA), but is nevertheless subject to the sole discretion of the County of Riverside as lead agency.
- ~~d.~~ c. Other methods for ~~calculating BAU and~~ showing GHG emissions reductions may be used provided such methods are both scientifically defensible and show actual emission reduction measures incorporated into project design, mitigation or alternative selection. That is, reductions must not be illusory “paper” reductions achieved merely through baseline manipulation.
- ~~e.~~ d. Nothing in this policy shall be construed as accepting any proposed discretionary project from any legally applicable CEQA requirements or explicitly limiting the scope any analyses required to show CEQA compliance.

AQ 21.2 Implementation Measures found necessary for a given project pursuant to the CAP Screening Tables shall be incorporated into a project’s *Mitigation and Monitoring Program as required mitigation measures under CEQA to ensure the measures are implemented appropriately. Such Implementation Measures may also be separately incorporated into the Conditions of Approval issued by the County. In the event no Mitigation and Monitoring Program is required for a project, the Implementation Measures shall be incorporated into a project’s Conditions of Approval issued by the County.* ~~to ensure the measures are implemented appropriately.~~ (AI 147)

AQ 21.3 Discretionary Measures - Because of the varied nature of the private development proposals reviewed by the County, in some cases, the Implementing Measures in the CAP may not provide the most appropriate means for achieving the required Interim GHG reductions. In such cases, the following alternate measures may be utilized, at the County’s discretion:

- a. For large-scale developments, such as specific plans, business parks, industrial centers, and those triggering a full Environmental Impact Report, a custom GHG analyses may be warranted to both assure compliance with the applicable targets herein and to provide a customized array of appropriate reduction measures.
- b. In such cases, the resultant GHG analysis may be used to develop customized GHG reduction measures in place of the CAP’s Implementing Measures, provided they achieve the stated targets or implement all feasible mitigation short of achieving the applicable targets.
- c. Project-specific analysis may be particularly valuable when assessing large-scale mixed use developments. In such developments, significant energy efficiencies and VMT reductions can result from smart growth design features, such as provision of housing, jobs, services and recreation within a 5- to 10-minute walking radius. Project-specific analysis in these cases may



County of Riverside General Plan Implementation Program

Action Item #	Administration Activities/Programs	General Plan Policy # Reference	Primary Resp.	Support Resp.	Timeframe Target	Status
AI 123	Identify and encourage alternative farming practices that farmers will find acceptable yet will reduce the impacts of particulate matter in the air.	AQ 17.1, AQ 17.5	TLMA-PD	County of Riverside Agriculture Commissioner's Office	Ongoing	
Greenhouse Gas Emission Reduction Strategy						
AI 146	Adopt and implement a Climate Action Plan (CAP) and incorporate the included Implementation Measures (IMs) into the General Plan as an Appendix. The CAP includes a variety of IMs set forth by the Federal and State governments (known as Reduction Measures, A.K.A. "R-measures") Reduction Measures required by Federal and State law are shown as "R-1" Measures and are already required of all development applications and municipal operations. The CAP expands further on this practice and incorporates local Reduction Measures or R-2 Measures. The list of R2 measures divided into eight major categories, which are transportation, land use, energy use, water and biota use, waste generation, municipal (i.e., County) operations and existing uses not otherwise covered. efficiency the County can incorporate into the new development projects are to achieve an AB 32 compliant reduction target of 15% below existing emissions levels by the year 2020.	AQ 17.10, AQ 18.3, AQ 19.2, AQ 20.1, AQ 20.2, AQ 20.3, AQ 20.4, AQ 20.5, AQ 20.7, AQ 20.8, AQ 20.20, AQ 20.24, AQ 20.25, AQ 20.27, AQ 20.28, AQ 20.29, AQ 20.30, AQ 21.4, AQ 22.1, AQ 24.1, AQ 25.1, AQ 25.3, AQ 26.1, AQ 27.1, AQ 27.2, AQ 28.2, AQ 29.1, AQ 29.2, AQ 29.3	TLMA-PD			
AI 147	Adopt, implement, and update a set of community protocol implementation and design measures to aid in the reduction of GHG emissions from new development authorized under the Land Use Element of the General Plan. The CAP includes Appendix F (Screening Tables) which incorporates the R-1, R-2, and the voluntary R-3 Reduction Measures from the CAP along with standardized reduction values (or points) that are associated with each set of reduction measures. In order for new development projects to achieve compliance with the County's CAP and therefore with the County's General Plan, each project must achieve a minimum of 100 points for their project or provide an independent GHG emissions reduction analysis with equivalent reductions in GHG emissions.	AQ 17.10, AQ 18.4, AQ 18.5, AQ 19.3, AQ 19.4, AQ 20.10, AQ 20.11, AQ 20.12, AQ 20.13, AQ 20.18, AQ 20.19, AQ 20.21, AQ 20.23, AQ 20.26, AQ 21.1, AQ 21.2, AQ 22.1, AQ 23.1, AQ 23.2, AQ 26.1, AQ 26.2, AQ 27.1, AQ 28.1,	TLMA-PD			
Housing (action plan summary provided in the Housing Element)						
AI 124	Implement the 5-8-year Action Plan of the Housing Element in the General Plan. The 5-8-year Action Plan is located both in the Housing Element and at the end of this appendix.	AQ 6.1	TLMA-PD	RC-EDA	Ongoing	General Plan Review Cycle
AI 125	Ensure consistency with the Housing Element and the adopted General Plan.	LU 3.1	TLMA-PD	RC-EDA	Ongoing	General Plan Review Cycle

Riverside County General Plan Update
Mitigation Monitoring and Reporting Program

Mitigation No.	Mitigation Measure	Person(s) to Verify	Timing of Verification			Responsible Party	Completed		Comments
			Pre-Const	During Const	Post-Const		Initials	Date	
	<p>a. The construction contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency.</p> <p>b. The construction contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.</p> <p>c. The construction contractor shall utilize electric- or diesel-powered equipment, in lieu of gasoline powered engines, where feasible.</p> <p>d. The construction contractor shall ensure that construction grading plans include a statement that work crews will shut off equipment when not in use. During smog season (May through October), the overall length of the construction period will be extended, thereby decreasing the size of the area prepared each day, to minimize vehicles and equipment operating at the same time.</p> <p>e. The construction contractor shall time the construction activities so as to not interfere with peak hour traffic and minimize obstruction of through traffic lanes adjacent to the site; if necessary, a flag person shall be retained to maintain safety adjacent to existing roadways.</p> <p>f. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew.</p> <p>g. Item g. dust control measures omitted, since not applicable to GHGs.</p>								
4.7.A-N1	<p>To ensure GHG emissions resulting from new development are reduced to levels necessary to meet state targets, the County of Riverside shall require all new discretionary development to comply with the Implementation Measures of the Riverside County Climate Action Plan for residential, commercial, industrial, institutional and mixed-use projects. or provide comparable custom measures backed by a project GHG study (for example, using CalEEMod modeling) demonstrating achievement of the same target. The target to be met is a GHG emissions reduction of 25% below emissions for the BAU scenario for residential-commercial, industrial, institutional and mixed-use projects. The BAU is based upon the 2020 adjusted BAU found in the Final Supplement to the AB-32 Scoping Plan (CARB-2014).</p>	Riverside County or Designee	X						
4.7.A-N2	<p>In lieu of a project-specific analysis per Mitigation Measure 4.7.A-N1, a future discretionary project proposed pursuant to the Riverside County General Plan shall incorporate into the project design, operational</p>	Riverside County or Designee	X			Riverside County			

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R2-T5: Roadway Improvements including Signal Synchronization and Transportation Flow Management

This R2 measure would implement General Plan Policies AQ 12.1 and AQ 12.3. Proposed development projects that pay fare-share fees toward signal synchronization improvements or construct signalized intersections within a traffic signal synchronization system would gain points within the Screening Table through this R2 Measure. These modifications include, but are not limited to, synchronization of signals, improvement of traffic flow, the development of parallel roadways and support for the extension of freight rail into Riverside County's industrial areas. Even when required for other reasons, such as warranted by project traffic study results, such circulation improvements may still qualify for Screening Table points under this measure.

R2-T6: Provide a Comprehensive System of Facilities for Non-motorized Transportation

This measure emphasizes alternative non-motorized transportation hubs and encourages the creation of bike lanes and walking paths connecting to schools and other public facilities, provision of adequate bicycle parking; and encouragement of bicycle stations, attended parking, and other attended bicycle support facilities at intermodal hubs. Bicycle stations are full-service bicycle facilities that, in addition to providing secure, guarded bicycle parking, could include other amenities such as "valet" bicycle service, showers, bicycle rentals, or repair services. These types of facilities are intended for large residential and non-residential development as well as large employers (e.g., of 500 or more employees). In addition, the establishment of multi-use trails that promote off-street bicycle and pedestrian travel, as well as provision of secure bicycle racks, along these pathways would also promote their use.

R2-T7: Expand Renewable Fuel/Low-Emission Vehicle Use

Implementation of the following R2 measure would promote the expanded use of renewable fuel and low-emission vehicles within proposed projects. The project will earn points in the screening table by making low-emissions or electric vehicle use more accessible by including one or both of the following project components:

- Providing preferential parking for ultra-low emission, zero-emission, and alternative-fuel vehicles;
- Provide circuit and capacity in ~~all~~ garages of residential units and all new large-scale commercial buildings, over 162,000 square feet for installation of electric vehicle charging stations
 - Install electric vehicle charging stations in ~~all the~~ garages of residential units for new development projects
 - Install electric vehicle charging stations in garages or secure areas of parking for new large-scale commercial buildings over 162,000 square feet of floor space.

R2-T8: Anti-Idling Enforcement

This R2 measure involves the adoption and enforcement of an Anti-Idling Policy for heavy-duty diesel trucks, including local delivery trucks and long-haul truck transport within unincorporated Riverside County. This policy would prohibit idling of on- and off-road heavy duty diesel vehicles for more than five minutes. This policy would be implemented by new commercial and industrial projects with loading docks or delivery trucks. Such projects would be required to post signage at all loading docks and/or delivery areas directing drivers to shut down their

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Commercial developments within the unincorporated portions of Riverside County are encouraged to participate in the voluntary Commercial Energy Efficiency Program. This voluntary program would set a minimum goal of achieving energy efficiency of 5% greater than current Title 24 Standards. Incentives to participate in this volunteer program would include prioritization and streamlining of the application process for commercial projects that achieve the minimum goal. As described in R2-E1 above, the Riverside County screening tables provide all developers with a list of potentially feasible GHG reduction measures that reflect the current state of the regulatory environment. The menu of options have points assigned to them and as long as the proposed project meets the required point allotment (100 points) it will be deemed to be consistent with Riverside County's GHG reduction plan. This system will provide flexibility in the implementation of all reduction measures. Although not limited to these actions, this reduction goal can be achieved through the incorporation of the following:

- Install energy efficient appliances, including air conditioning and heating units, dishwashers, water heaters, etc.;
- Install solar water heaters;
- Install top quality windows and insulation;
- Install energy efficient lighting;
- Optimize conditions for natural heating, cooling and lighting by building siting and orientation;
- Use features that incorporate natural ventilation;
- Install light-colored “cool” pavements, and strategically located shade trees along all bicycle and pedestrian routes; and
- Incorporate skylights, reflective surfaces and natural shading in building design and layouts.

R2-E6: Commercial/Industrial Renewable Energy Program

This R2 measure would implement General Plan Policies OS 10.1, OS 11.2 and OS 11.3, and facilitate the voluntary incorporation of onsite renewable (solar or other renewable) energy generation into the design and construction of new commercial, office and industrial development. *Renewable energy requirements for any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial or manufacturing development are provided in measure R2-E10. The requirement shall apply only to applications submitted 45 days or more after County's final action amending the CAP to include these requirements approved by the Board of Supervisors on [insert approval date].* A project can earn points in the screening table for renewable energy generation if it is incorporated such that a minimum of 20% of the proposed project's total energy needs are offset. In addition this measure would encourage all facilities be equipped with “solar ready” features where feasible, to facilitate future installation of solar energy systems. These features should include the proper solar orientation (south-facing roof sloped at 20° to 55° from the horizontal), clear access on south sloped roofs, electrical conduit installed for solar electric system wiring, plumbing installed for solar hot water systems and space provided for a solar hot water tank.

As an alternative to, or in support of, providing onsite renewable energy, the project proponent could buy into a purchased energy offset program through the South Coast Air Quality Management District (SCAQMD), Southern California Edison (SCE) or others that will allow for the purchase of electricity generated from renewable energy resources offsite. Purchased energy offsets (or a combination of incorporated renewables and purchased offsets) should equal 20% of the total projected energy consumption for the development.

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R2-E7: Commercial/Industrial Retrofit Program

This R2 measure would implement General Plan Policies AQ 5.2, AQ 5.4, OS 16.1, OS 16.7 and OS 16.9 and encourage all commercial or industrial buildings undergoing major renovations to reduce their energy consumption by a minimum of 20%. As with the new development, a menu of options will be provided to assure flexibility in the implementation of this reduction measure. Although not limited to these actions, this reduction goal can be achieved through the incorporation of the following energy efficiency and renewable energy technologies:

- Replace inefficient air conditioning and heating units with new energy efficient models
- Replace older, inefficient appliances with new energy efficient models
- Replace old windows and insulation with top-quality windows and insulation
- Install solar water heaters
- Replace inefficient and incandescent lighting with energy efficient lighting
- Weatherize the existing building to increase energy efficiency
- Install solar panels

R2-E8: Induction Streetlight Retrofits

New induction street lamps are estimated to last five times longer and consume 50% less energy than the traditional high pressure sodium (HPS) lamps. Changing out old lamps for new ones reduces electricity use and saves money in the long-run. Retrofitting streetlights shall be done in accordance with Riverside County's Mt. Palomar Lighting Ordinance, which requires use of low pressure sodium vapor (LPSV) street lighting within 15 miles of Mt. Palomar Observatory and Riverside County Ordinance No. 915 regulating light pollution countywide.

R2-E9: Increase Gas to Energy Production from Landfills

This R2 measure would implement General Plan Policies OS-10.1, OS-11.1 through OS-11.3 and OS-12 by increasing Riverside County's generation of electricity from waste-generated methane. Currently, the Badlands Landfill operates a 1.3 MW generation facility with a capacity for approximately 8,200 mWh annual generation. The El Sobrante Landfill currently operates a 3.8 MW generation facility with a capacity for generating 24,000 mWh annually. Under this measure, Riverside County will increase gas-to-energy generation by: (1) increasing the capacity at the Badlands to a 4 MW system and increasing operation to 90% by 2020; (2) increasing the El Sobrante's facility operation to 90%; and (3) installing a 1.3 MW system at the Lamb Canyon Landfill and having that facility in operation 90% of the year.

R2-E10: On-Site Renewable Energy Production Requirements for New Land Use Development Projects

On-site renewable energy production (including but not limited to solar), as otherwise limited in sections a.-i. of this measure R2-E10, shall be required for any tentative tract map, plot plan, or conditional use permit that proposes to add more than 75 new dwelling units of residential development or one or more new buildings totaling more than 100,000 gross square feet of commercial, office, industrial, or manufacturing development, as described further below:

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- a. *Any such development shall offset its energy demand as provided below, unless such offsets are demonstrated by the applicant to be infeasible:*
 - i. *Commercial, office, industrial or manufacturing development: 20 percent of energy demand*
 - ii. *Multi-family residential development: 20 percent of energy demand*
 - iii. *Single-family residential development: 30 percent of energy demand*

The County will revisit these offset requirements based on current technology each time it revises the CAP, with the expectation that offset requirements will increase over time.

- b. *Examples of reasons that meeting on-site renewable energy production requirements may be infeasible include, but shall not be limited to:*

(1) for on-site solar energy production, the project site lacks available unshaded areas;

(2) the configuration of the parcels on which the buildings or buildings are planned to be located are not suited for any type of on-site renewable energy production; and

(3) on-site renewable energy production conflicts with other land use regulations applicable to a particular site, such as historic districts or Airport Influence Areas (e.g., where the Airport Land Use Commission or the County determines a technology to be hazardous for a site within an Airport Influence Area). If meeting the offset requirements in subpart (a) is infeasible, an applicant must nevertheless install on-site renewable energy production to the greatest extent feasible.

- c. *Any determination that on-site renewable energy production is infeasible, including economic infeasibility, shall be supported by substantial evidence and independently verified by the County. A determination of infeasibility for development within an Airport Influence Area may be as part of the required Airport Influence Area may be made as part of the required Airport Land Use Commission review.*
- d. *The feasibility of on-site renewable energy production shall be evaluated at the time of preparation of the first environmental review document (including by not limited to any environmental review for any specific plan adoption or amendment that proposes to add more than 75 units of residential or one or more buildings totaling more than 100,000 gross square feet of new commercial, office, industrial, or manufacturing development). The feasibility evaluation and supporting documentation shall be available for public review as content within the environmental review document, or as a supporting reference document.*
- e. *Implementation of feasible on-site renewable energy production shall be required as a condition of any new tract map, plot plan, or conditional use permit issued in connection with the development.*
- f. *The requirement for on-site renewable energy production is not intended to require a reduction in permissible project density or a change in permissible project type.*
- g. *The requirements of this measure R2-E10 point shall apply regardless of whether the project meets the 3,000 MT CO_{2e} threshold discussed in the CAP. The requirements of this measure R2-E10*

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point shall apply only to applications submitted 45 days or more after County's final action amending the CAP to include these requirements approved by the Board on [insert approval date].

- b. Residential dwelling units in publicly subsidized projects to be constructed as housing for lower income households (as defined in Health and Safety Code section 50079.5) are exempt from the on-site renewable energy production requirements set forth in this measure R2-E10. Any other residential dwelling units or commercial, office, industrial, or manufacturing development built in conjunction with such units are not exempt, so long as they independently meet the size requirements identified in this measure R2-E10, above, except for mobilehome parks that separately qualify as exempt under this measure R2-E10 section i.*
- i. Mobilehome parks that are reasonably anticipated to be used primarily for low-income families are also exempt from the on-site renewable energy requirements set forth in this measure R2-E10. Factors the County will consider in making this determination include the proposed mobilehome park's lot size, location, and proposed amenities. Mobilehome parks that include a golf course as a proposed amenity are not exempt from the on-site renewable energy requirements set forth in this measure R2-E10.*

C. R3 Energy Measures

The following R3 measures enhance and/or ensure the reductions accounted for within the R2 measures through education programs or are measures that will reduce emissions but cannot be quantified.

R3-E1: Energy Efficient Development, and Renewable Energy Deployment Facilitation and Streamlining

This measure would encourage Riverside County to identify and remove regulatory and procedural barriers to the implementation of green building practices and the incorporation of renewable energy systems. This includes the General Plan Energy Element Policies. Implementation of the Energy Element Policies includes updating of codes and zoning requirements and guidelines among others to facilitate renewable energy deployment and streamlining. This measure could be further enhanced by providing incentives for energy efficient projects such as priority in the reviewing, permitting and inspection process. Additional incentives could include permit streamlining and CEQA streamlining in exchange for incorporating green building practices or renewable energy systems.

R3-E2: Energy Efficiency Training & Public Education

This measure would provide public education and publicity about energy efficiency measures and reduction programs available within Riverside County, including rebates and incentives available for residences and businesses. In addition, this measure would provide training in green building materials, techniques, and practices for all plan review and building inspection staff.

R3-E3: Energy Efficiency and Solar Energy Financing

This measure would facilitate the incorporation of innovative, grant funded or low-interest financing programs for energy efficiency and renewable energy projects for both existing and new developments. This would include

7.6 STEP 6 – Monitoring and Inventorizing

The County of Riverside will create a system for monitoring the implementation of this CAP and adjusting the plan as opportunities arise. As the plan is implemented and as technology changes, the CAP should be revised to take advantage of new and emerging technology. If promising new strategies emerge, the County of Riverside will evaluate how to incorporate these strategies into the CAP. Further, state and federal action will also result in changes which will influence the level of Riverside County emissions.

Screening tables completed during project review, as described in Section 7.5 above, will serve as documentation of the implementation of reduction measures. The County of Riverside shall retain the completed screening tables in order to maintain a record of the types and levels of implementation of each of the R2 measures. The point values in the completed screening tables also document the estimated levels of emission reductions anticipated during implementation. By maintaining these records, the County of Riverside can monitor the CAP reduction measure implementation and compare the anticipated emission reductions with the goals for the CAP over time.

The GHG inventory will be periodically updated in coordination with the three phases noted above: 2013 (to update with the Regional Transportation Plan outputs and Phase 1 progress); 2017 (to review Phase 2 progress, allow for course corrections to keep progress on target for 2020, and to develop post-2020 forecasts for use in planning for after 2020); and 2020 (to establish baseline for post-2020 GHG reduction planning). ~~The County of Riverside will also implement a monitoring and reporting program to evaluate the effectiveness of reduction measures with regards to progress towards meeting the goals of the CAP.~~

To provide periodic updates to the CAP inventory of GHG emissions, Riverside County will use a Microsoft (MS) Excel format emissions inventory tool developed by the CAP consultant. This tool will include all the emission factors and emission sources specific to Riverside County. The tool will be designed such that Riverside County staff can input VMT, water use, solid waste and energy consumption data and the tool will quantify emissions for the unincorporated areas.

The County of Riverside will also implement a monitoring and reporting program to evaluate the effectiveness of reduction measures with regards to progress towards meeting the goals of the CAP. This program will ensure that the effectiveness of all implementation measures are reviewed in advance of 2020 and that adjustments to assigned point value to account for actual effectiveness are made in the post-2020 CAP. If measures included in this CAP are found to be ineffective, those measures will be removed or revised in the post-2020 CAP.

The CAP Implementation Coordinator shall be responsible for maintaining records of reduction measure implementation and insuring that the periodic updates to the emissions inventory are completed using the MS Excel based emission inventory tool.

7.7 STEP 7 – Beyond 2020

As described above under the discussion of Reduction Goals, 2020 is only a milestone in GHG reduction planning. Executive Order S-03-05 calls for a reduction of GHG emissions to a level 80 percent below 1990 levels by 2050, and this level is consistent with the estimated reductions needed to stabilize atmospheric levels of CO₂ at 450 parts per million (ppm). Thus, there will be a need to start planning ahead for the post-2020 period. The County of Riverside will commence planning for the post-2020 period starting in 2017, at the approximate midway point between plan implementation and the reduction target and after development of key ordinances and implementation of cost-effective measures. At that point, Riverside County will have implemented the first two

Chapter 7

Implementation

phases of this CAP and will have a better understanding of the effectiveness and efficiency of different reduction strategies and approaches. Further, the state's regulations under AB 32 would have been fully in force since 2012; federal programs and policies for the near term are likely to be well underway; market mechanisms like a cap and trade system are likely to be in force and will be influencing energy and fuel prices; and continuing technological change in the fields of energy efficiency, alternative energy generation, vehicles, fuels, methane capture and other areas will have occurred. Riverside County will then be able to take the local, regional, state and federal context into account. Further, starting in 2017 will allow for development of the post-2020 plan so that it can be ready for full implementation, including potential new policies, revisions to the General Plan (as necessary), programs, ordinances, and financing by 2020. The new plan will include a specific target for GHG reductions for 2035 and 2050. The targets will be consistent with broader state and federal reduction targets and with the scientific understanding of the needed reductions by 2050. The County of Riverside will adopt the new plan by January 1, 2020.

The new CAP adopted on or before January 1, 2020 will keep on track through 2035 to meet the 2050 goal by implementing the following.

- Increase energy efficiency and green building efforts (for County municipal facilities as well as private buildings within the unincorporated areas) so that the savings achieved in the 2020 to 2035 timeframe are approximately 69% those accomplished in 2020.
- Continue to implement land use and transportation measures to lower VMT and shift travel modes (assumed improvement of 8% compared to the unmitigated condition, which is within SCAG's assumed range of 8% to 12% of GHG reductions for 2035).
- Capture more methane from landfills receiving regional waste, move beyond 75% local waste diversion goal for 2020, and utilize landfill gas further as an energy source.
- Continue to improve local water efficiency and conservation.
- Continue to support and leverage incentive and rebate and other financing programs for residential and commercial energy efficiency and renewable energy installations to shorten payback period and costs and to develop programs that encourage increased use of small-scale renewable power as it becomes more economically feasible.
- *Require ongoing monitoring and verification of results. Every four years, the County will update the GHG inventory, review the effectiveness of specific measures, and revise their associated point value according to the available evidence. If existing measures are found to be ineffective, those measures will be removed or revised in the four-year cycle. The proposed changes will be available for public review and comment prior to approval at a public meeting.*

The conceptual effects of these strategies are presented in Table 7-2 and would represent an approximate doubling of effort from that planned at the state and County level for 2020. In total, the measures described above would produce reductions to bring the region's GHG emissions to an estimated 3 MMTCO₂e by 2035. While the potential mix of future GHG reduction measures presented in this section is preliminary, it serves to demonstrate that the current measures in the CARB Scoping Plan and the County's CAP can not only move the region to its 2020 goal, but can also provide an expandable framework for much greater long-term greenhouse gas emissions reductions toward the ultimate 2050 goal.

GREENHOUSE GAS EMISSIONS

Screening Tables County of Riverside, California

~~March 2015~~

June 2018

Prepared for:

COUNTY OF RIVERSIDE
4080 Lemon Street
Riverside, California 92501

Prepared by:

ATKINS

650 East Hospitality Lane, Suite 450
San Bernardino, California 92408

CEQA THRESHOLDS AND SCREENING TABLES

land uses but did not include industrial processes (i.e. oil refineries, heavy manufacturing, electric generating stations, mining operations, etc.). Emissions from each of these projects were calculated by SCAQMD to provide a consistent method of emissions calculations across the sample population further reducing potential errors in the statistical analysis. In calculating the emissions from projects within the sample population, construction period GHG emissions were amortized over 30-years (the average economic life of a development project).

This analysis determined that the 90th percentile ranged from 2,983 MT to 3,143 MT CO₂e per year. The **3,000 MT CO₂e per year** value is the low end value within that range rounded to the nearest hundred tons of emissions and is used in defining small projects that are considered less than significant and do not need to use the Screening Tables or alternative GHG mitigation analysis described below.

The **3,000 MT CO₂e per year** value is used in defining small projects that, when combined with the modest efficiency measures shown in the bullet points below are considered less than significant and do not need to use the Screening Tables or alternative GHG mitigation analysis described below. The efficiency measures required of small projects are summarized below:

- Energy efficiency of at least five percent greater than 2010 Title 24 requirements, and
- Water conservation measures that matches the California Green Building Code in effect as of January 2011.

Projects that Exceed 3,000 MT CO₂e Emission Level

METHODOLOGY FOR THE CALCULATION OF GHG EMISSIONS

~~Analysis of development projects that are determined to be above exceeding the 3,000 MT CO₂e emissions level shall quantify and disclose the anticipated greenhouse gas emissions of the proposed development. can either be done through emissions calculations or by using the screening tables beginning on Page 7.~~

Total GHG emissions are the sum of emissions from both direct and indirect sources. Direct sources include mobile sources such as construction equipment, motor vehicles, landscape equipment; and stationary sources such as cooling and heating equipment. Indirect sources are comprised of electrical and potable water use, and the generation of solid waste and waste water.

Direct GHG emissions from mobile and stationary sources are determined as the sum of the annual GHG emissions from construction equipment, motor vehicles, landscape equipment, and heating and cooling equipment.

CEQA THRESHOLDS AND SCREENING TABLES

Screening Tables

The purpose of the Screening Tables is to provide guidance in measuring the reduction of greenhouse gas emissions attributable to certain design and construction measures incorporated into development projects. The analysis, methodology, and significance determination (thresholds) are based upon the Riverside County GHG Technical Report, which includes GHG emission inventories, a year 2020 emission reduction target, and the goals and policies to reach the target. The methodology for the development and application of the Screening Table is set forth in Appendix A, attached hereto.

Instructions for Application to Projects

The Screening Table assigns points for each option incorporated into a project as mitigation or a project design feature (collectively referred to as “feature”). The point values correspond to the minimum emissions reduction expected from each feature. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. Projects that garner at least 100 points will be consistent with the reduction quantities anticipated in the County’s GHG Technical Report. ~~As such, those projects that garner a total of 100 points or greater would not require quantification of project specific GHG emissions.~~ Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.

Those Projects that do not garnish 100 points using the screening tables will need to provide additional analysis to determine the significance of GHG emissions. Nothing in this guidance shall be construed as limiting the County’s authority to adopt a statement of overriding consideration for projects with requiring the preparation of an EIR due to a project’s significant GHG impacts. The following tables provide a menu of performance standards/options related to GHG mitigation measures and design features that can be used to demonstrate consistency with the implementation measures and GHG reduction quantities in the GHG Technical Report.

Mixed use projects provide additional opportunities to reduce emissions by combining complimentary land uses in a manner that can reduce vehicle trips. Mixed use projects also have the potential to complement energy efficient infrastructure in a way that reduces emissions. For mixed use projects fill out both Screening Table 1 and Table 2, but proportion the points identical to the proportioning of the mix of uses. As an example, a mixed use project that is 50% commercial uses and 50% residential uses will show ½ point for each assigned point value in Table 1 and Table 2. Add the points from both tables. Mixed use projects that garner at least 100 points will be consistent with the reduction quantities in the County’s GHG Plan and are considered less than significant for GHG emissions.

CEQA THRESHOLDS AND SCREENING TABLES

Feature	Description	Assigned Point Values	Project Points
Implementation Measure IM T7: Electric Vehicle Use			
T7.A.1 Electric Vehicle Recharging	Provide circuit and capacity in garages of residential units for installation of electric vehicle charging stations	1 point	
	Install electric vehicle charging stations <i>for each residential unit included in the project. Projects that include charging stations for fewer than all units shall receive points on a proportional basis. in the garages of residential units</i>	8 points	
Implementation Measure IM T9: Increase Public Transit			
T9.A.1 Public Transit Access	The point value of a projects ability to increase public transit use will be determined based upon a Transportation Impact Analysis (TIA) demonstrating decreased use of private vehicles and increased use of public transportation. Increased transit accessibility (1-15 points)	TBD	
Implementation Measure IM L1: SCAQMD No New Wood Burning Stoves			
L1.A.1 Wood Burning	As part of Rule 445 and the Healthy Hearths™ initiative, the South Coast Air Quality Management District adopted a rule for no permanently installed indoor or outdoor wood burning devices in new development. Project contains no wood burning stoves or fireplaces (required)	0 points	
Implementation Measure IM L2: Prohibit Gas-Powered Equipment			
L2.A.1 Landscape Equipment	Electric lawn equipment including lawn mowers, leaf blowers and vacuums, shredders, trimmers, and chain saws are available. When electric landscape equipment is used in place of conventional gas-powered equipment, direct GHG emissions from natural gas combustion are replaced with indirect GHG emissions associated with the electricity used to power the equipment. Project provides electrical outlets on the exterior of all building walls so that electric landscaping equipment is compatible with all built facilities.	2 2 points	
Implementation Measure IM SW1: 80 Percent Solid Waste Diversion Program			
SW1.A.1 Recycling	County initiated recycling program diverting 80% of waste requires coordination in neighborhoods to realize this goal. The following recycling features will help the County fulfill this goal: Provide green waste composing bins at each residential unit Multi-family residential projects that provide dedicated recycling bins separated by types of recyclables combined with instructions/education program explaining how to use the bins and the importance or recycling.	4 points 3 points	
Implementation Measure IM SW2: Construction and Demolition Debris Diversion Program			
SW2.A.1 Recycling of Construction/ Demolition	50% of construction waste recycled (required) Recycle 55% of debris Recycle 60% of debris	0 points 2 points 3 points	

The proposed Ordinance No. 348 amendments to add provisions for electric vehicle (EV) parking with charging stations and bicycle park parking for certain types of developments projects, including mixed use and multiple family dwelling developments, will be forthcoming at the Planning Commission.

NOTICE OF PUBLIC HEARING

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

GENERAL PLAN AMENDMENT NO. 180004 (ENTITLEMENT/POLICY AMENDMENT), AN AMENDMENT TO THE CLIMATE ACTION PLAN, AN AMENDMENT TO THE MITIGATION MONITORING AND REPORTING PROGRAM FOR ENVIRONMENTAL IMPACT REPORT NO. 521, AND ADOPTION OF ORDINANCE AMENDING RIVERSIDE COUNTY ORDINANCE NO. 348 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15601(b)(3) (Activities Covered by General Rule Exemption) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Unincorporated Riverside County – **REQUEST:** The Project includes General Plan Amendment (GPA) No. 180004 that amends Air Quality Element Policies AQ 18.2, AQ 18.4, AQ 18.5, AQ 21.1, and AQ 21.2, deletes policies AQ 19.3 and AQ 19.4 and updates Appendix K to reflect the deleted Air Quality Element policies (GPA No. 180004); an amendment to the Mitigation Monitoring and Reporting Program (MMRP) for Environmental Impact Report (EIR) No. 521 (EIR No. 521 MMRP) which makes a minor change to Mitigation Measure No. 4.7.A-N1; an amendment to the County's Climate Action Plan (CAP) to include the requirement for on-site renewable energy production and amendments to its Appendix A Implementation Measures T7.A.1 and L2.A.1, and delete Implementation Measure L1.A.1 listed in the Screening Tables; and an amendment to Ordinance No. 348 to add provisions requiring electric vehicle (EV) parking with charging stations and bike parking for certain types of developments projects, including mixed use and multiple family dwelling developments. The above proposed amendments address a partial settlement agreement of an ongoing litigation challenging the County's approval of GPA No. 960, the County's CAP, and EIR No. 521. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 6, 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 the Project Planner, Phayvanh Nanthavongdouangsy, at (951) 955-6573 or email at Pnanthav@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:
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