



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

JUNE 20, 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. 35045** – Applicant: Benchmark Pacific – Fifth Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Multiple Land Uses – Open Space: Multiple Land Uses – Location: Northerly of Mapes Road, easterly of Menifee Road, westerly of Briggs Road, and southerly of Mountain Avenue – 318 Gross Acres – Zoning: Specific Plan (SP) – Approved Project Description: Schedule 'A' subdivision of 318 acres into 702 single family residential lots consisting of 37 single family residential lots with minimum lot sizes of 4,000 sq. ft., 187 single family residential lots with minimum lot sizes of 4,500 sq. ft., 198 single family residential lots with minimum lot sizes of 5,000 sq. ft., 69 single family residential lots with minimum lot sizes of 6,000 sq. ft., 172 single family residential lots with minimum lot sizes of 7,000 sq. ft. and 39 single family residential lots with minimum lot sizes of 20,000 sq. ft. The project includes 15 open space lots totaling 108.1 acres for recreation facilities, paseos, and detention basins – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 35045, extending the expiration date to May 5, 2021. Project Planner: Kevin White at (951) 955-1417 or email at kewwhite@rivco.org.**
- 1.2 **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31142** – 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) – Location: Northerly of Newport Road, easterly of Frontier Loop, southerly of Domenigoni Parkway, and westerly of Rice Road – 76.6 Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule "A" map to subdivide 76.6 acres into 178 single family residential lots with three (3) open space lots within Specific Plan No. 293 – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31142, extending the expiration date to January 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.**
- 1.3 **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32064M1** – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Nuevo Road, southeasterly of Corso Alto Avenue, and westerly of Hansen Avenue – 31.4 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule "B" subdivision 31.4 gross acres into 43 single family residential lots, with a minimum lot size of 21,784 sq. ft. and one (1) detention basin – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32064m1,**

extending the expiration date to May 25, 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. 32065M1** – Applicant: Raymond Ferrari – Fifth Supervisorial District – Nuevo Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (1/2 Acre Minimum) – Location: Northerly of Rowley Lane, southerly of Montgomery Avenue, and easterly of 6th Street – 64.5 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 64.5 gross acres into 99 single-family residential lots, two (2) detention basins, and one (1) 16.5 wide access road – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32065m1, extending the expiration date to May 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32332** – Applicant: Arlington Veterinary Laboratories, Inc. – Third Supervisorial District – Bautista Zoning Area – San Jacinto Area Plan: Agriculture (AG) (10 ac min.) – Rural Community: Low Density Residential (RC-LDR) (0.5 ac min.) – Location: Northerly of Whittier Avenue, southerly of Mayberry Avenue, easterly of Century Court, and westerly of Fairview Avenue – 23.7 Acres – Zoning: Open Area Combining Zone – Residential Developments (R-5) – Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 23.70 gross acres into 34 lots with a minimum lot size of 20,000 sq. ft. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32332, extending the expiration date to June 24, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.6 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 35465** – Applicant: MSA Consulting, Inc. – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of 64th Avenue, easterly of Lincoln Street, southerly of 63rd Avenue, and westerly of Johnson Street – 60 Acres – Zoning: Residential Incentive (R-6) – Approved Project Description: Schedule “A” subdivision of 60 gross acres into 291 single family residential lots with open space and drainage lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 35465, extending the expiration date to April 14, 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. 29328** – Applicant: Romoland Watson 206, LLC – Third Supervisorial District – Homeland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Business Park (CD-BP) (0.25-0.60 FAR) – Location: Northerly of Highway 74, easterly of Sultanas Road, southerly of Varela Lane, and westerly of Leon Road – 19.63 Acres – Zoning: Specific Plan (SP260) – Approved Project Description: Schedule “A” subdivision of 19.63 acres into 74 single family residential lots with a minimum lot size of 7,200 sq. ft. and one (1) detention basin – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 29328, extending the expiration date to July 11, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.8 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31314** – Applicant: Advanced Civil Group – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Community: Estate Density Residential (RC-EDR) (2 acre min.) – Location: Northerly of Vito Way, easterly of Calle Cabernet, and westerly of Anza Road – 52.34 Acres – Zoning: Residential Agricultural – 2 acre min. (R-A-2) – Approved Project Description: Subdivide 52.34 acres into 19 single family lots with a two (2) acre minimum lot size – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 31314, extending the expiration date to June 8, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners’ request).
- NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 3.1 **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. Continued from June 6, 2018. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

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

- 4.1 **ORDINANCE NO. 348.4862 – Exempt from the California Environmental Quality Act (CEQA)** – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4862 is an amendment to Riverside County’s Land Use Ordinance No. 348, modifying several sections and replacing Article XIXh “Eastvale Neighborhood Preservation Overlay Zone” with Article XIXh “Cannabis Activities.” This amendment establishes regulations and development standards for cannabis activities within the unincorporated areas of the County of Riverside. Additionally, the Ordinance establishes the permitting and operational requirements for Cannabis activities. For information regarding this project contact the Planning Department at (951) 955-3200 or visit the Riverside County Planning Department website at <http://planning.rctlma.org/Home/Cannabis.aspx>.

5.0 WORKSHOPS:**NONE****6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA****7.0 DIRECTOR’S REPORT****8.0 COMMISSIONERS’ COMMENTS**



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: June 20, 2018

PROPOSED PROJECT

Case Number(s): TR35045

Applicant(s): Benchmark Pacific

Area Plan: Harvest Valley/Winchester

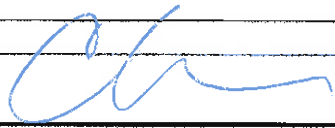
Contact: Richard Robotta

Zoning Area/District: Homeland Area

Supervisory District: Fifth District

Project Planner: Kevin White

Continued From: N/A


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to record the final map for Tentative Tract 35045.

The project is located north of Mapes Road, west of Briggs Road, south of Mountain Avenue and east of Menifee Road, in the Harvest Valley/Winchester Area Plan.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35045**, extending the expiration date and to reflect, AB208, and AB116 benefits to May 5, 2021 subject to all the previously approved 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. 35045 was originally approved at Planning Commission on May 5, 2010 to subdivide 318 acres into 702 single family residential lots. The subdivision also included 15 open space lots totaling 108 acres for recreation facilities, paseos, and detention basins.

The First Extension of Time was approved by the Planning Commission on July 19, 2017 and extended the expiration date until May 5, 2018. As part of the approval of the First Extension of Time request, the Planning Commission added 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 current (Second) Extension of Time was received on April 16, 2018 ahead of the May 5, 2018 deadline. The applicant reaffirmed their acceptance of the new conditions added with the approval of the First Extension of Time.

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.

Applicable State Bills

Tentative Tract Map No. 35045 was previously afforded the following automatic extensions:

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 would grant an additional 3 years. The remaining number of years available to extend this tentative map after the current extension would be 2 years. Therefore the map would expire on May 5, 2023, if this extension is approved, and another Extension of Time is requested by the applicant in accordance with Ordinance No. 460 and approved.

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 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

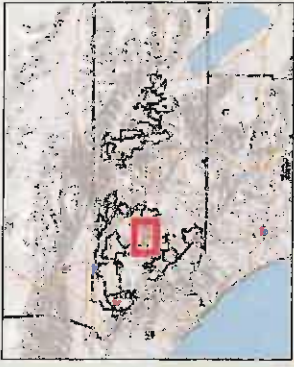
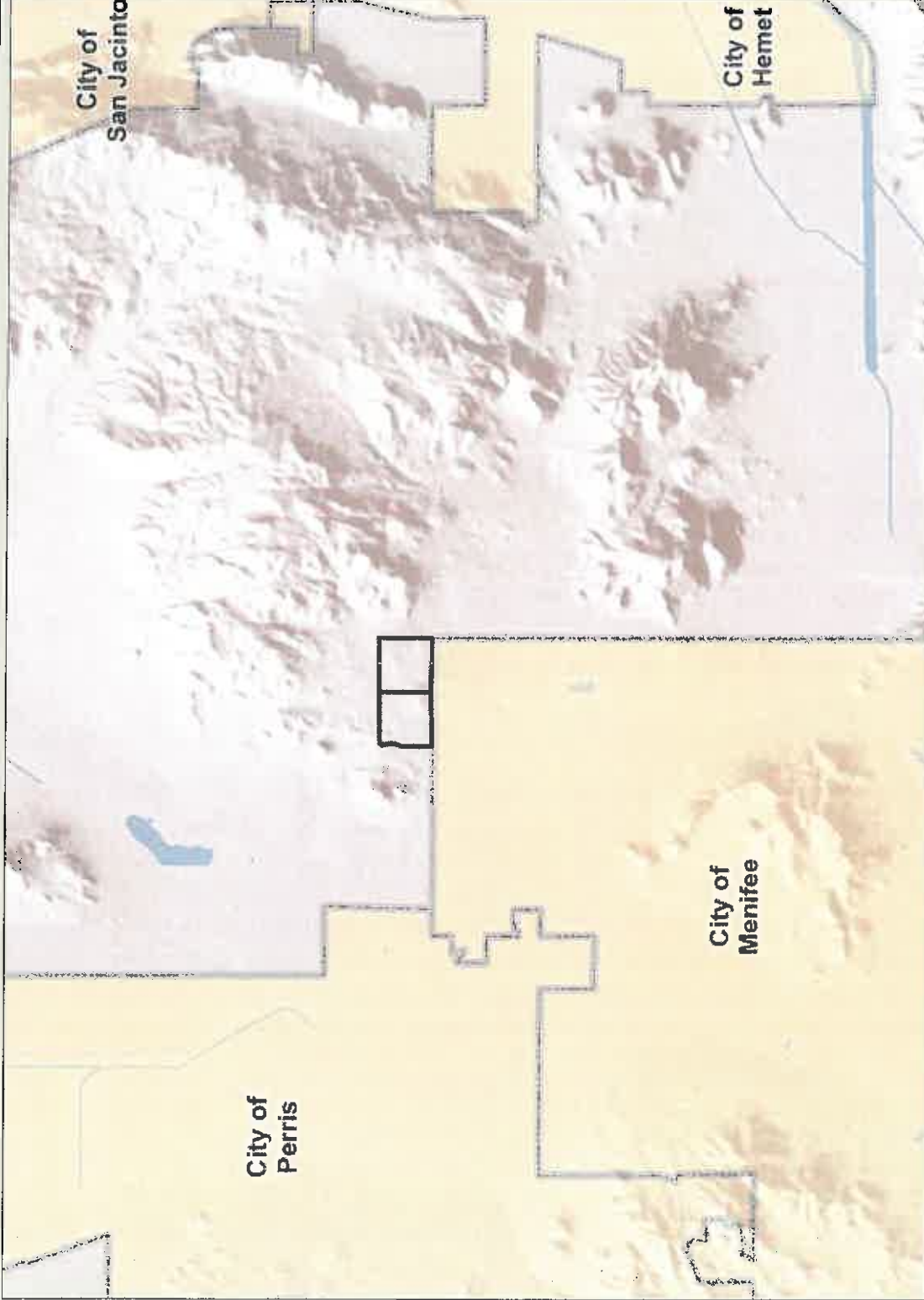
In order for the County to approve a proposed project, the following findings are required to be made:

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 TR35045

Vicinity Map



Legend

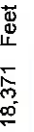
- City Boundaries
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- US HWY
- OUT
- highways_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- countries
- cities

Notes

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



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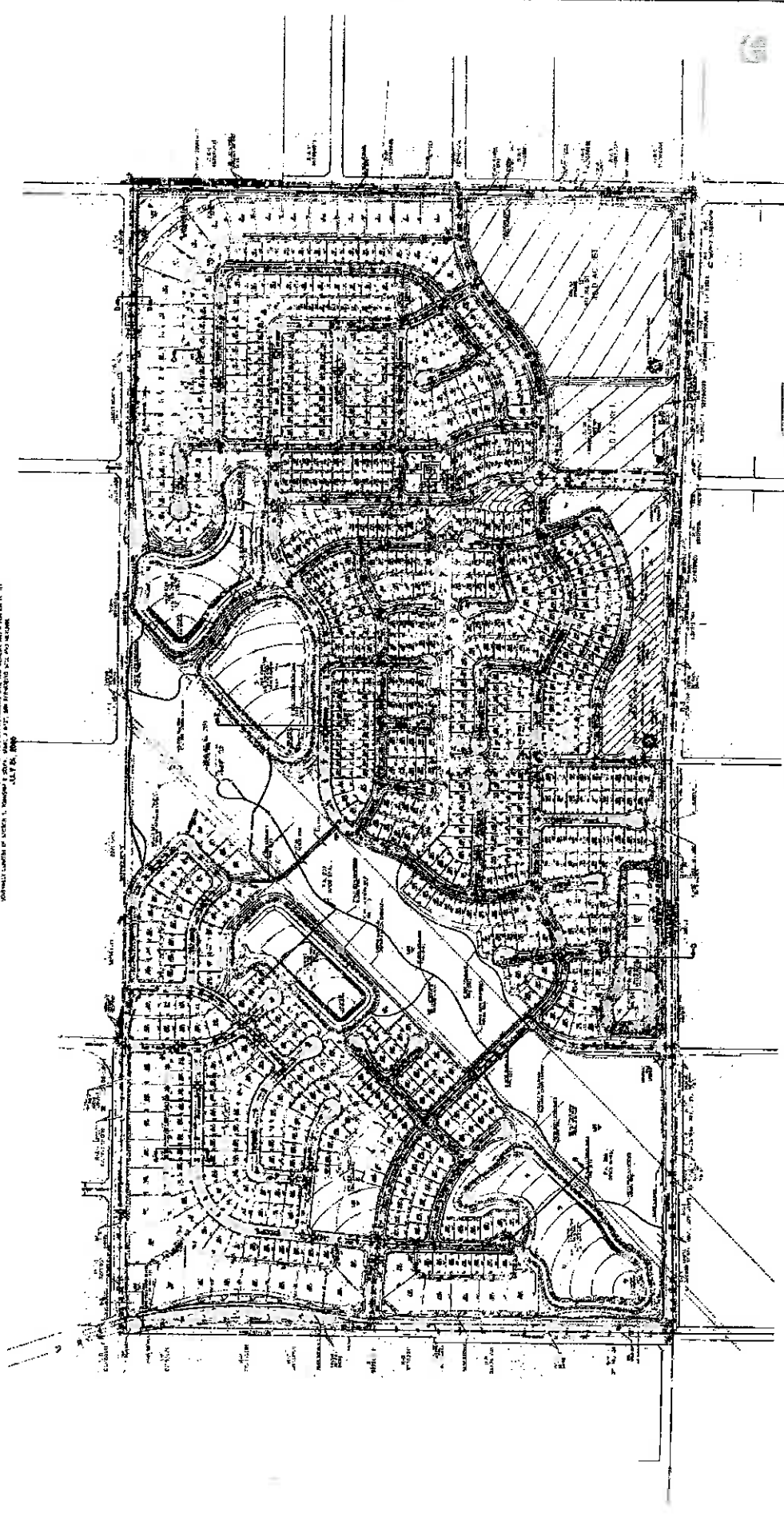


REPORT PRINTED ON... 5/23/2018 5:20:25 PM

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COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP NO. 35045

APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON 05/11/2011, AND THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON 05/11/2011.



Ver. 1
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COUNTY OF RIVERSIDE

APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON 05/11/2011, AND THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON 05/11/2011.

APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON 05/11/2011, AND THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON 05/11/2011.

APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON 05/11/2011, AND THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, ON 05/11/2011.

Extension of Time Environmental Determination

Project Case Number: TR35045
 Original E.A. Number: 39877
 Extension of Time No.: Second
 Original Approval Date: May 5, 2010
 Project Location: North of Mapes Road, East of Menifee Road, West of Briggs Road, and South of Mountain Avenue

Project Description: Schedule A - subdivision of 318 acres into 702 single family residential lots consisting of 37 single family residential lots with minimum lot sizes of 4,000 square feet, 187 single family residential lots with minimum lot sizes of 4,500 square feet, 198 single family residential lots with minimum lot sizes of 5,000 square feet, 69 single family residential lots with minimum lot sizes of 6,000 square feet, 172 single family residential lots with minimum lot sizes of 7,000 square feet and 39 single family residential lots with minimum lot sizes of 20,000 square feet. The project includes 15 open space lots totaling 108.1 acres for recreation facilities, paseos, and detention basins.

On May 5, 2010, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: 
 Kevin White, Planner

Date: May 29, 2018
 For Charissa Leech, Assistant TLMA Director

White, Kevin C.

From: Richard Robotta <robotta@earthlink.net>
Sent: Thursday, May 17, 2018 9:45 AM
To: White, Kevin C.
Subject: Re: TT 35045 2nd Extension of Time

Hello Kevin

Yes, the referenced additional conditions are still acceptable.

Rick
Richard Robotta
Vice President
Benchmark Pacific
o 760-450-0444
c 760-525-2943
550 Laguna Dr., Suite B
Carlsbad, Ca. 92008
robotta@bmpac.com

On May 17, 2018, at 9:32 AM, White, Kevin C. <KEwhite@rivco.org> wrote:

Attn: Richard Robotta
Benchmark Pacific
550 Laguna Drive, Suite B
Carlsbad, CA 92008

RE: 2ND EXTENSION OF TIME REQUEST FOR TT No. 35045.

My name is Kevin White and I was assigned to review and process your Extension of Time for TT 35045. During the Review of the 1st Extension of Time for TT No. 35045, the County Planning Department had previously determined it necessary to recommend 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. Those additional conditions are attached. **Please review those conditions and let me know at your earliest convenience if the additional conditions are still acceptable.**

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

Kevin White- Urban Regional Planner IV
email: kewwhite@rivco.org
Phone: (951) 955-1417

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

<image001.jpg>

Confidentiality Disclaimer

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County of Riverside California

<1st EOT TR35045 COA.PDF>

White, Kevin C.

From: Richard Robotta <robotta@earthlink.net>
Sent: Wednesday, May 03, 2017 1:17 PM
To: Ortuno, Arturo
Cc: Glass Chuck
Subject: Re: 1st EOT TR35045 Recommended Conditions

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mr Ortuno

As applicant for the case reference above, I accept the conditions outlined in your correspondence. Specifically I accept:

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

Should you have any questions, please don't hesitate to contact me.

Sincerely,

Richard Robotta
Vice President
Benchmark Pacific
o 760-450-0444
c 760-525-2943
550 Laguna Dr., Suite B
Carlsbad, Ca. 92008
robotta@bmpac.com

On May 1, 2017, at 9:16 AM, Ortuno, Arturo <AOrtuno@rivco.org> wrote:

Good morning,

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

Thank you,

Attn: Richard Robotta
Benchmark Pacific
550 Laguna Drive, Suite B
Carlsbad, CA 92008

RE: EXTENSION OF TIME REQUEST for No. 35045.

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

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

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

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

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

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

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

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

Arturo Ortuño

Contract Planner

Riverside County Planning Dept.
4080 Lemon Street – 12th Floor
Riverside, CA 92501
951-955-0314
<image001.jpg>

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

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County of Riverside California

<1st EOT TR35045 COA.pdf>

TRACT MAP Tract #: TR35045

Parcel: 327-150-004

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

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

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 21 EOT1 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

TRACT MAP Tract #: TR35045

Parcel: 327-150-004

50. PRIOR TO MAP RECORDATION

50.TRANS. 21 EOT1 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

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

TRACT MAP Tract #: TR35045

Parcel: 327-150-004

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 2

EOT1 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 1

EOT1 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

TRACT MAP Tract #: TR35045

Parcel: 327-150-004

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3

EOT1 - WQMP REQUIRED

RECOMMND

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

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

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

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

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

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

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

TRANS DEPARTMENT

90.TRANS. 7

EOT1 - WQMP COMP AND BNS REG

RECOMMND

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR35045

Parcel: 327-150-004

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7

EOT1 - WQMP COMP AND BNS REG (cont.)

RECOMMND

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

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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.2

Planning Commission Hearing: June 20, 2018

PROPOSED PROJECT

Case Number(s):	TR31142	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	SR Conestoga, LLC	
Zoning Area/District:	Winchester Area	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 76.6 acres into 178 single family residential lots with 3 open space lots within Specific Plan 293. The project is located north of Newport Rd, east of Frontier Loop, south of Domenigoni Parkway, and west of Rice Road.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31142**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 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. 31142 was originally approved at Planning Commission on November 17, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6846 where both applications were approved on January 11, 2005.

The Fourth Extension of Time was received December 29, 2017, ahead of the expiration date of January 11, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 4, 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 (June 4, 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 to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to 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 January 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 January 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 TR31142

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.

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Extension of Time Environmental Determination

Project Case Number: TR31142

Original E.A. Number: 39171

Extension of Time No.: 4th EOT

Original Approval Date: January 11, 2005

Project Location: North of Newport Rd, East of Frontier Loop, South of Domenigoni Parkway, West of Rice Road

Project Description: Schedule A map to subdivide 76.6 acres into 178 single family residential lots with 3 open space lots within Specific Plan 293.

On January 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



THE RANCON GROUP

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

May 31, 2018

To: Gabriel Villalobos

From: Jim Lytle

Re: Acceptance of EOT-4 Conditions of Approval for CASE TR31142

Mr. Villalobos:

I am the applicant for the EOT Case TR31142. I accept the following conditions of approval associated with this 4th Extension of Time Request.

1. **Prior to Map Recordation**
050-E-HEALTH.1 – REQ E HEALTH DOCUMENTS
050-TRANSPORTATION.1 – FINAL ACCESS AND MAINT
2. **Prior to Grading Permit Issuance**
060-BS GRADE.1 – REQ BMP SWPPP WQMP
060-TRANSPORTATION.1 – FINAL WQMP FOR GRADING
3. **Prior to Building Permit Issuance**
080-TRANSPORTATION.1 – WQMP AND MAINTENANCE
4. **Prior to Building Final Inspection**
090-BS GRADE.1 – WQMP REQUIRED
090-TRANSPORTATION.1 – WQMP COMP AND BNS REG

Regards,


Jim Lytle

Plan: TR31142E04

Parcel: 461210030

50. Prior To Map Recordation

E Health

050 - E Health. 1

EOT4 - 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

EOT4 - 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

EOT4 - 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

EOT4 - 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: TR31142E04

Parcel: 461210030

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT4 - 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 EOT4 - 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 EOT4 - 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 EOT4 - 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.:

1.3

Planning Commission Hearing: June 20, 2018

PROPOSED PROJECT

Case Number(s):	TR32064M1	Applicant(s):	
Area Plan:	Lake Mathews/Woodcrest	Raymond Ferrari	
Zoning Area/District:	Nuevo Area		
Supervisory District:	Fifth 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 31.4 gross acres into 43 single family residential lots, with a minimum lot size of 21,784 sq. ft. and one detention basin. The project is located north of Nuevo Road, southeast of Corso Alto Avenue and west of Hansen Avenue.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32064M1**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 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. 32064 was originally approved at Planning Commission on May 25, 2005. It proceeded to the Board of Supervisors where it was approved on August 9, 2005.

A modification to Tentative Tract Map No. 32064 was approved on July 12, 2006 by the Planning Commission. It proceeded to the Board of Supervisors where it was approved on October 17, 2006.

The Fourth Extension of Time was received May 17, 2018, ahead of the expiration date of May 25, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 23, 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 23, 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 to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to 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 extension 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 25, 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 25, 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 TR32064M1

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: TR32064
 Original E.A. Number: 39434
 Extension of Time No.: 4th EOT
 Original Approval Date: May 25, 2005
 Project Location: North of Nuevo Road, Southeast of Corso Alto Avenue and West of Hansen Avenue
 Project Description: Schedule B - subdivision 31.4 gross acres into 43 single family residential lots, with a minimum lot size of 21,784 sq. ft. and one detention basin.

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

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, 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

May 23, 2018

Riverside County Planning Dept.
4080 Lemon St. 12th Floor
Riverside, CA 92501

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT
MAP No. 32064

Dear Sirs:

This letter is a response to your request for our acceptance of the conditions by the planning department for the above referenced project. As there were "no new conditions of approval" stated for this project, I am in complete agreement, and accept and appreciate that no new conditions have been put on the project. Thank you, and I look forward to final approval of this extension.

Sincerely,

Ray Ferrari



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.4

Planning Commission Hearing: June 20, 2018

PROPOSED PROJECT

Case Number(s): TR32065M1

Applicant(s):

Area Plan: Lake Mathews/Woodcrest

Raymond Ferrari

Zoning Area/District: Nuevo Area

Supervisory District: Fifth 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 64.5 gross acres into 99 single-family residential lots, two detention basins, and one 16.5 wide access road. The project is located north of Rowley Lane, south of Montgomery Avenue and east of 6th Street.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32065M1**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 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. 32065 was originally approved at Planning Commission on May 25, 2005. It proceeded to the Board of Supervisors where it was approved on August 9, 2005.

A modification to Tentative Tract Map No. 32065 was approved on October 4, 2006 by the Planning Commission. It proceeded to the Board of Supervisors where it was approved on November 14, 2006.

The Fourth Extension of Time was received May 17, 2018, ahead of the expiration date of May 25, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 23, 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 23, 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 to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to 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 extension 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 25, 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 25, 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 TR32065M1

Vicinity Map



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

Notes

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



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REPORT PRINTED ON... 5/30/2018 4:13:22 PM

© Riverside County GIS

GENERAL NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SAN JOSE SPECIFICATIONS.
2. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
3. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
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30. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.

UTILITY TABLE

UTILITY	TYPE	DEPTH (FEET)	LOCATION	STATUS
1	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
2	SEWER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
3	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
4	SEWER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
5	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
6	SEWER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
7	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
8	SEWER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
9	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
10	SEWER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
11	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
12	SEWER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
13	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
14	SEWER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
15	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
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17	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
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19	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
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23	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
24	SEWER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
25	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
26	SEWER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
27	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
28	SEWER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
29	WATER	18"	100' W OF MONTGOMERY AVENUE	EXISTING
30	SEWER	18"	100' W OF MONTGOMERY AVENUE	EXISTING

EASEMENTS

THE FOLLOWING EASEMENTS ARE SHOWN ON THIS MAP:

- 1. EASEMENT FOR UTILITY LINES
- 2. EASEMENT FOR ACCESS
- 3. EASEMENT FOR LIGHT AND AIR
- 4. EASEMENT FOR SIGNAGE
- 5. EASEMENT FOR VIEW
- 6. EASEMENT FOR SUPPORT
- 7. EASEMENT FOR FLOOD CONTROL
- 8. EASEMENT FOR PROTECTION
- 9. EASEMENT FOR MAINTENANCE
- 10. EASEMENT FOR REPAIR
- 11. EASEMENT FOR REPLACEMENT
- 12. EASEMENT FOR REMOVAL
- 13. EASEMENT FOR RELOCATION
- 14. EASEMENT FOR RESTORATION
- 15. EASEMENT FOR REUSE
- 16. EASEMENT FOR RECYCLING
- 17. EASEMENT FOR REDUCTION
- 18. EASEMENT FOR REFINEMENT
- 19. EASEMENT FOR REFINISHING
- 20. EASEMENT FOR REPAIRING
- 21. EASEMENT FOR REPLACING
- 22. EASEMENT FOR REMOVING
- 23. EASEMENT FOR RESTORING
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- 25. EASEMENT FOR RECYCLING
- 26. EASEMENT FOR REDUCING
- 27. EASEMENT FOR REFINING
- 28. EASEMENT FOR REFINISHING
- 29. EASEMENT FOR REPAIRING
- 30. EASEMENT FOR REPLACING

LEGAL DESCRIPTION

THE TRACT DESCRIBED IN THIS MAP IS THE SAME AS THAT DESCRIBED IN THE FOLLOWING:

TRACT 1: COMMENCING AT THE CORNER OF THE INTERSECTION OF MONTGOMERY AVENUE AND CURTIS STREET; THENCE S89°47'54"W 80.00' TO THE CENTERLINE OF MONTGOMERY AVENUE; THENCE S00°00'00"W 530.48' TO THE CENTERLINE OF PARK BOULEVARD; THENCE S00°00'00"W 80.00' TO THE CENTERLINE OF CURTIS STREET; THENCE S89°47'54"W 80.00' TO THE POINT OF BEGINNING.

TRACT 2: COMMENCING AT THE CORNER OF THE INTERSECTION OF MONTGOMERY AVENUE AND CURTIS STREET; THENCE S89°47'54"W 80.00' TO THE CENTERLINE OF MONTGOMERY AVENUE; THENCE S00°00'00"W 530.48' TO THE CENTERLINE OF PARK BOULEVARD; THENCE S00°00'00"W 80.00' TO THE CENTERLINE OF CURTIS STREET; THENCE S89°47'54"W 80.00' TO THE POINT OF BEGINNING.

TRACT 3: COMMENCING AT THE CORNER OF THE INTERSECTION OF MONTGOMERY AVENUE AND CURTIS STREET; THENCE S89°47'54"W 80.00' TO THE CENTERLINE OF MONTGOMERY AVENUE; THENCE S00°00'00"W 530.48' TO THE CENTERLINE OF PARK BOULEVARD; THENCE S00°00'00"W 80.00' TO THE CENTERLINE OF CURTIS STREET; THENCE S89°47'54"W 80.00' TO THE POINT OF BEGINNING.

LEGEND

- 1. EXISTING UTILITY LINES
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- 28. EXISTING UTILITY LINES
- 29. EXISTING UTILITY LINES
- 30. EXISTING UTILITY LINES

ENGINEER/CONTRACT PERSON

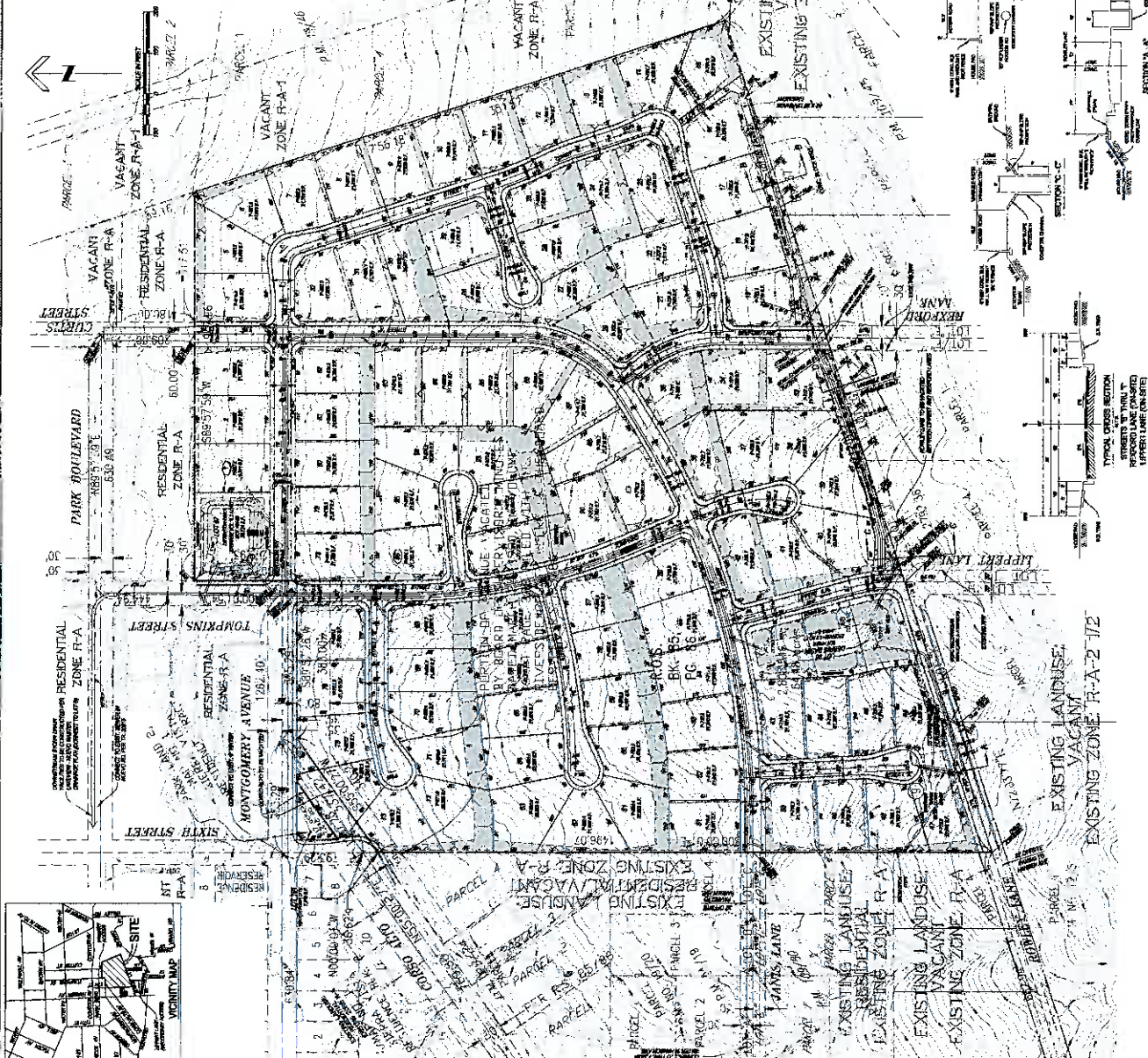
DAVID JEFFERS CONSULTING INC.
 1000 AVENUE 84
 SAN JOSE, CALIFORNIA 95128
 (408) 551-1000
 FAX: (408) 551-1001

APPLICANT/DEVELOPER/OWNER

DAVID JEFFERS CONSULTING INC.
 1000 AVENUE 84
 SAN JOSE, CALIFORNIA 95128
 (408) 551-1000
 FAX: (408) 551-1001

DATE OF MAP

JANUARY 12, 2006



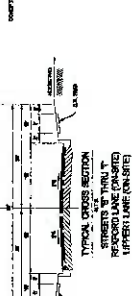
TYPICAL CROSS SECTION



REVISIONS

NO.	DATE	DESCRIPTION
1	1/12/06	ISSUED FOR PERMITTING
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3	1/12/06	ISSUED FOR PERMITTING
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5	1/12/06	ISSUED FOR PERMITTING
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29	1/12/06	ISSUED FOR PERMITTING
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EXISTING ZONE R-A-2 1/2



EXISTING ZONE R-A-2 1/2



EXISTING ZONE R-A-2 1/2



EXISTING ZONE R-A-2 1/2



Extension of Time Environmental Determination

Project Case Number: TR32065
 Original E.A. Number: 39447
 Extension of Time No.: 4th EOT
 Original Approval Date: May 25, 2005
 Project Location: North of Rowley Lane, South of Montgomery Avenue and East of 6th Street
 Project Description: Schedule B - subdivision of 64.5 gross acres into 99 single-family residential lots, two detention basins, and one 16.5 wide access road.

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

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, 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

May 23, 2018

Riverside County Planning Dept.
4080 Lemon St. 12th Floor
Riverside, CA 92501

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT
MAP No. 32065

Dear Sirs:

This letter is a response to your request for our acceptance of the conditions by the planning department for the above referenced project. As there were "no new conditions of approval" stated for this project, I am in complete agreement, and accept and appreciate that no new conditions have been put on the project. Thank you, and I look forward to final approval of this extension.

Sincerely,

Ray Ferrari



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


Agenda Item No.:

1.5

Planning Commission Hearing: June 20, 2018

PROPOSED PROJECT

Case Number(s):	TR32332	Applicant(s):
Area Plan:	San Jacinto Valley	Arlington Veterinary Laboratories, Inc.
Zoning Area/District:	Bautista Area	c/o Clifford J. Olsen
Supervisorial 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 23.7 gross acres into 34 lots with a minimum lot size of 20,000 sq.ft. The project is located north of Whittier Avenue, south of Mayberry Avenue, east of Century Court, and west of Fairview Avenue.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32332**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 24, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 32332 was originally approved at Planning Commission on November 14, 2007. It proceeded to the Board of Supervisors along with General Plan Amendment No. 747 and Change of Zone No. 7160 where both applications were approved on June 24, 2008.

The Second Extension of Time was received May 17, 2018, ahead of the expiration date of June 24, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 23, 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 23, 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.

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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 24, 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 24, 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 TR32332

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... 5/30/2018 5:13:12 PM

© Riverside County GIS

COUNTY OF RIVERSIDE TENTATIVE TRACT MAP NO. 32332

OWNER / APPLICANT:
 GUY KASEY
 GUY KASEY LANDMANAGEMENT, INC.
 10000 BUCKLEY AVENUE, SUITE 100
 RIVERSIDE, CALIFORNIA 92504
 (951) 527-2710

DESCRIPTION:
 A PORTION OF LOTS 10A AND 10B OF THE LANDS OF THE EMBURY TRACT, TRACT MAP NO. 32332, AS SHOWN ON THE MAP OF SAID COUNTY RECORDS IN RIVERSIDE, CALIFORNIA.

ASSESSOR'S PARCEL NOS.:
 552-150-040
 552-150-041
 552-150-042

NUMBER OF LOTS:
 32

EXISTING & PROPOSED LAND USE:
 EXISTING: RESIDENTIAL
 PROPOSED: RESIDENTIAL

EXISTING & PROPOSED ZONE:
 EXISTING: R-R
 PROPOSED: R-R

PUBLIC UTILITIES:
 WATER: LATE TRACT BOUNDARY WATER SERVICE
 SEWER: LATE TRACT BOUNDARY WATER SERVICE
 GAS: LATE TRACT BOUNDARY WATER SERVICE
 ELECTRIC: LATE TRACT BOUNDARY WATER SERVICE
 TELEPHONE: LATE TRACT BOUNDARY WATER SERVICE
 CABLE TV: LATE TRACT BOUNDARY WATER SERVICE

ADJACENT LAND USE:
 WEST: RESIDENTIAL
 EAST: RESIDENTIAL
 SOUTH: RESIDENTIAL
 NORTH: RESIDENTIAL

COMMUNITY SERVICES DISTRICT:
 048-101

TOPOGRAPHY SOURCE:
 RIVERSIDE COUNTY PLANS CONTROL AND RECORDS DIVISION
 1988/1989 MAP FOR THE CITY OF RIVERSIDE, CALIFORNIA

FEMA FLOOD PLAIN:
 COMMUNITY PANEL NO. 30003 (LULU & COLEMAN TRACT)
 1987/1988 FLOOD PLAIN MAP

SPECIFIC PLAN:
 THIS SITE IS NOT WITHIN A SPECIFIC PLAN AREA.

SCHOOL DISTRICT:
 RIVERSIDE COUNTY SCHOOLS DISTRICT

CONTIGUOUS OWNERSHIP:
 NEARLY ADJACENT OWNERSHIP

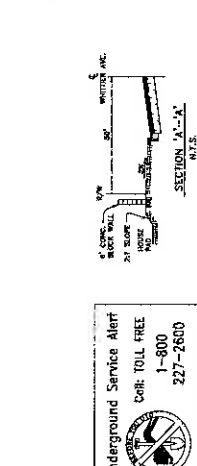
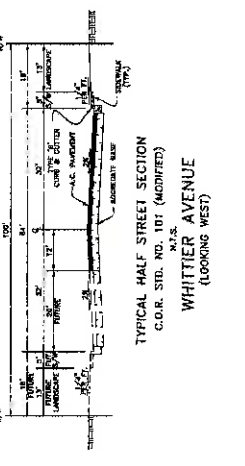
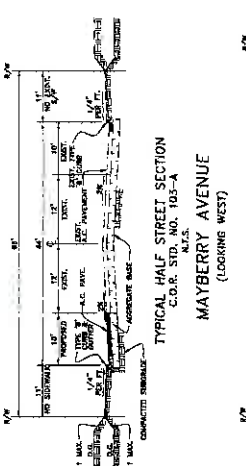
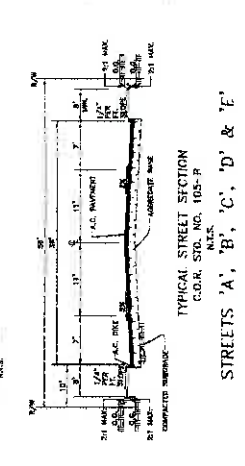
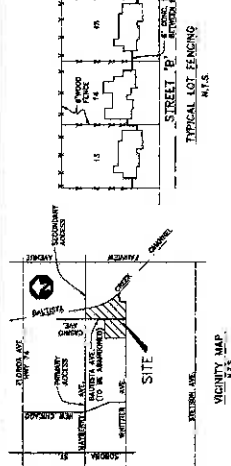
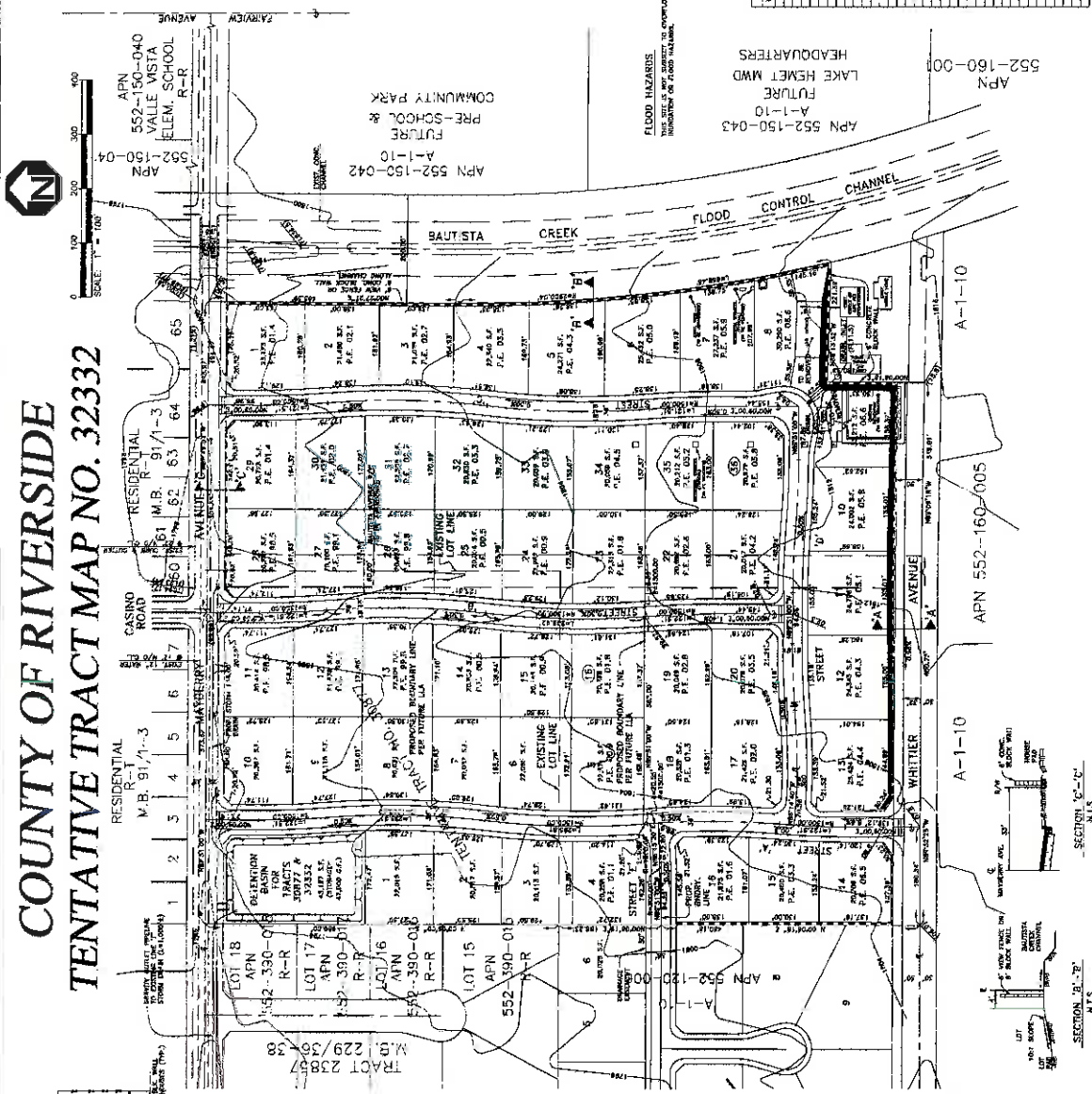
GEORGRAPHIC HAZARDS:
 FLOOD HAZARDS: MINORITY OF 7,000 GALLONS

PLAT MAP:
 PLAT MAP NO. 4-1-110
 DATE: 11/11/00

APN:
 APN 552-150-040
 APN 552-150-041
 APN 552-150-042

LOT AREA TABLE:

LOT #	ACREAGE	PERCENTAGE
1	0.12	0.38%
2	0.12	0.38%
3	0.12	0.38%
4	0.12	0.38%
5	0.12	0.38%
6	0.12	0.38%
7	0.12	0.38%
8	0.12	0.38%
9	0.12	0.38%
10	0.12	0.38%
11	0.12	0.38%
12	0.12	0.38%
13	0.12	0.38%
14	0.12	0.38%
15	0.12	0.38%
16	0.12	0.38%
17	0.12	0.38%
18	0.12	0.38%
19	0.12	0.38%
20	0.12	0.38%
21	0.12	0.38%
22	0.12	0.38%
23	0.12	0.38%
24	0.12	0.38%
25	0.12	0.38%
26	0.12	0.38%
27	0.12	0.38%
28	0.12	0.38%
29	0.12	0.38%
30	0.12	0.38%
31	0.12	0.38%
32	0.12	0.38%



SCHEDULE 'B'

SECTION	DATE	BY	FOR
SECTION 'A'-A	11/11/00	GUY KASEY	APN 552-150-040
SECTION 'B'-B	11/11/00	GUY KASEY	APN 552-150-041
SECTION 'C'-C	11/11/00	GUY KASEY	APN 552-150-042

COUNTY OF RIVERSIDE
TENTATIVE TRACT MAP
NO. 32332
AMENDED NO. 2

DATE: 6/9/05
SCALE: 1"=150'-0" V. S/A

PREPARED BY: JAMES W. LINDSEY & ASSOCIATES
 CIVIL ENGINEERS
 3750 E. PLYMOUTH AVENUE, SUITE 6
 HEMET, CALIFORNIA 92344
 951/522-5075, FAX 951/923-4840

SEAL - COUNTY
 COUNTY OF RIVERSIDE
 TRANSPORTATION DEPARTMENT
 APPROVED BY:
 JAMES W. LINDSEY, P.E., ENGINEER
 DATE: 6/9/05

SEAL - ENGINEER
 COUNTY OF RIVERSIDE
 TRANSPORTATION DEPARTMENT
 APPROVED BY:
 JAMES W. LINDSEY, P.E., ENGINEER
 DATE: 6/9/05

REVISIONS

NO.	DATE	DESCRIPTION
1	11/11/00	ISSUED FOR PERMIT
2	6/9/05	AMENDED NO. 2

NOTES:
 1. WORK CONTAINED WITHIN THESE PLANS IS FOR INFORMATION ONLY. NO PERMIT SHALL BE ISSUED FOR ANY WORK UNLESS THE PERMITTING AGENCY HAS REVIEWED AND APPROVED THESE PLANS.
 2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS DEFICIENCIES. THE ENGINEER HAS NOT CONDUCTED ANY SOIL BORINGS OR OTHER INVESTIGATIONS.
 3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE ADJACENT PROPERTIES AND HAS FOUND NO OBVIOUS DEFICIENCIES.
 4. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE FLOOD CONTROL CHANNEL AND HAS FOUND NO OBVIOUS DEFICIENCIES.
 5. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE BAUT STA CREEK AND HAS FOUND NO OBVIOUS DEFICIENCIES.
 6. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE CASINO ROAD AND HAS FOUND NO OBVIOUS DEFICIENCIES.
 7. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE LAKE HEMET MWD FUTURE HEADQUARTERS AND HAS FOUND NO OBVIOUS DEFICIENCIES.
 8. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE WHITTIER AVENUE AND HAS FOUND NO OBVIOUS DEFICIENCIES.
 9. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE MAYBERRY AVENUE AND HAS FOUND NO OBVIOUS DEFICIENCIES.
 10. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE LOT 1 AND LOT 2 AND HAS FOUND NO OBVIOUS DEFICIENCIES.

Underground Service Alert
 Call TOLL FREE
 1-800-227-2600
 THE WORKING DAYS BEFORE YOU DIG

Extension of Time Environmental Determination

Project Case Number: TR32332
 Original E.A. Number: 40189
 Extension of Time No.: 2nd EOT
 Original Approval Date: June 24, 2008
 Project Location: North of Whittier Avenue, South of Mayberry Avenue, East of Century Court, West of Fairview Avenue
 Project Description: Subdivision of 23.70 gross acres into 34 lots with a minimum lot size of 20,000 sq. ft.

On June 24, 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

Villalobos, Gabriel

From: Cliff Olsen <cjolsen49@verizon.net>
Sent: Wednesday, May 23, 2018 1:47 PM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for TR32332 2nd EOT

Good Afternoon Gabriel,

I have read your response to my Second Extension of Time application and fee payment made last week. I accept the conditions set forth last year upon application of the First EOT. I do acknowledge your most recent letter.

Thanks,

Cliff Olsen
951-852-5359

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

From: Villalobos, Gabriel <GVillalo@rivco.org>
To: cjolsen49 <cjolsen49@verizon.net>
Sent: Tue, May 22, 2018 2:21 pm
Subject: Recommended Conditions for TR32332 2nd EOT

Attn: Arlington Veterinary Laboratories, Inc.
c/o Cliff J. Olsen
26208 Olsen View Ct
Hemet, CA 92544

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32332.

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 20, 2018

PROPOSED PROJECT

Case Number(s):	TR35465	Applicant(s):
Area Plan:	Eastern Coachella Valley	MSA Consulting, Inc.
Zoning Area/District:	Lower Coachella Valley District	c/o Nicole Vann
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 60 gross acres into 291 single family residential lots with open space and drainage lots. The project is located north of 64th Ave, east of Lincoln St, south of 63rd Ave, and west of Johnson St.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 35465**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to April 14, 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. 35465 was originally approved at Planning Commission on November 19, 2008. It proceeded to the Board of Supervisors along with General Plan Amendment No. 905 and Change of Zone No. 7621 where all applications were approved on April 14, 2009.

The Third Extension of Time was received March 19, 2018, ahead of the expiration date of April 14, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 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 (May 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 to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to 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 extension 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 April 14, 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 April 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

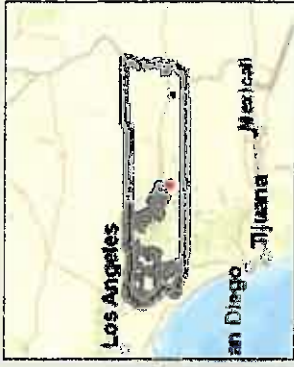
1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

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 TR35465

Vicinity Map



Legend

-  Parcels
-  County Centerlines
-  Blueline Streams
-  City Areas



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... 6/4/2018 1:02:05 PM

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Notes

Extension of Time Environmental Determination

Project Case Number: TR35465
 Original E.A. Number: 41710
 Extension of Time No.: 3rd EOT
 Original Approval Date: April 19, 2009
 Project Location: North of 64th Ave, East of Lincoln St, South of 63rd Ave, West of Johnson St
 Project Description: Schedule "A" subdivision of 60 gross acres into 291 single family residential lots with open space and drainage lots

On April 19, 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



Coachella Valley Housing Coalition

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

May 23, 2018

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

Subject: Extension of Time for TR 35645 – 3rd Request

Dear Mr. Villalobos,

Coachella Valley Housing Coalition (CVHC) understands that the previous conditions adopted for the 2nd TR extension for the Nuestro Orgullo property in Mecca, will carry over to the 3rd extension request, and no new or additional conditions have been added. This letter is to advise you that we are in acceptance of these conditions and request that you continue to move forward with this 3rd Extension of Time request for Planning Commission Approval.

Thank you,



Julie Bornstein
Executive Director
Coachella Valley Housing Coalition
45701 Monroe Street, Suite G
Indio, CA 92201
Phone: 760-347-3157
www.cvhc.org





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


Agenda Item No.:

1.7

Planning Commission Hearing: June 20, 2018

PROPOSED PROJECT

Case Number(s):	TR29328	Applicant(s):	
Area Plan:	Harvest Valley/Winchester		Romoland Watson 206, LLC
Zoning Area/District:	Homeland Area		c/o Peter Pitassi
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 19.32 net acres into 74 single family residential lots with a minimum lot size of 7,200 square feet with 1 detention basin and a 12' wide community trail located within the SH-74 right-of-way. The project is located north of Highway 74, east of Sultanas Rd, south of Varela Ln, and west of Leon Rd.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29328**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 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. 29328 was originally approved at Planning Commission on July 11, 2007. It proceeded to the Board of Supervisors where it was approved on August 28, 2007.

The Second Extension of Time was received May 25, 2018, ahead of the expiration date of July 11, 2018. The applicant and the County discussed conditions of approval and reached consensus on May 31, 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 31, 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.

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EFFECT OF Assembly Bill No. 116 (AB116): On July 11, 2013, AB116 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand for housing goes up. It gives developers an automatic 24 month extension on maps approved after January 1, 2000 and that have not expired prior to 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, 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 July 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 TR29328

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... 6/5/2018 10:15:41 AM

© Riverside County GIS

TENTATIVE MAP

TRACT No. 29328

GENERAL NOTES

APPLICANT/OWNER

PISTA DEVELOPMENT, INC.
2010 OWEN AVE. STE 101
SAN JOSE, CA 95128
TEL. NO. (415) 864-1882

ENGINEER

PSOMAS
2010 OWEN AVE. STE 101
SAN JOSE, CA 95128
TEL. NO. (415) 757-8421

ACRAGE

13.90 AC. NET
74.82 AC. TOTAL LOTS
MINIMUM LOT SIZE: 7200 SF.

ASSESSOR'S MAP NO.

497-380-008

LAND USE

EXISTING LAND USE: AGRICULTURAL
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING: R-100
PORTION OF 25 LOTS
MAY BE REZONED TO R-100
TRACT 29327 - 70 AC. (S)
TRACT 29327 - 70 AC. (S) NOT USED

UTILITIES

WATER - EASTERN MUNICIPAL WATER DISTRICT
GAS - SOUTHERN CALIFORNIA GAS COMPANY
SEWER - SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE - NATIONAL RECEIPTION

SCHOOL DISTRICT

REDAWOOD ELEMENTARY SCHOOL AND
REDAWOOD JUNIOR HIGH SCHOOL DISTRICT

TOPOGRAPHY

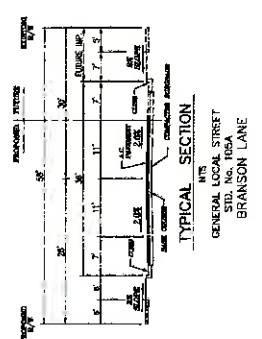
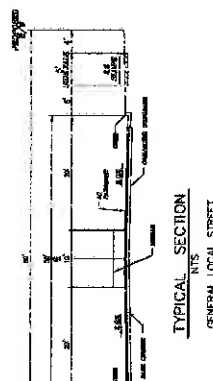
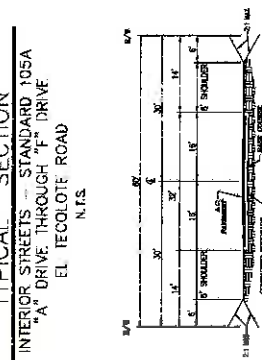
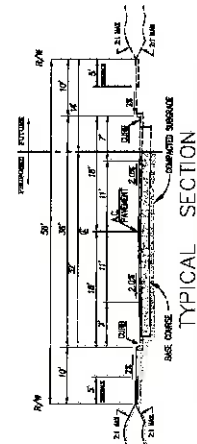
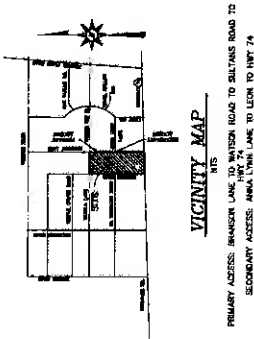
BASE MAP: COUNTY FLOOD CONTROL 1100

LEGAL DESCRIPTION

A PORTION OF PARCEL 9 OF PARCEL, MAP NO. 8021
RECORDED IN SECTION 7, T. 24, N. 24, S. 24, S. 24, S. 24,
LOCATED IN SECTION 7, T. 24, N. 24, S. 24, S. 24, S. 24.

NOTES

- ALL IMPROVEMENTS SHALL BE FOR SCHEDULE "A" SUBDIVISION, ORDINANCE 482.
- 2004 TRAKS PROS. MAP BOOK: PAGES 809, 810, 811-817
- THIS MAP DOES NOT INCLUDE THE ENTIRE CONTIGUOUS OWNERSHIP
- ALL SURVEYS ARE 2-D, UNLESS OTHERWISE NOTED.
- FEMA PANEL 800945 2103 A, DATED APRIL 15, 1989 AREA IN ZONE "C" AREAS OF "MINIMAL FLOODING"
- STRAIGHT LINES TO PROPERTY LINES SHALL CONFORM TO THE SURVEY RECORDS.
- INDICATES DRAINAGE SHALLOWS.
- INDICATES PRELIMINARY PAD ELEVATION.
- HAZARDOUS AND IS NOT WITHIN A SPECIAL STUDIES ZONE.
- INDICATES THE LOCATION OF THE PROPOSED IMPROVEMENTS.
- PROJECT IS WITHIN THE NORTH SPECIFIC PLAN
- NO KNOWN EXISTING WELLS ON PROPERTY.
- NO EXISTING STRUCTURES OR DWELLINGS ON SITE.
- THE PROJECT IS NOT ZONED R-2.
- THE PROJECT IS WITHIN THE COMMUNITY SERVICES AREA AS SHOWN ON THE COMMUNITY SERVICES MAP.
- THESE ARE NO PROPOSED OPEN CHANNELS WITHIN THIS PROJECT.
- THESE ARE NO EASEMENTS OF RECORD.
- ADDRESS SHALL BE RESTRICTED ON HIGHWAY 74
- UNDERGROUND UTILITIES SHALL BE AS SHOWN ON THE UNDERGROUND UTILITIES MAP FOR THE PROJECT AREA.
- INDICATES THE LOCATION OF THE PROPOSED IMPROVEMENTS.
- INDICATES PROPOSED RETAINING WALL AND/OR PRESTRESSING WALL.
- ALL STREETS ARE PROPOSED PUBLIC STREETS.
- WITH THESE SUPPLEMENTAL NOTES WILL COMBINE AND COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES.
- ALL OF THE DRAINAGE FACILITIES WILL INCLUDE FLOOD FIELDS AS AT EACH BASIN.



LOT #	LOT AREA	AREA	LOT #	LOT AREA	AREA	LOT #	LOT AREA	AREA
1	1,234.56	28.52	11	1,234.56	28.52	21	1,234.56	28.52
2	1,234.56	28.52	12	1,234.56	28.52	22	1,234.56	28.52
3	1,234.56	28.52	13	1,234.56	28.52	23	1,234.56	28.52
4	1,234.56	28.52	14	1,234.56	28.52	24	1,234.56	28.52
5	1,234.56	28.52	15	1,234.56	28.52	25	1,234.56	28.52
6	1,234.56	28.52	16	1,234.56	28.52	26	1,234.56	28.52
7	1,234.56	28.52	17	1,234.56	28.52	27	1,234.56	28.52
8	1,234.56	28.52	18	1,234.56	28.52	28	1,234.56	28.52
9	1,234.56	28.52	19	1,234.56	28.52	29	1,234.56	28.52
10	1,234.56	28.52	20	1,234.56	28.52	30	1,234.56	28.52

NOTE
1. THIS MAP IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES.
2. THESE NOTES SHALL BE CONSIDERED A PART OF THIS MAP.
3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA SUBDIVISION ACT AND ALL APPLICABLE ORDINANCES.

Underground Service Alert

CALL 811 FOR UTILITY LOCATIONS

TOPOGRAPHY: 1-800-227-2800

PSOMAS
2010 OWEN AVENUE SUITE 101
SAN JOSE, CA 95128
(415) 757-8421

DATE: 08-23-07

PREPARED UNDER THE DIRECTION OF:

THOMAS E. OLSON

DATE: 08-23-07

PLANS PREPARED BY:

PSOMAS

2010 OWEN AVENUE SUITE 101
SAN JOSE, CA 95128
(415) 757-8421

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2010 OWEN AVENUE SUITE 101
SAN JOSE, CA 95128
(415) 757-8421

DATE: 08-23-07

PROJ. NO. 29328

TENTATIVE MAP

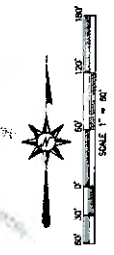
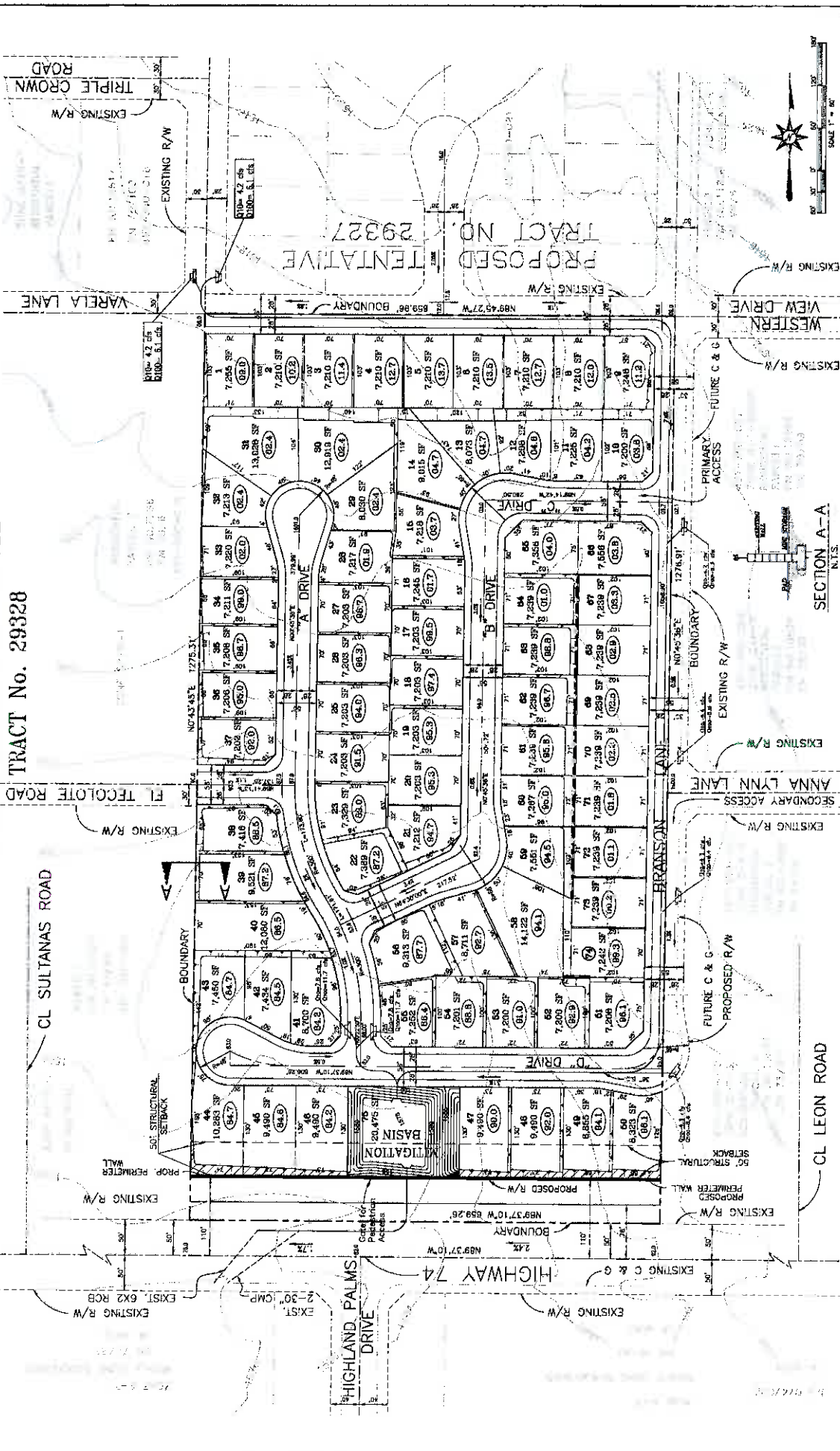
FOR: PISTA HOMES

FILE NO.: 1088-010

1 OF 3

TENTATIVE MAP

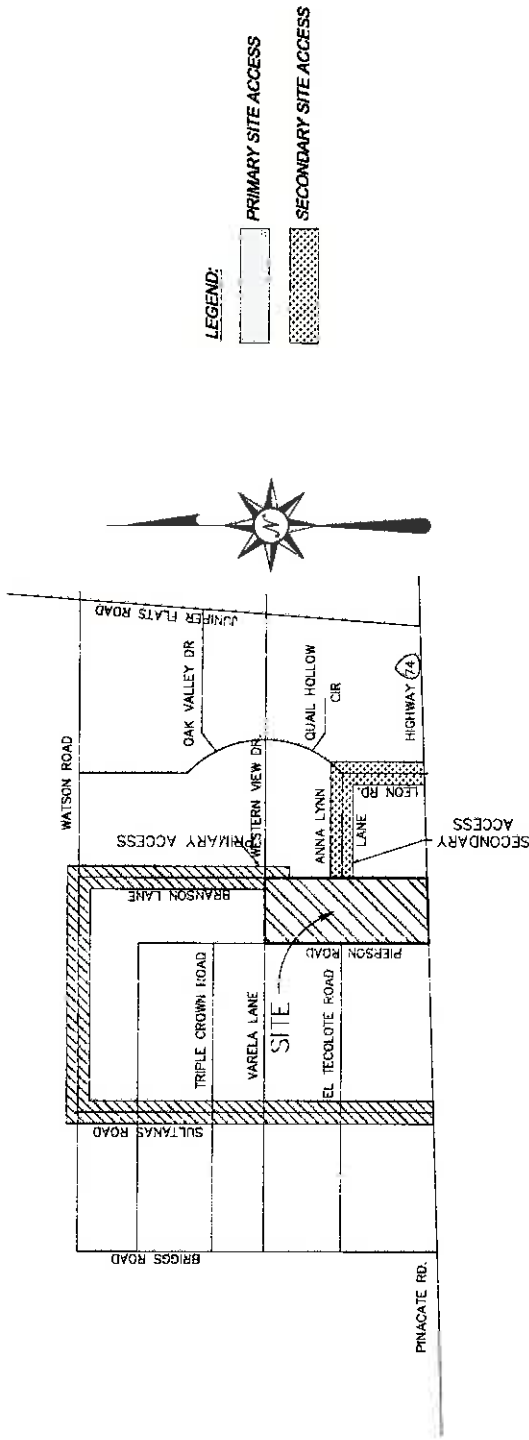
TRACT No. 29328



Underground Service Alert TOLL FREE 1-800-277-2800 THIS WORKING DAYS BEFORE YOU DIG		PRIVATE ENGINEERING NOTE <small>THIS TENTATIVE MAP IS PREPARED UNDER THE DIRECTION OF THE ENGINEER AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THIS TENTATIVE MAP AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION HEREON. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THIS TENTATIVE MAP AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION HEREON.</small>	
P S O M A S 2010 Kings Avenue Suite 100 Philadelphia, PA 19107 (610) 747-0421 Fax (610) 880-3374 STATE: AS SHOWN DATE: SEPTEMBER 2005		PLANS PREPARED BY: TRACIA S. LOVER E.C.E. No. 50033 EXP. DATE: 9-30-07	
PLANS PREPARED BY: TRACIA S. LOVER E.C.E. No. 50033 EXP. DATE: 9-30-07		PREPARED UNDER THE DIRECTION OF: TRACIA S. LOVER E.C.E. No. 50033 EXP. DATE: 9-30-07	
TRACT NO. 29328 TENTATIVE MAP		FOR: PESTA HOMES	
PROJ. NO.		FILE NO. 1089-010	
SHEET 2 OF 3		SECTION A-A N.T.S.	

BEING A SUBDIVISION OF PARCELS 9 OF PARCELS 12-15 OF PHASE 2, MAPA RECORDED IN SECTION 7, T. 15S., R. 24E., S. 8N.

CIRCULATION EXHIBIT



LEGEND:

PRIMARY SITE ACCESS

SECONDARY SITE ACCESS

VICINITY MAP

NTS

PRIMARY ACCESS: BRANSON LANE TO WATSON ROAD TO SULTANS ROAD TO HWY 74
 SECONDARY ACCESS: ANNA LYNN LANE TO LEON TO HWY 74

	<p>Underground Service Alert TOLL FREE 1-800-277-2000 CALL BEFORE YOU DIG</p>	<p>PRIVATE ENGINEERING NOTE</p>		<p>PREPARED UNDER THE DIRECTION OF: THOMAS J. POMAS S.C.E. No. 25023 EXP. DATE: 5-31-97</p>	<p>PLANS PREPARED BY: P S O M A S 2010 Main Avenue, Suite 101, Riverside, CA 92507 (951) 782-2421 Fax: (951) 822-3379 LOCAL: AS SHOWN DATE: 02/08/97</p>	<p>DESIGNED BY: TS DRAWN BY: HSE CHECKED BY: JSA</p>	<p>DATE: 02/08/97</p>	<p>DATE: 02/08/97</p>	<p>DATE: 02/08/97</p>
<p>USING A SUBDIVISION OF PARCELS, 8 OF PARCELS 1-15 OF PARCELS 16-20, MAPS RECORDED IN SECTION 7, T. 24S., R. 24E., S. 14E.</p>									
<p>TRACT 29328 CIRCULATION EXHIBIT</p>									
<p>FOR: RESTA HOMES PROJ. NO. 1098-010 SHEET 3 OF 3 FILE NO. 1098-010</p>									

Extension of Time Environmental Determination

Project Case Number: TR29328
 Original E.A. Number: 38503
 Extension of Time No.: 2nd EOT
 Original Approval Date: July 11, 2007
 Project Location: North of Highway 74, East of Sultanas Rd, South of Varela Ln, West of Leon Rd
 Project Description: Schedule "A" subdivision of 19.32 net acres into 74 single family residential lots with a minimum lot size of 7,200 square feet with 1 detention basin and a 12' wide community trail located within the SH-74 right-of-way

On July 11, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Peter Pitassi <PPitassi@diversifiedpacific.com>
Sent: Thursday, May 31, 2018 5:32 PM
To: Villalobos, Gabriel
Cc: Jason Holt
Subject: RE: Recommended Conditions for TR29328 2nd EOT

Gabriel;

Thanks for the email. Since there are no additional conditions being imposed on the map, we have no objections and wish to proceed with the EOT application.

Thanks,
Pete

Peter J. Pitassi, AIA, LEED AP
Senior Vice President
Community Design and Forward Planning
Diversified Pacific Communities
10621 Civic Center Drive
Rancho Cucamonga, CA 91730
Main/909-481-1150 x234
Fax/909-481-1151

Direct/909-373-2616
Cell/909-456-6083
Direct Fax /909-255-7918
ppitassi@diversifiedpacific.com



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From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Thursday, May 31, 2018 1:02 PM
To: Peter Pitassi
Subject: Recommended Conditions for TR29328 2nd EOT

Attn: Romoland Watson 206, LLC
c/o Peter Pitassi
10621 Civic Center Dr
Rancho Cucamonga, CA 91730

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 29328.

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.:

1.8

Planning Commission Hearing: June 20, 2018

PROPOSED PROJECT

Case Number(s):	TR31314	Applicant(s):
Area Plan:	Southwest	Advanced Civil Group
Zoning Area/District:	Rancho California Area	c/o Steven Austin
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 52.34 acres into nineteen (19) single family lots with a two (2) acre minimum lot size. The project is located north of Vito Way, east of Calle Cabernet, and west of Anza Road.

PROJECT RECOMMENDATION

APPROVAL of the **FIFTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31314**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 8, 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. 31314 was originally approved at Planning Commission on February 25, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6806 where both applications were approved on June 8, 2004.

The Fifth Extension of Time was received June 1, 2018, ahead of the expiration date of June 8, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 6, 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 (June 6, 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.

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Riverside County Tentative Map Extensions

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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 June 8, 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 June 8, 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.

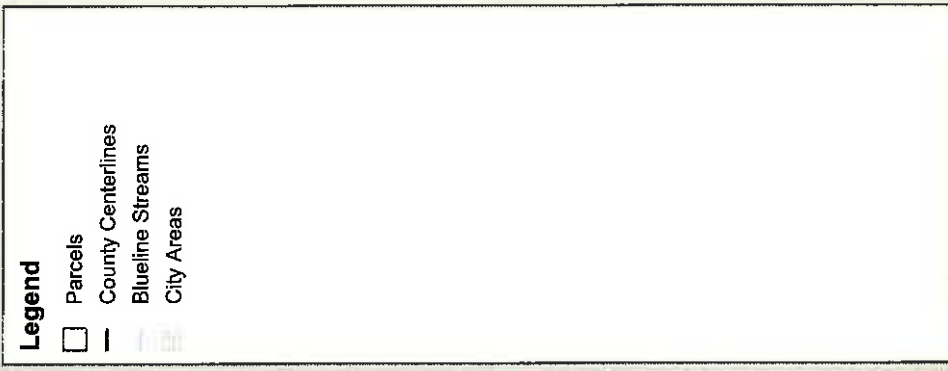
FINDINGS

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 TR31314 Vicinity Map

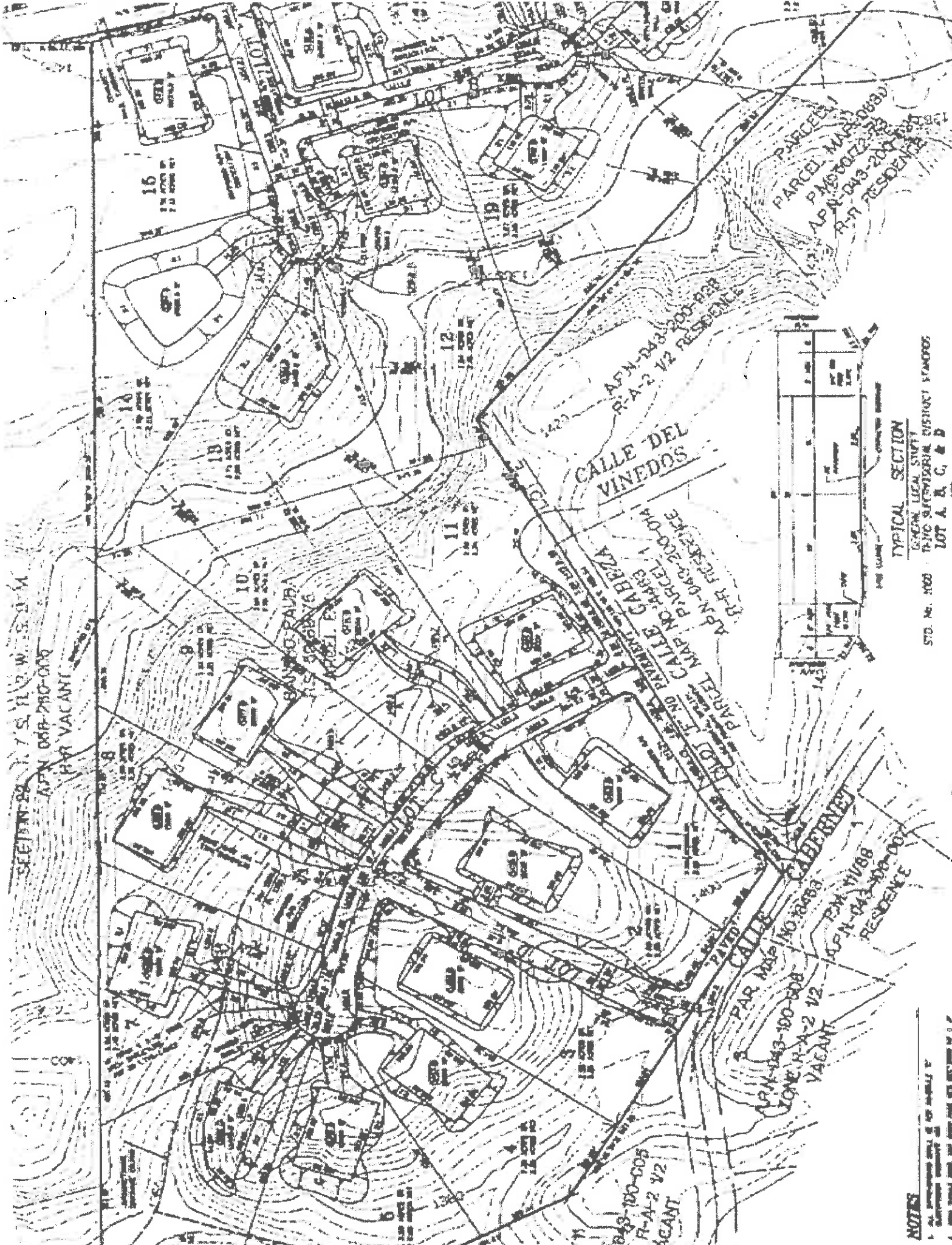


Notes

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.

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SECTION 22
 T. 7 S. R. 12 W. S. 34 M.
 APN 008-280-000
 R-1 VACANT

CALLE DEL VINEDOS

PARCEL MADE NO. 10888
 CALLE GABRIELA
 PARCEL MADE NO. 10889
 APN 043-200-004
 R-1 RESIDENCE

PAR CALLE CABERNEY
 PAR MADE NO. 10888
 APN 043-190-000
 ZONE R-A-2 1/2
 VACANT



TYPICAL SECTION
 GENERAL LEGAL SURVEY
 PLANO SUPERVISORIAL DISTRITO SAN JOSE
 LOT A, B, C, & D

STD. No. 1008
 PLAN SUPERVISORIAL DISTRITO SAN JOSE
 LOT A, B, C, & D

NOTES
 1. ALL DIMENSIONS ARE IN METERS
 2. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED
 3. THIS PLAN IS NOT VALID UNLESS APPROVED BY THE SUPERVISOR

Extension of Time Environmental Determination

Project Case Number: TR31314
 Original E.A. Number: 39054
 Extension of Time No.: 5th EOT
 Original Approval Date: June 8, 2004
 Project Location: North of Vito Way, East of Calle Cabernet, West of Anza Road
 Project Description: Subdivide 52.34 acres into nineteen (19) single family lots with a two (2) acre minimum lot size

On June 8, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, 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*
 Gabriel Villalobos, Project Planner

Date: 6/7/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Steve Austin <steve@advancedcivilgroup.com>
Sent: Wednesday, June 06, 2018 3:05 PM
To: Villalobos, Gabriel
Cc: Jim Powers; Jim Powers
Subject: Re: Recommended Conditions for TR31314 5th EOT

Hi Gabriel-

Thank you for the email. Please accept this written email response as accepting the "no additional conditions" for extending TR31314. Please let me know if you need anything more to complete the extension process.

Thank You

R. Steven Austin, PE

Advanced Civil Group

30251 Golden Lantern, Suite E, PMB 251
Laguna Niguel, CA 92677
Office: (866) 338-5778
Mobile: (949) 391-7772
Fax: (866) 338-5778
email: steve@advancedcivilgroup.com
www.advancedcivilgroup.com

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On Tue, Jun 5, 2018 at 9:18 AM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Advanced Civil Group

[30251 Golden Lantern, Suite E](#), PMB 251

Laguna Niguel, CA 92677

RE: FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31314.

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](#)



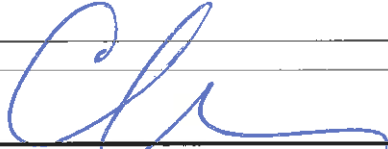
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Planning Commission Hearing: June 20, 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	 Charissa Leach, P.E. Assistant TLMA Director
Supervisory District:	First District	
Project Planner:	Brett Dawson	
Project APNs:	317-230-036 & 317-230-038	

Continued From: June 6, 2018

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 Categorically 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
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.

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.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 with the Planning Director 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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<u>Tear Sheets</u> 0	<u>Affidavits</u> 0	<u>Blind Box</u>	<u>Promo Type</u>
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STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 18-106897

State Clearinghouse # (if applicable): _____

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)

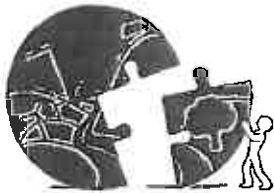
Total Received _____ \$50.00

Signature and title of person receiving payment:



Deputy _____

Notes:



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 	<p>Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.</p>
<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) 	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> • Environmental Impact Report 	<p>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.</p>
<ul style="list-style-type: none"> • Plot Plan • Temporary Use Permit • Accessory WECS Permit 	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • Revised Permit 	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit • Reasonable Accommodation Request 	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	<p>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.</p>

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.

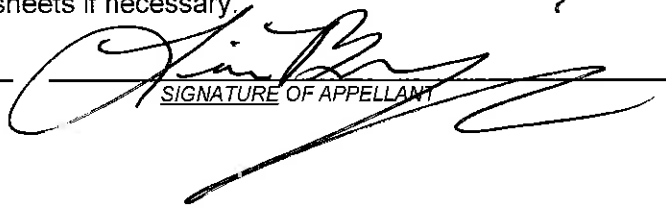
2.The overall development of the land is not designed for the protection of the public health, safety and general welfare of the community. The project does not provide any measurable buffer between the community (rural sensitive receptors such as rural homes and a church) and a massive warehouse. The 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

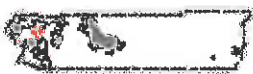
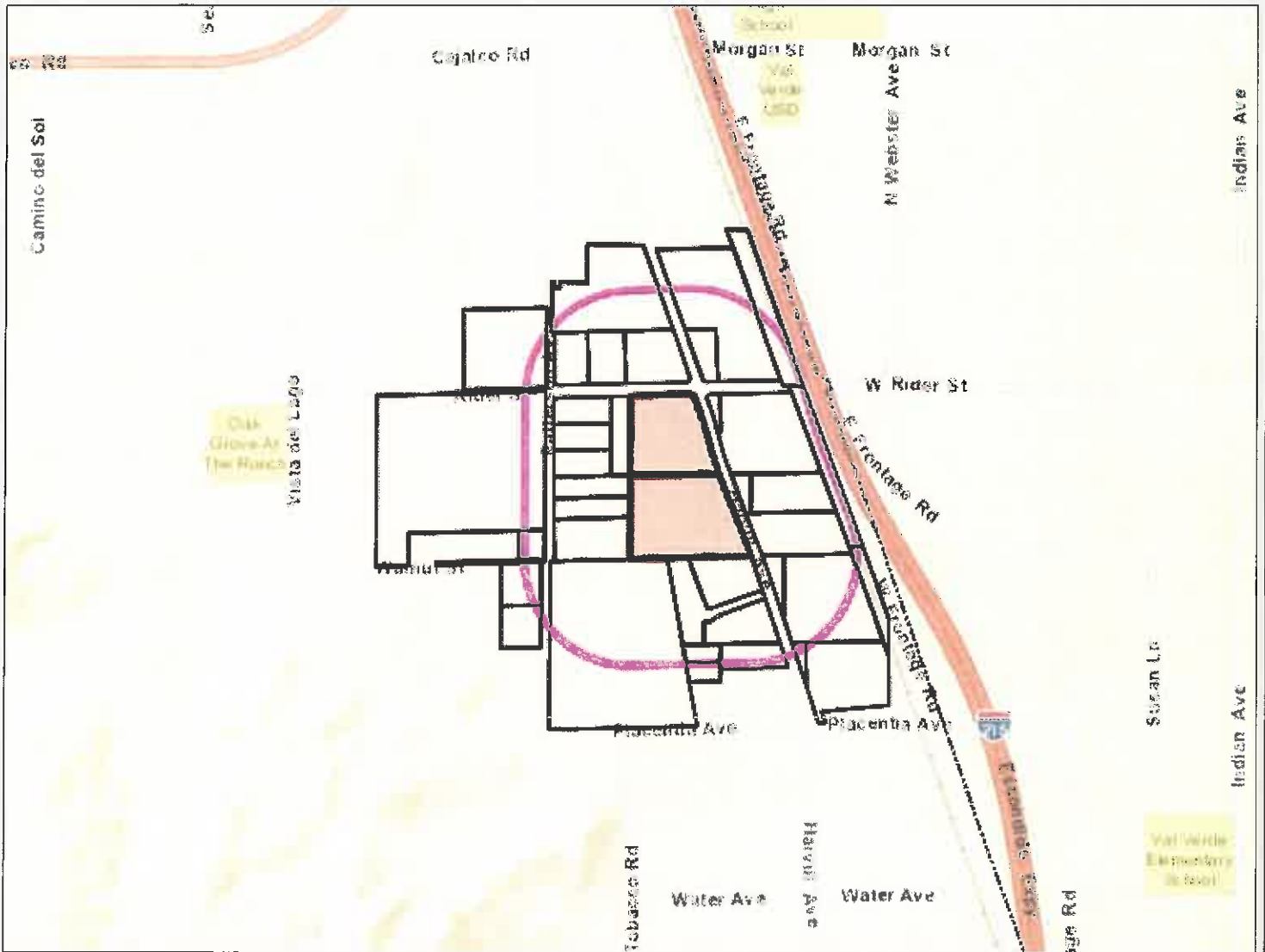
ADDRESS: 4080 Lemon Street 9TH Floor

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
RAYMOND G ESPINOZA
P O BOX 127
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.

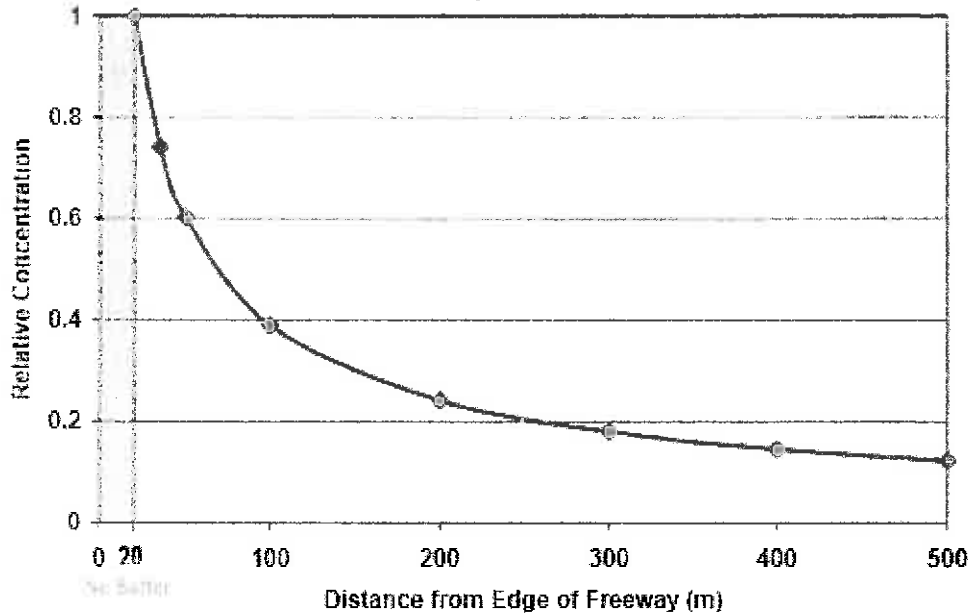


Figure 2 from the TIA clearly shows all trucks traveling south from Cajalco to enter the building and yet there is no mention of the Mid-County Parkway or Nuevo Road as possible truck travel routes. No mention of the enormous warehouses currently under construction along Harvill X "A" street. Nuevo Business 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.

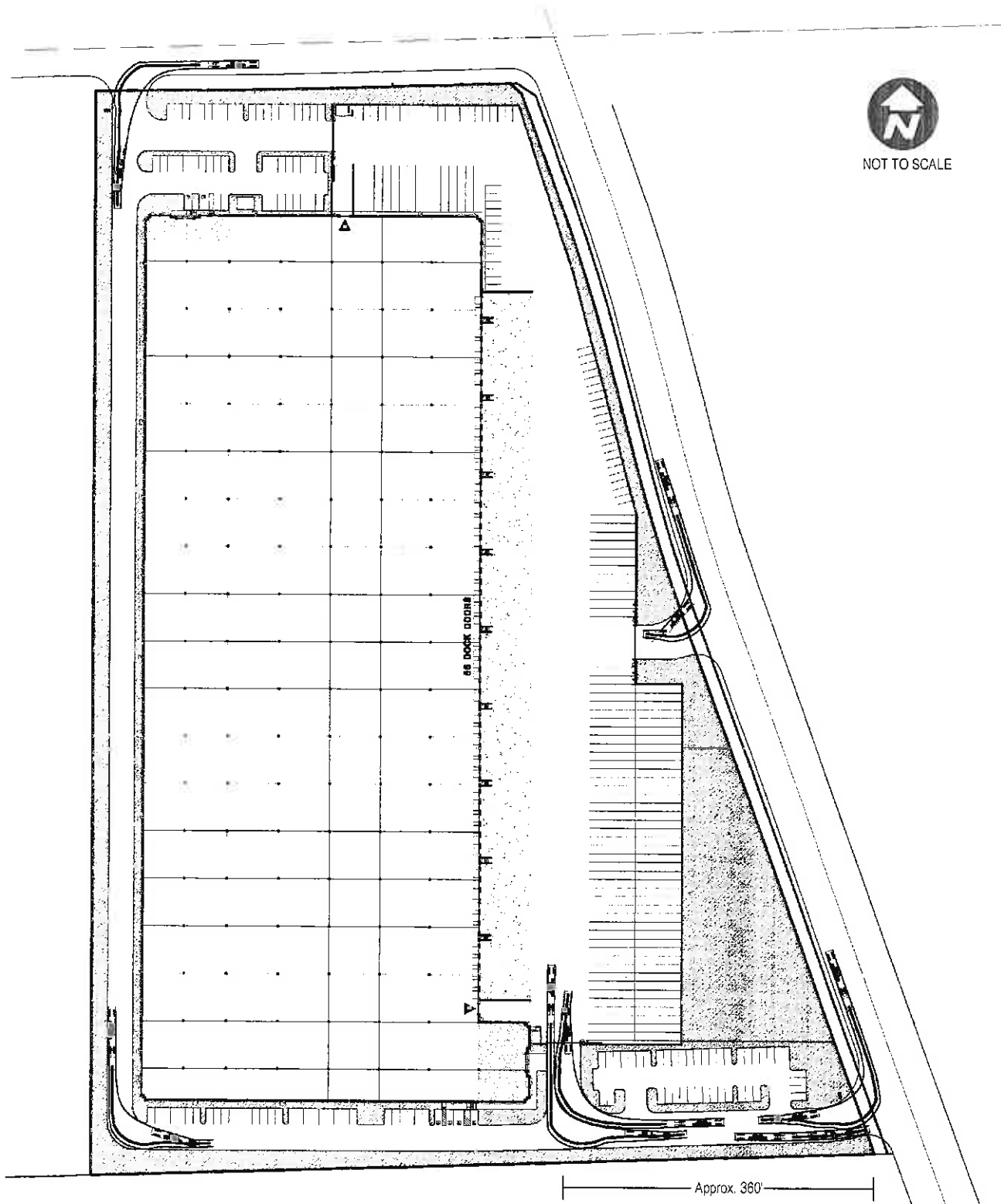
SECTION 2.10. HEARINGS ON ADOPTION OR AMENDMENT OF THE GENERAL PLAN.

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

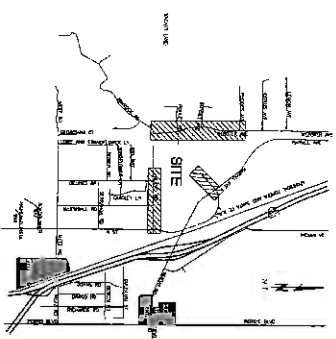
As noted in the methodology section, Opening Year (2019) without-project traffic volumes were determined by adding a growth rate of two (2) percent per year to the existing traffic volumes as directed by the County Traffic Engineering staff. In addition to background growth, traffic from cumulative (approved 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

**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

LANDSCAPE CONSTRUCTION PLANS

PROJECT DIRECTORY

OWNER:
FR/OA, NUEVO ROAD, LLC
215 WEST FRENCH STREET, 10th FLOOR
LOS ANGELES, CA 90071
CONTACT: FAVORO SPILLANE
PHONE: 213-923-2912

LANDSCAPE ARCHITECT:
BEAT RESEARCH DRIVE, SUITE 200
IRVINE, CA 92618
949-267-1303
949-267-1302
949-267-1301

CIVIL ENGINEER:
14346 PRESTON BOULEVARD
LA MIRADA, CA 90638
PHONO: 562-931-9127

SOIL ENGINEER:
SOUTHERN CALIFORNIA GEOTECHNICAL
22885 SAN RANCHO PARKWAY,
SUITE E, TORRA LINDA, CA 92687
PHONE: (714) 777-5533
FAX: (714) 985-1118

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.	DESIGNED GRANITE TRELS:	12,071	S.F.
4.	DESIGNED GRANITE TRELS:	1,482	L.F.
5.	3" RAIL PVC 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 RELOCATION PLAN
- L21-1233 RELOCATION LEGENDS AND CALCULATIONS
- L31-1345 LANDSCAPE PLAN
- L41-1441 LANDSCAPE PLAN
- L51 CONSTRUCTION DETAILS
- L61 PLANNING DETAILS

MAINTENANCE

CONTINUED LANDSCAPE MAINTENANCE PROVIDED BY FR/OA, 1688811 ROAD, LLC PER AGREEMENT DATED 5/7/2015.

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.

PLAN CHECK OVERSIGHT ENGINEER: *Alan Freund*
REGISTRATION NUMBER: 45702
DATE SIGNED: 10-5-15

STATEMENT OF COMPLIANCE
I AGREE TO COMPLY WITH THE REQUIREMENTS OF ORDINANCE NO. 869 AND SUBMIT A LANDSCAPE MAINTENANCE PLAN FROM PARCELS OUTSIDE THE ORDINANCE BE HEREON. THESE PLANS MAY BE SUBJECT TO CHANGE BASED ON THE SIGNED ORDINANCE.

JAMES J. HOGAN, LANDSCAPE ARCHITECT, RLA 12989 DATE: 10/04/15

RIVERSIDE COUNTY INSPECTION AND CERTIFICATION NOTES

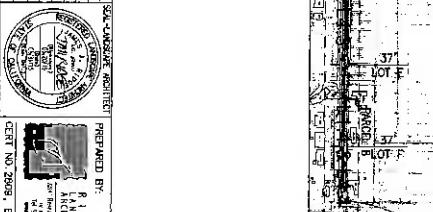
180

INSPECTION SCHEDULE

180

WATER DISTRICT NOTES

EASTERN MUNICIPAL WATER DISTRICT
POSSIBLE WATER
NO RECYCLED WATER PLAN



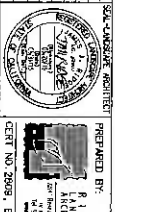
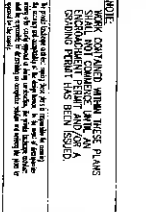
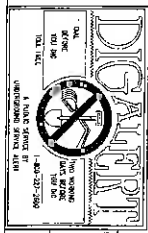
FOR CONSTRUCTION SPECIFICATIONS SEE RIVERSIDE COUNTY STANDARD SPECIFICATIONS BELOW:

A. SECTION 328330 LANDSCAPING
B. SECTION 328333 LANDSCAPE MAINTENANCE
C. SECTION 328300 PAVEMENT SYSTEM

RECOMMENDATIONS:
FOR MORE INFORMATION, CONTACT THE ENGINEER OR THE COUNTY ENGINEER.
DIVISION - 16888111 ROAD 2E / PLOT PLAN NO. 23332
SCALE: AS SHOWN

PREPARED BY: R.I.O.G.E.
14101 STATE STREET
DANA POINT, CA 92629
DATE: 05/20/2015
CERT NO. 2009, EXP. 03/2017

IP 130041 | PP 23332 | PM 33530
COUNTY OF RIVERSIDE
STREET IMPROVEMENTS
NUEVO BUSINESS PARK-PHASE II
COVER SHEET
SHEET NO. L01
DATE: 10/04/15



GENERAL PLAN UPDATES AND AMENDMENTS: “KEEPING CONSISTENCY” AND CEQA CONSIDERATIONS

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February 2002

I. “Horizontal” and “Vertical” Consistency Requirements

1. 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 *Leshar 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 *Sequoiah 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.**

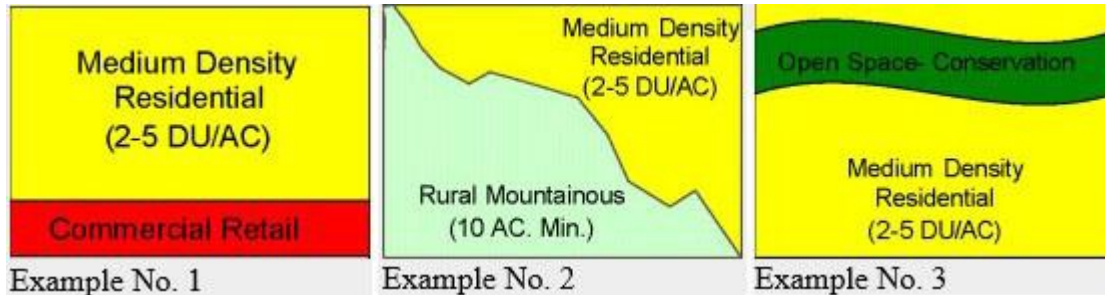
After the adoption of the General Plan and before the adoption of the new zoning ordinance, an interim Zoning Consistency Matrix (Refer to RCIP General Plan Land Use Designation -Zoning Consistency Guidelines) will be used to determine the level of consistency between the General Plan land use designation 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,

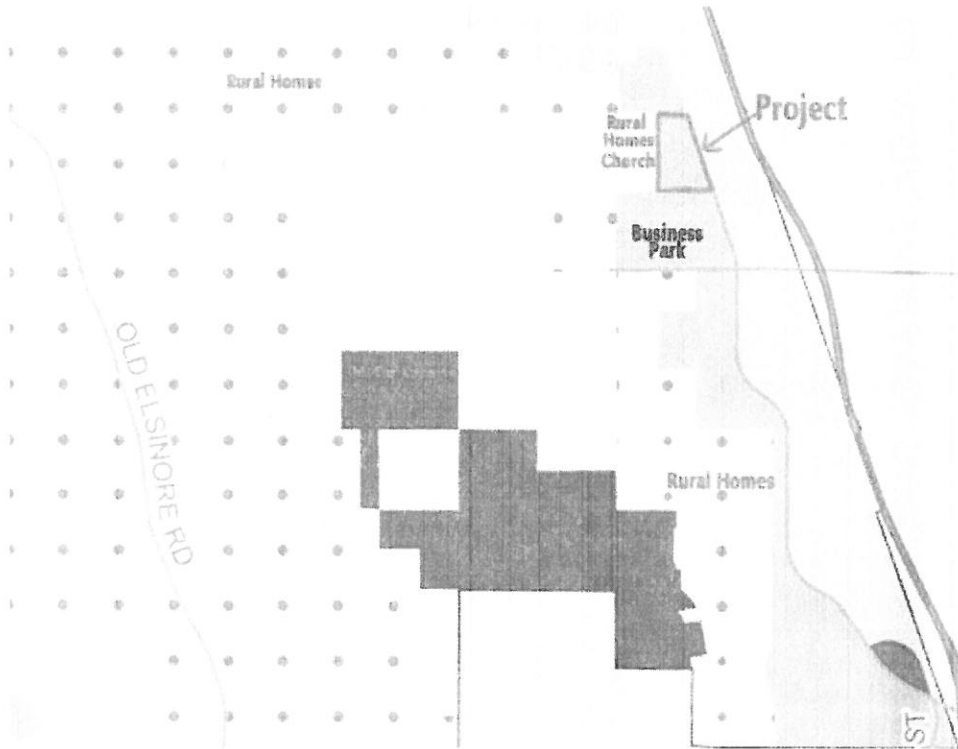
- Area Plan Land Use designations,
- Surrounding land use designations,
- Existing zoning map designations,
- Topography on the site,
- Hydrologic features on the site,
- Other geological features,

- 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.
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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 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 monitoring stations and their functions. (AI 1)

2. Explain the difference between the following terms: AQI and WRCG, and the role of the following instruments: receptors and impact. (AI 1)

3. Discuss the various types of air quality monitoring stations and their functions. (AI 1)

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.

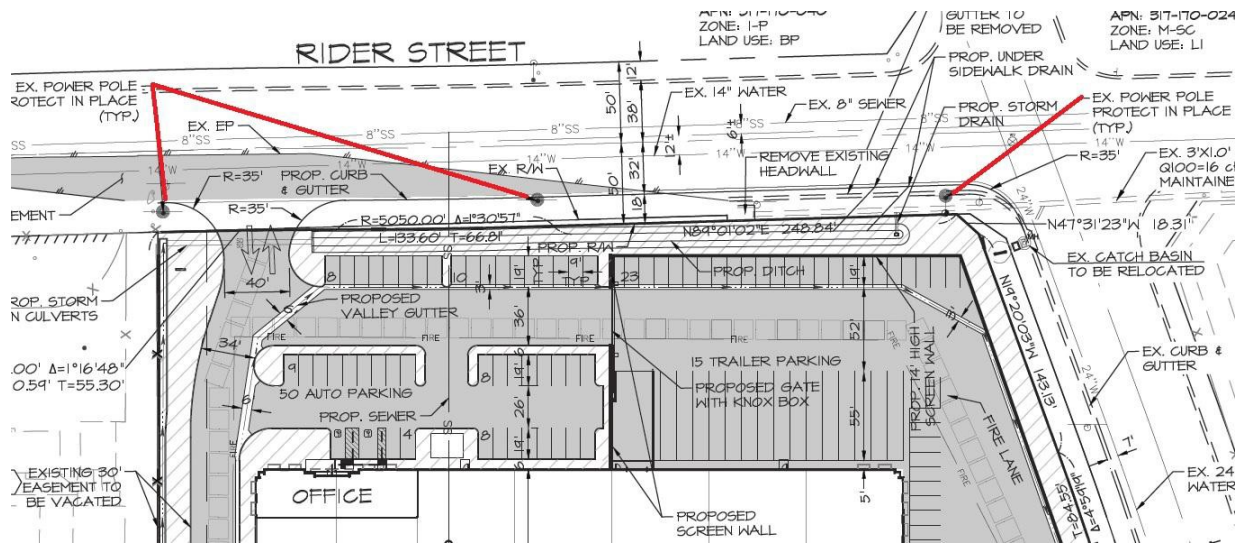
Response 10:

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



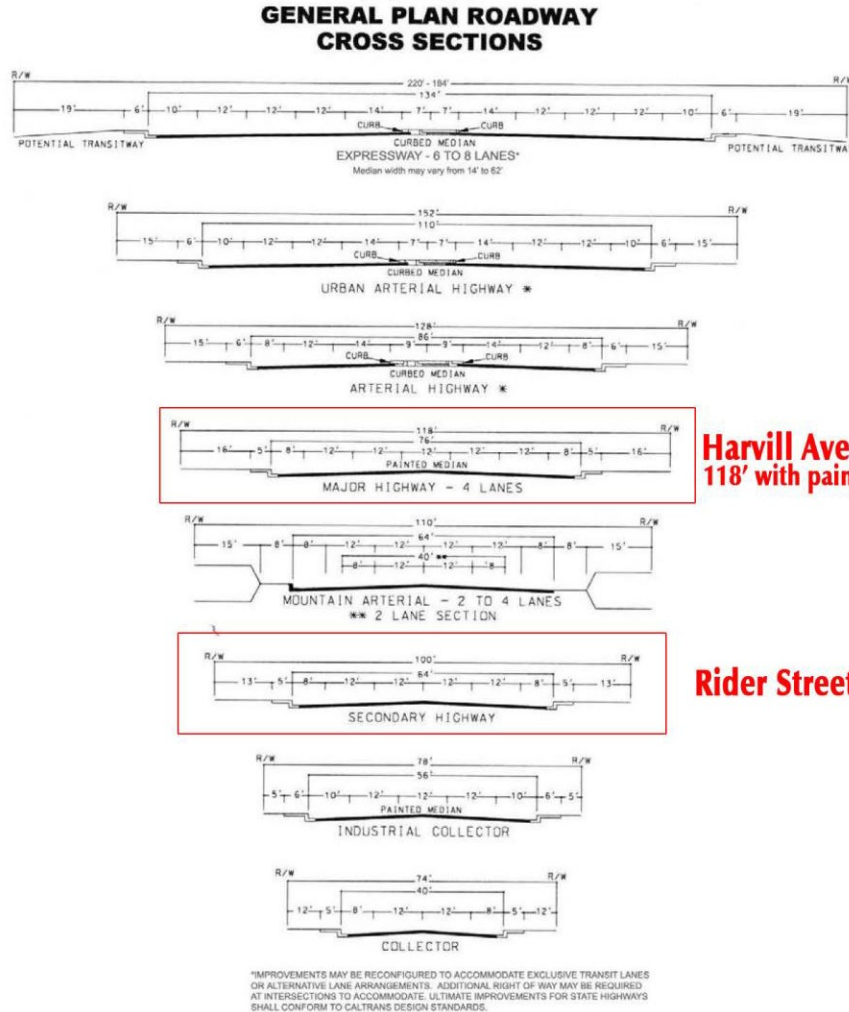


Power poles along Rider Street are just feet from the roadway.



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).

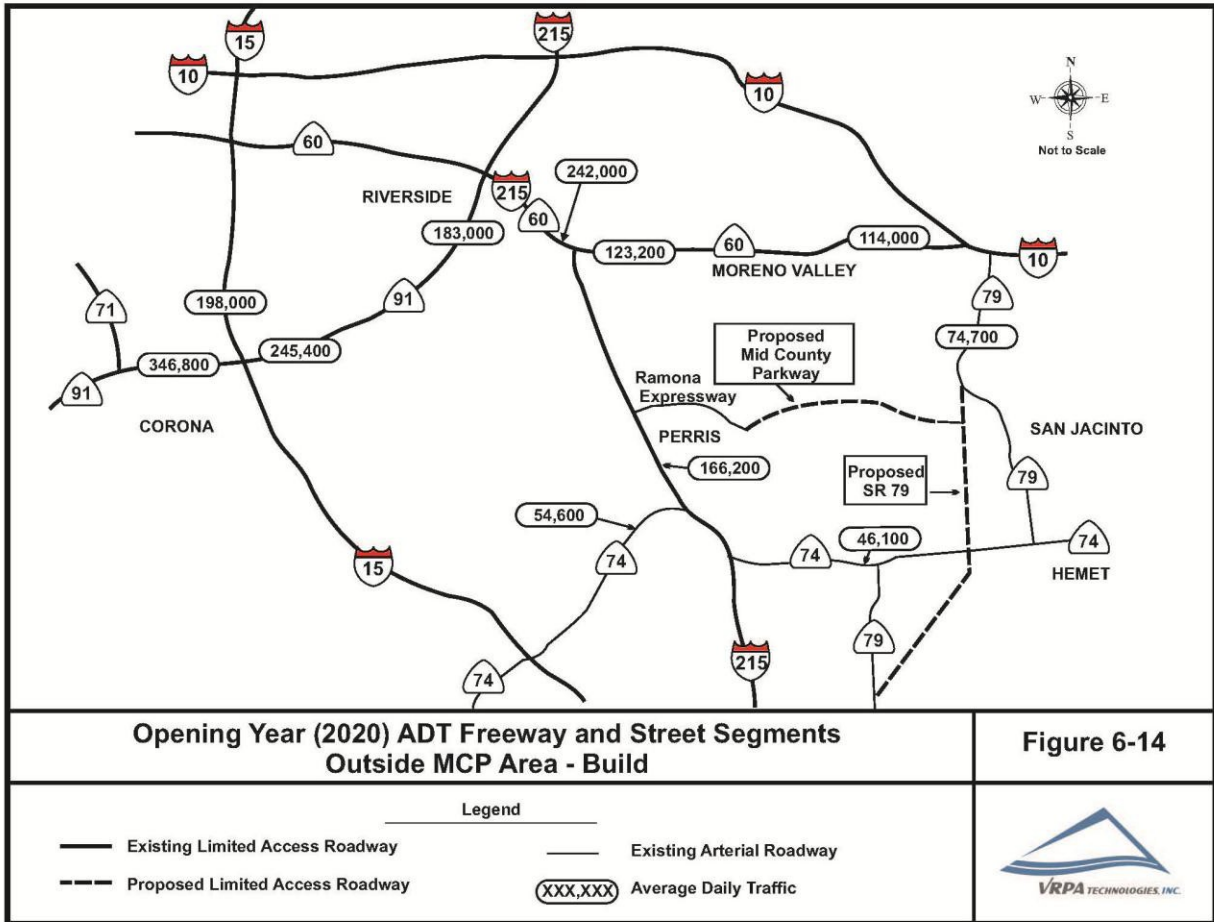
Future Traffic Forecasts. Opening Year (2019) without-project traffic volumes were determined by adding a growth rate of two (2) percent per year to the existing traffic volumes as directed by the County staff. Cumulative traffic volumes were determined by adding traffic from cumulative (approved and/or 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).

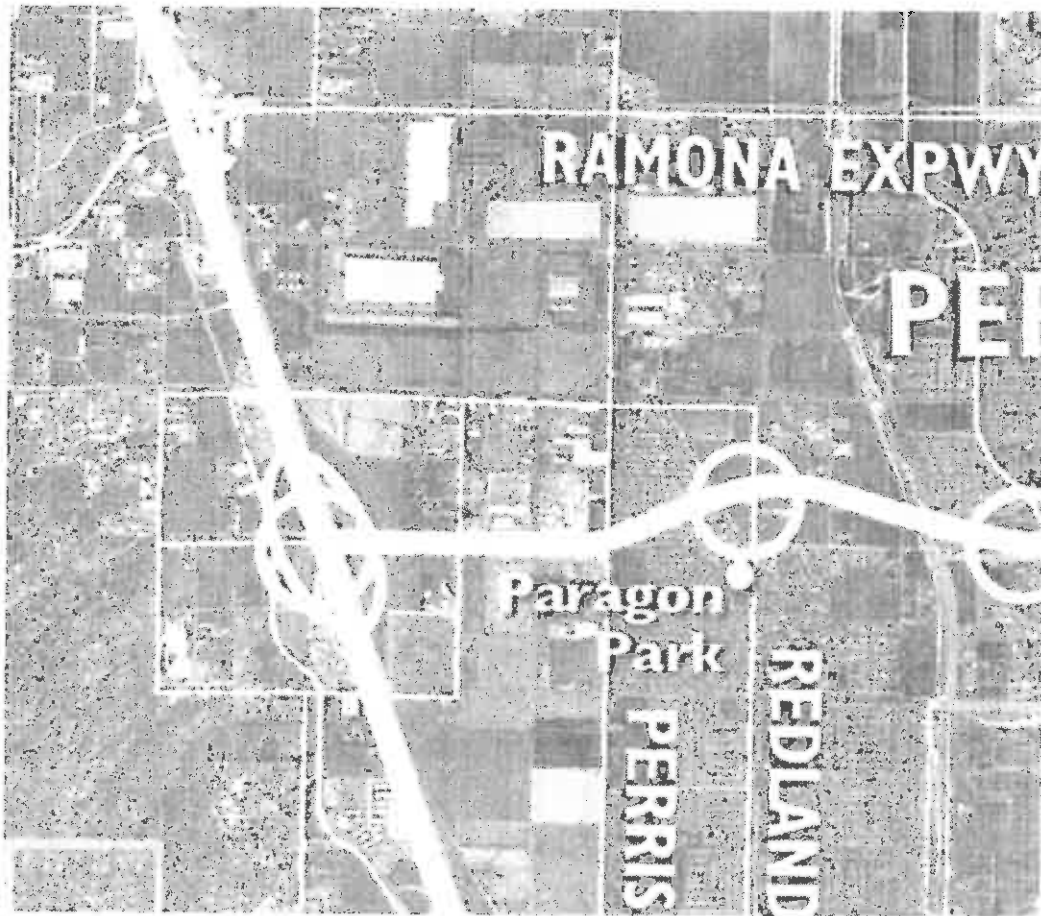
Four warehouse projects are in the process of construction at this present time on Harvill Ave. Certainly 2% growth is substantially flawed as these mega warehouses each will bring hundreds of truck trips along Harvill Ave. many of which will be using Cajalco Road.

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.

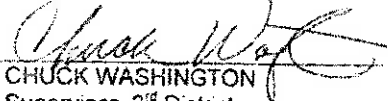
BACKGROUND:

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
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.
--------------------	-----------------	---

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.

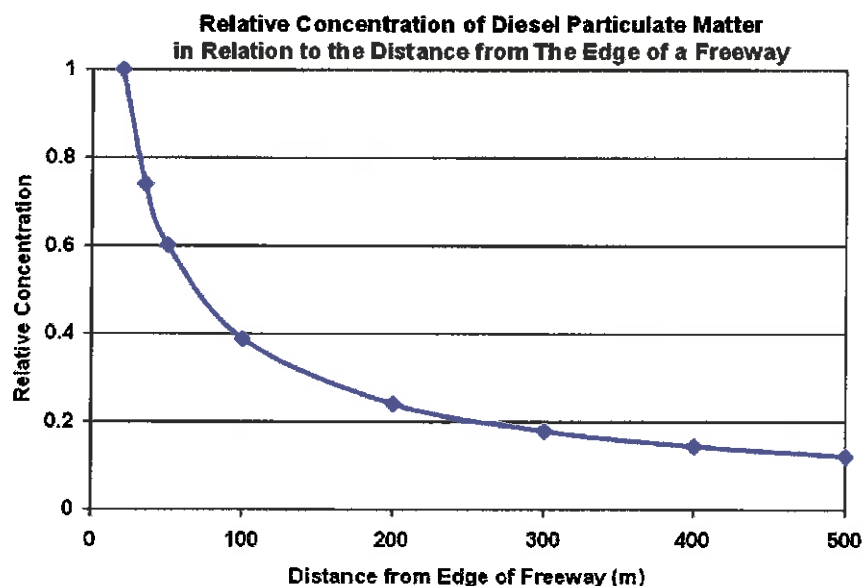
The Plot Plan does not include the WRCOG and SCAQMD good neighbor policy that sets a 1000 foot buffer between sensitive receptors and distribution warehouses. The current proposal has the warehouse project directly next to homes. Small tubular metal fencing similar to the image below along the parking 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?

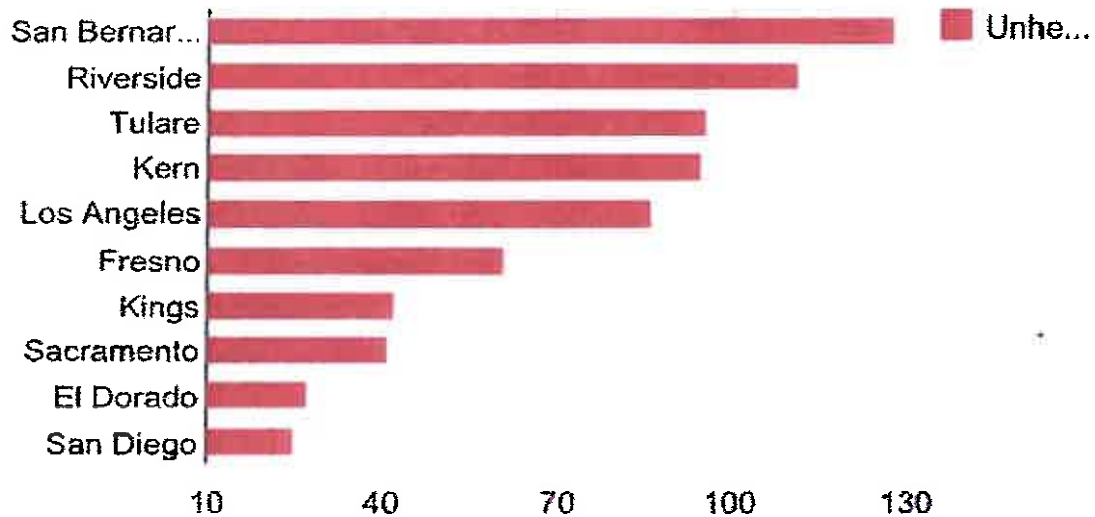
Environmental Justice is about equal and fair access to a healthy environment, with the goal of protecting underrepresented and poorer communities from incurring disproportionate environmental impacts. The SCAG region is demographically and economically diverse, and displays the extremes in household 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

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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

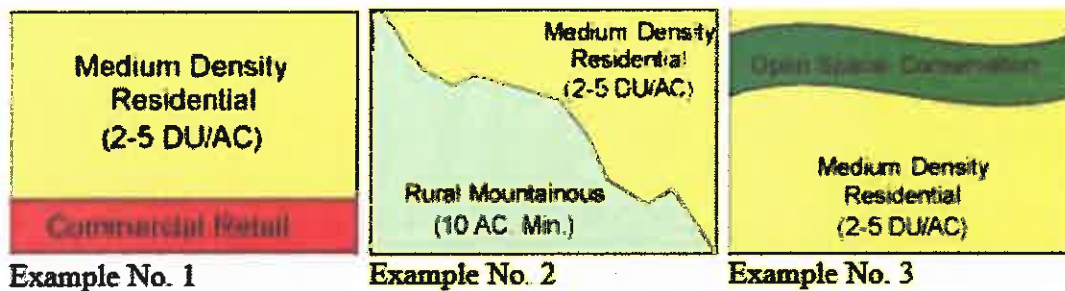
The Certainty System does not affect a project application that requires a General Plan Amendment (GPA) within the same foundation component. **For example, if a project site is designated Light Industrial in the Community Development Foundation Component, and the property owner wants to develop this 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.

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 (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 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) (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/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:	29,297	14,493	48,623	29,604
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:	49,718	14,493	48,623	29,604

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.

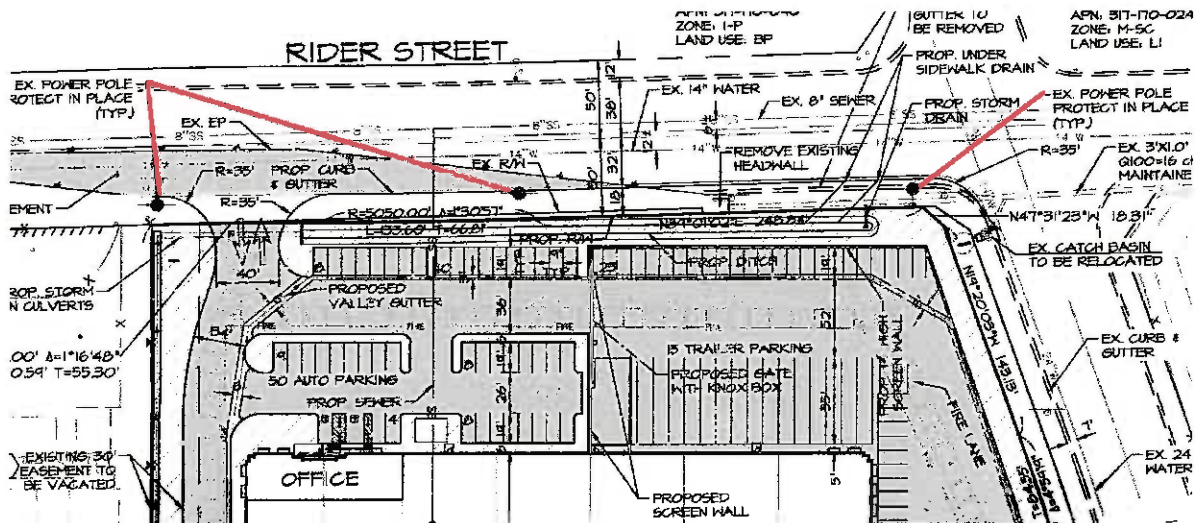
Comment 11:

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



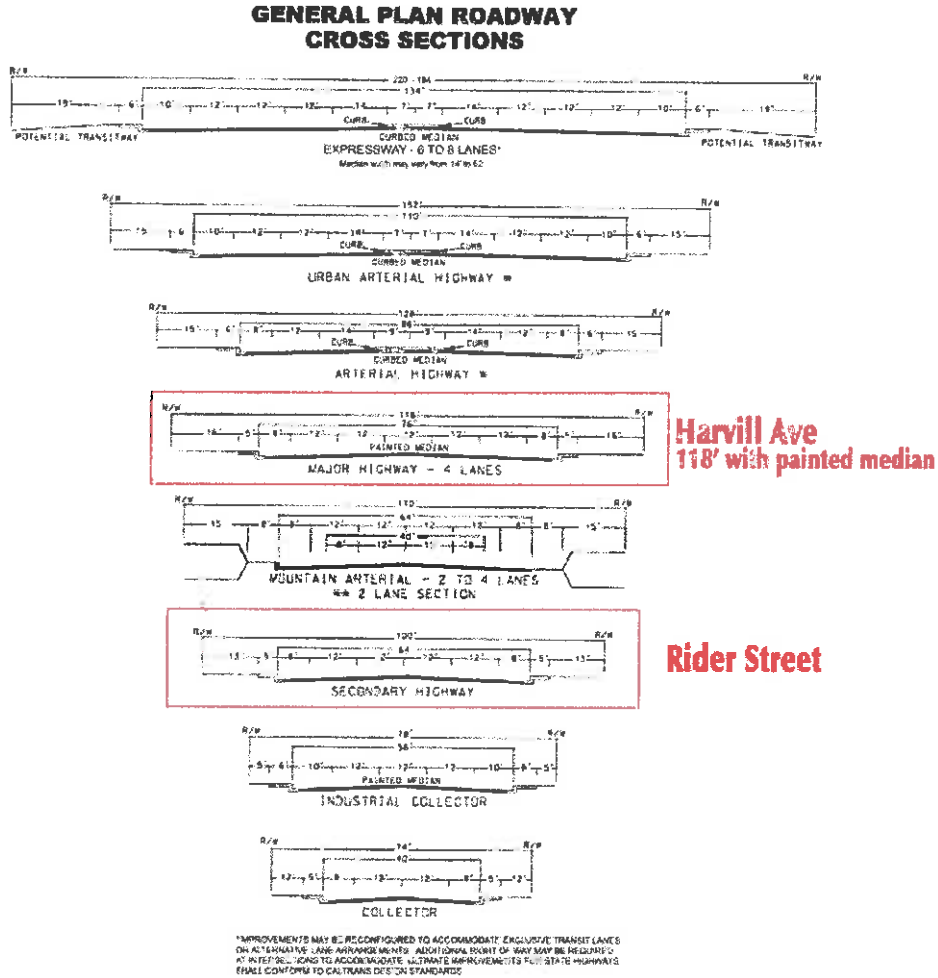


Power poles along Rider Street are just feet from the roadway.



Power poles are just feet from the road.

Figure C-3 Street Classification Cross-Sections



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.

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.

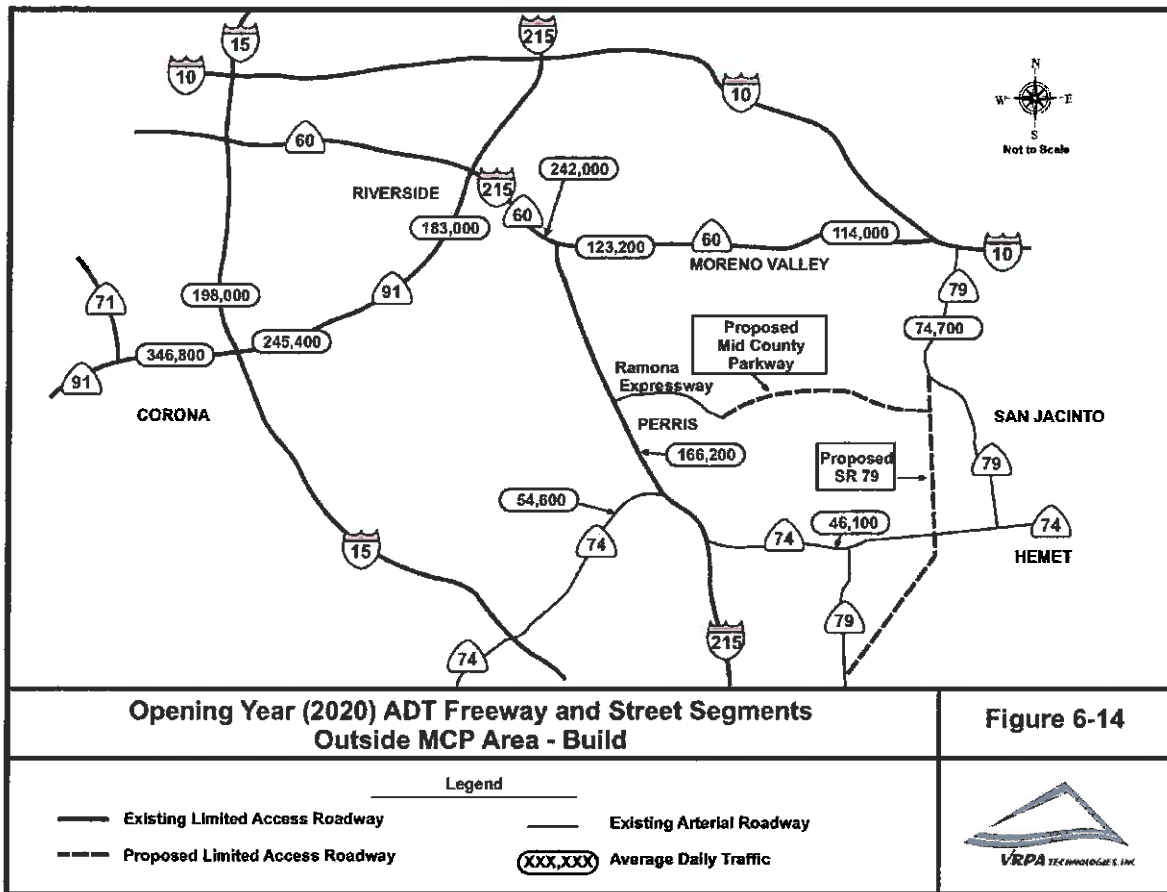
Response 17:

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.

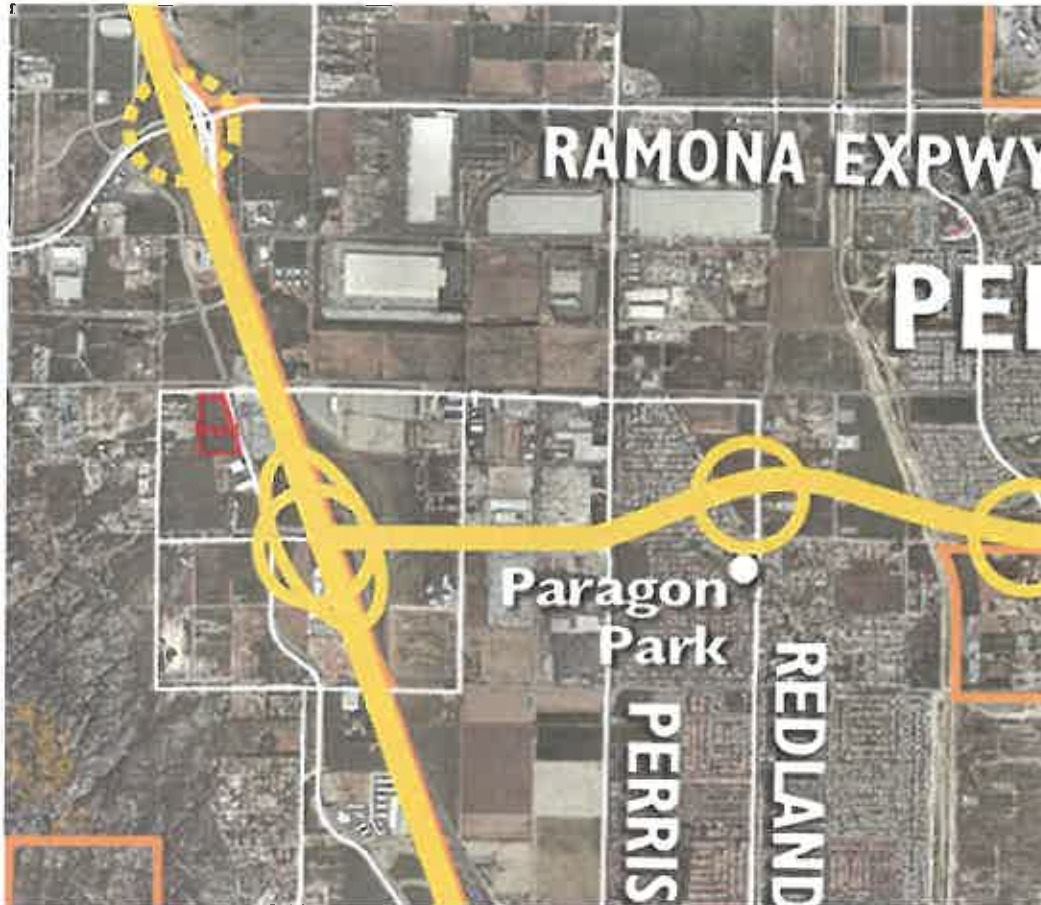
Comment 18:

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.

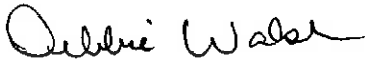
RAMV.org recommends a 1000 foot buffer with a much smaller building footprint.

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
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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.

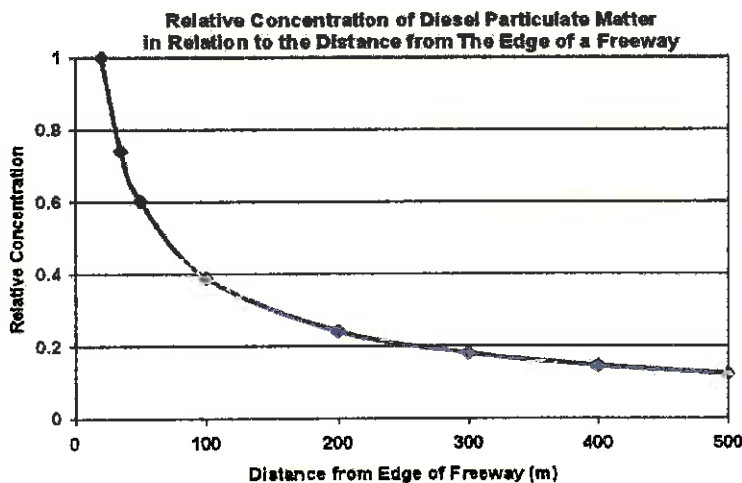
No sound walls are being proposed between the rural homes and warehouse. A metal rail 8' fencing is all that is being required. These impacts have not been adequately evaluated in the Plot Plan.

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.

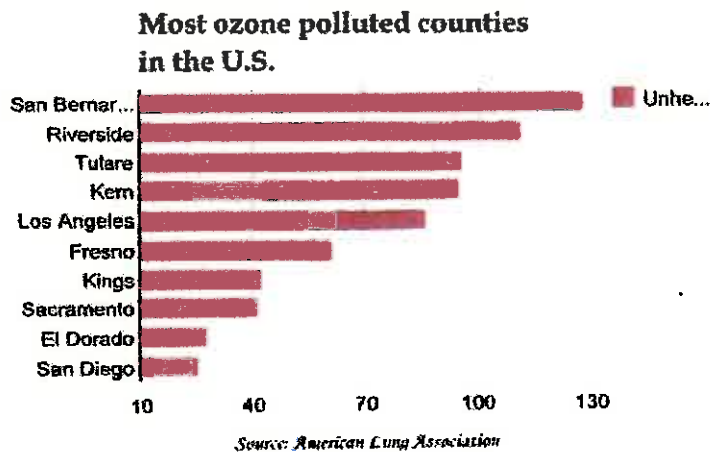
Article from SCAG.

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.



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

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February 23, 2018

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RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING SPECIAL MEETING

Agenda Item 3.1

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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.

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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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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

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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.

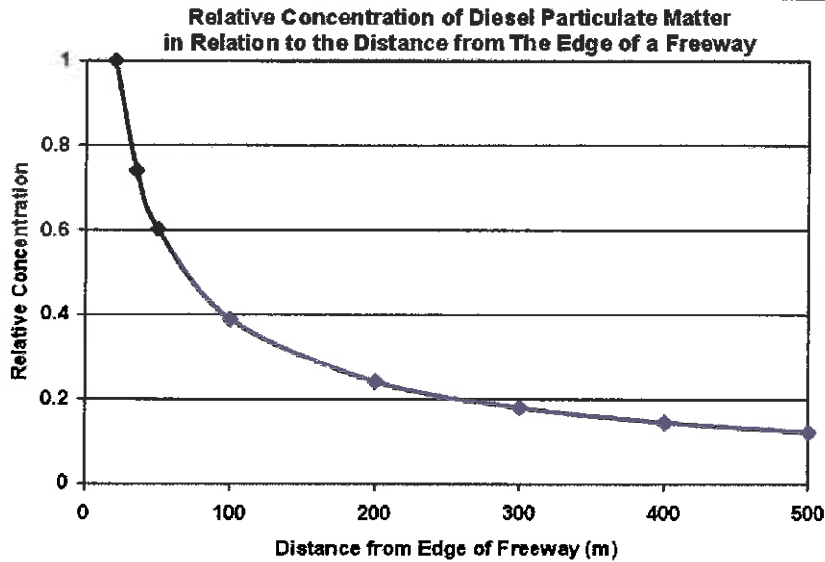
The Plot Plan does not include the WRCOG and SCAQMD good neighbor policy that sets a 1000 foot buffer between sensitive receptors and distribution warehouses. The current proposal has the warehouse project directly next to homes. Small tubular metal fencing similar to the image below along the parking 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.

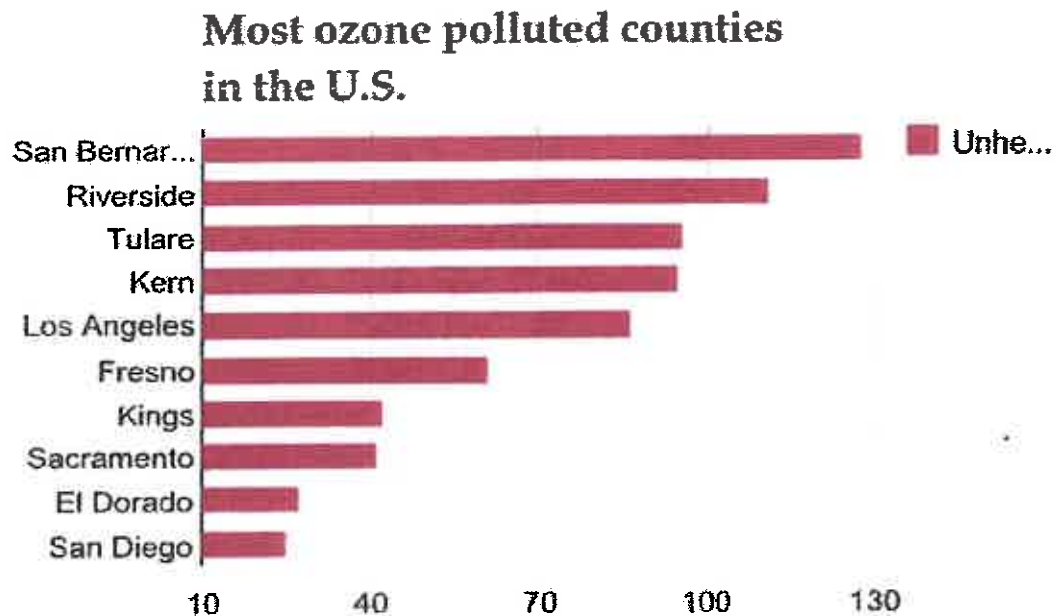
What is Environmental Justice?

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.

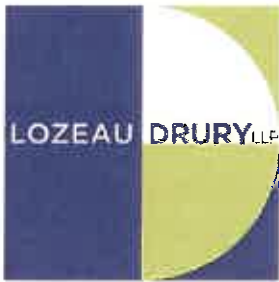
Sincerely,



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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410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
richard@lozeaudrury.com

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



T 510.836.4200
F 510.836.4205

410 12th Street, Suite 250
Oakland, Ca 94607

www.lozeaudrury.com
richard@lozeaudrury.com

Via Email and U.S. Mail

March 8, 2017

Brett Dawson, Project Planner
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409
bdawson@rivco.org

Steve Weiss, AICP Planning Director
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409
c/o rvictoria@rivco.org

Kecia Harper-Ihem
Clerk of the Board of Supervisors
Riverside County
4080 Lemon Street, 1st floor
Riverside, California 92501
cob@rcbos.org

Elizabeth Sarabia, Planning Commission Secretary
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409
esarabia@rivco.org

**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 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 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)

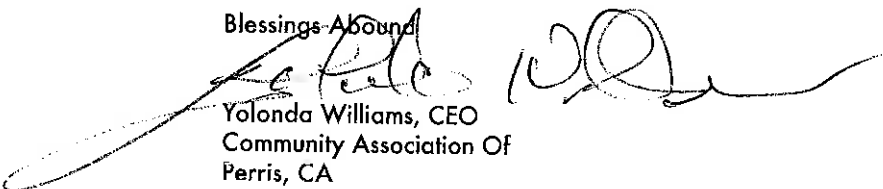
As a long time resident and a registered voter in Mead Valley, I am in support of this project.
With your support we can move forward in a positive manner.
You may contact me with any further concerns.

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.

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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

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Marie Escobar

#	Name	Comment	Created On	Actions
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8 4		-		
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			February 21, 2018, 12:32 AM	
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George Evans Jr

8 3		-		
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			February 21, 2018, 12:08 AM	
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Tyler Haar

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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
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			February 21, 2018, 12:19 PM	
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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 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.

(Scribbled signature)

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.

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 CARBONE	39575 E. BENTON	[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	38630 Teisome	[Signature]
17	Michelle Blackhall	39990 Faure Road	[Signature]
18	FRED M PEREZ	37635 REMUDA DR	[Signature]
19	Steffani R. Perez	37635 Remuda Dr	[Signature]
20	DAN SHUB	35597 Strub	[Signature]
21	Sheryl Okieid	35597 Strub	[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 FLORENCE 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 Elynd Rd	Justine Montgomery
33	Allan Montgomery	39419 Exa Elynd 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. Vins	46201 Wilson Valley Rd Aguirre 42536	Deborah Vins
39	Charles Koening	40254 Reed Valley	Charles Koening
40	Georgann Koening	"	Georgann Koening
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 Riollista 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 NOWWELS	30710 RED MOUNTAIN	Corry Nowwels
73	Christos Malandrinos	43411 D Sage Rd Sage, 92549	Christos Malandrinos
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#	Name	Address	Signature
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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:




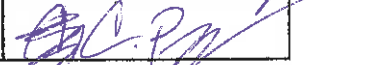
The proposed development is in conflict with the County's stated goals for the General Plan, specifically the San Jacinto Valley Area Plan. We find the proposal to be in conflict with at least 8 of the 10 points made on page 1 of the vision statement. This level of development would also likely create 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 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.

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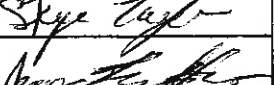
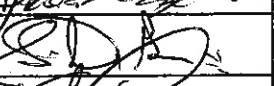
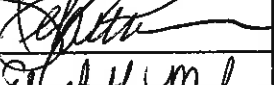
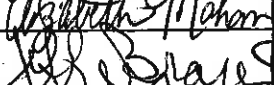
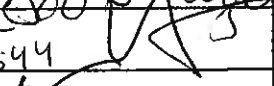
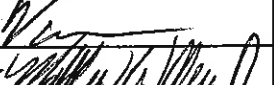
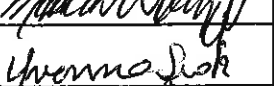


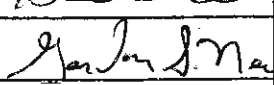
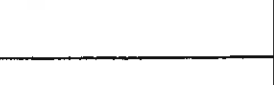
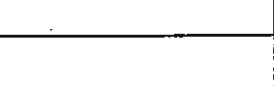
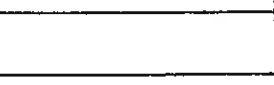
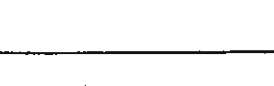
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#	Name	Address	Signature
1	KAREN FREVILLE	37295 QUARTER VALLEY TEMECULA	
2	Rob Shuman	36905 mesa Rd Temecula	
3	MICHELLE LUPIN	45020 DE POINTE TEMECULA CA	
4	Christian Perez	37635 Bermuda Dr. Temecula CA 92592	

#	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	47650 DE PORTOLA RD Temecula, CA 92592	[Signature]
12	Jessika Stewart	28565 SAvILIGNACIO 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 Park Highway 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	Curtis Heyley	40353 Newport	Curtis Heyley
37	Kristen Hicks	43800 Applewood Hemet CA 92343	Kristen Hicks
38	KALIN RUPPE	40351 WALNUT	KALIN RUPPE
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	34550 Benjamin Rd Hemet	
67	WENDY ELLIS	59876 San Ignacio	
68	Garden News	40545 Sact Rd	
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2	Michael Romo	41580 WADSWORTH	<i>Michael Romo</i>
3	Desiray Saucedo	3467 W Thornton Ave.	<i>Desiray Saucedo</i>
4	KENNETH SLATON	6015 CASTLE CREEK DR.	<i>Kenneth Slaton</i>

#	Name	Address	Signature
5	Tom Guss	31090 OAK VALLEY DR HAWAIIAN 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 Ibarran	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	20750 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	Abdali Ruiz	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 Koening	4245 Margarita Rd Hemet	Cheryl Koening
31	Tom McKee	11	Tom McKee
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 McRoy	40554 Hemet 92345	Ian McRoy
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 DEARDORF	60411 STARLIGHT MESA	Craig Deardorf

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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 92541	Michael De-buff
7	Mariah George	30140 Santa Fe St HEMET CA 92543	Mariah George
8	Anise Harper	20140 Santa Fe St HEMET CA 92541	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 92541	Steve Caldwell
14	Chris Mata	610 Camino 105 BANDS	Chris Mata
15	RAYMOND CORU-SC	3850 SAGE RD	Raymond Corusc
16	Sue Salgado	31850 Sage R.	Sue Salgado
17	Sammy Supnet	326 Newport Rd	Sammy Supnet
18	Melinda Cunnigham	31335 Old Ranch Rd	Melinda Cunnigham
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	
56	Brenda Mood	Paul M... 33970 Red Mountain Rd	
57	LEPI HART	30111 State Hwy Met. C. 92543	
58	SAMER HART	30111 STATE HWY Met. C. 92542	
59	Miguel Garcia	40220 Walnut St	
60	JIMMY JAW	42290 Sabinal	
61	ELSA LUDL	41050 Sabinal	
62	Nancy Cummings	40151 Newport Rd	
63	David Piggis	31460 Red Mountain Rd	
64	Kim Toomey	30050 Charlene	
65	Alexis Navarro	30457 Santa Fe	
66	Brenda Scott	29290 Givard St. Harney	
67	Michael Tudyk	40101 Newport	
68	Cory Simpson	42592 Willow Canyon	
69	Stephanie Tudyk	40101 Newport Rd	
70	Lisa Deluner	30393 Stein	
71	Esperanza Reynoso	3060 Clearmont St.	
72	Rosie DeRose	P.O. Box 391549	
73	Philip Maust	31800 Sage Rd	
74	Winter Sky Whipple	39441 Cary Rd.	
75	Cheyenne Cline	3944 Cary rd	
76	Jesus Alcaraz Gr.	38385 Sage rd.	

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#	Name	Address	Signature
5	Kacy Simpson	42592 Willow Canyon Rd.	
6	Jon Bohac	29870 Ballinger Hwy 10	
7	Vito Ventinilla	3465 Cile pedra	
8	KARLI BAKER	3305 Henry	Karli Baker
9	Brock Baker	3408 Hill	
10	Russen Kentel	27755 Park mountain Rd 92504	
11	Sandra Hines	35040 Ballinger	Sandra Hines
12	Bill Hines	35040 Ballinger	
13	Melissa Rode	35040 Ballinger	Melissa Rode
14	Dad Rode	35040 Ballinger	
15	Craig Everett	35740 Ballinger Rd	
16	Carmelita Klein	35725 Chempada Dr	
17	John Klein Kenneth Klein	35725 Chempada Dr	
18	Ruth N. Klein	35725 Chempada	Ruth Klein
19	Wendy Mully	35740 Ballinger	Wendy Mully
20	Jennifer Wharton	35798 Ballinger	
21	John Wharton	35798 Ballinger	
22	Wallace Winn	41110 Ryan	
23	Carole Winn	41110 Ryan	Carole Winn
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#	Name	Address	Signature
29	Janet Hoge	39805 Coltrane Rd	[Signature]
30	Mike Hoge	39805 Coltrane Rd	[Signature]
31	MICHELLE LUPIN	45020 DE PORTOLA	[Signature]
32	MIKE O'CONNOR	34620 BALLINGER RD, HEMET (SAGE)	[Signature]
33	KEIS O'CONNOR	34620 Ballinger Rd. HEMET (SAGE) 92544	[Signature]
34	GUARDA LATHAM	32345 Sage Rd	[Signature]
34	Ken Swarthout	40730 Old So Branch Rd Hemet Ca. 92544	[Signature]
36	John Romo	41380 Wide Ln Hemet ca 92544	[Signature]
37	Red Romo	41380 wide Ln Hemet 92544	[Signature]
38	Freda Romo	41380 wide Ln. Hemet 92544	[Signature]
39	Don & Tanya Ford	38100 SAN IGNACIO ⁹²⁵¹⁴	[Signature]
40	Bob & Debbie Gillespie	32325 Deborah Ln	[Signature]
41	ADALBERTO MARTINEZ	40951 Garden	[Signature]
42	M. TERRAZAS	40351 WALNUT. Hemet	[Signature]
43	Cindy & Ramiro Sanchez	44030 Taffee Ranch Rd	[Signature]
44	Carol Breakers	42485 Buch Rd	[Signature]
45	Lilla M. Capps	34200 Sage Rd.	[Signature]
46	Shaul Rosen-Roger	475 W. Stetson AVE. # 7290	[Signature]
47	STEVEN CARNEY	34700 EMPTY SADDLE TRAIL	[Signature]
48	Jean Olivas	40990 Benji Rd	[Signature]
49	Diana Pankard-Holt	4220 Martinez Rd. ^{Sage 92544}	[Signature]
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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

#	Name	Address	Signature
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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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.

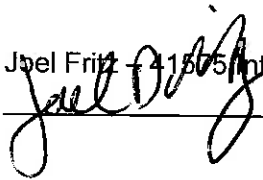
Daniel and Patricia Medwid
40370 Walnut St
Hemet CA 92544

1-11-18

Patricia Medwid

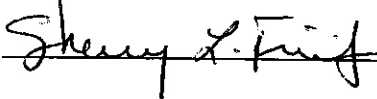
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Joel Fritz - 41575 Intrepid Rd. Sage, (Hemet), CA 92544


Date: 1/9/18

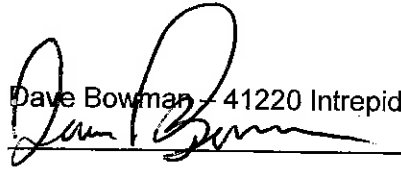
Sherry Fritz - 41575 Intrepid Rd. Sage, (Hemet), CA 92544


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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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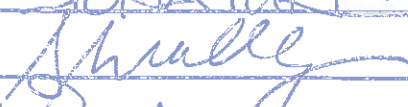



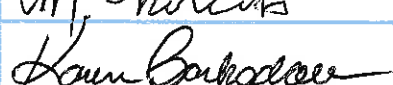


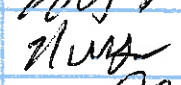

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Dated 1/9/2018

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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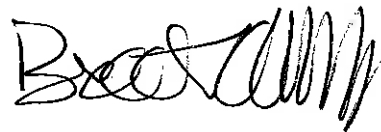
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Brent Adams

A handwritten signature in black ink, appearing to read "Brent Adams", with a stylized, scribbled end.

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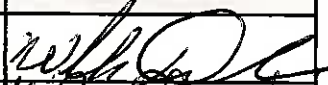
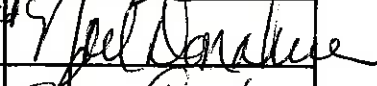
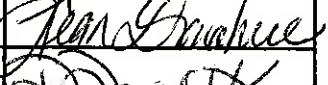
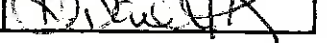
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#	Name	Address	Signature
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2	NODEL DONAHUE	39695 FRETAG RD SAGE, CA 92544	
3	Sean Donahue	39695 Fretag Rd Sage, CA 92544	
4	Earlynda Dana	40370 Cactus Valley Sage, CA 92544	

#	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 colte	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	32425 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	30321 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 92549	[Signature]
23	MATTHEW DROKIE	42455 MELTON RD SAGE CA 92544	[Signature]
24	CAROL FURER	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 (bl)
287

Jan. 18/19 2017

82

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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 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	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 VAN GOLTZEN	34380 ORIOLE CIR HEMET CA 92544	Alicia Van Goltzen
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	Lynnda 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 SOLEDAD LN HEMET CA 92544	Robert Press
55	ROSE PRESS	41950 SOLEDAD LN 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 Lonsman	42320 Mintouge	JR Lonsman
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 Ramingo Agua Fria	Kelly Walters
75	Allison Ruck	57090 Eider 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	35405 Hobbiton Rd Hemet, CA 92544	Walter Martyn
80	TARYN CAGLIERO Taryn Cagliero	40121 Newport Rd HEMET, CA 92544	Taryn Cagliero
81	AMM #2	42274 THERIAKON HEMET, CA 92544	AMM #2
82	Lina / Talvan	42274 THERIAKON HEMET, CA 92544	Lina Talvan
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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 resident's as they attempt to enter and exit their residences. There are also 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 over all 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 were instrumental in building Sage, is a breeding ground for racial tension and community strife. 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

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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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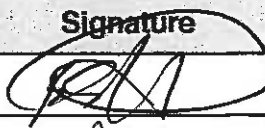



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#	Name	Address	Signature
1	Brian Scott	33398 SAGE RD	
2	Donald Boulais	34060 Martin Rd	
3	Elisabeth Boulais	34060 Martin Rd	
4	Maria Carter	32974 Sage Rd	

#	Name	Address	Signature
5	Sue Purczynski	34880 Homodeo Rd	Sue Purczynski
6	Joe Purczynski	34880 Homodeo Rd	Joe Purczynski
7	Matt Witzel	55323 Five Mile Creek Rd	Matt Witzel
8	Aaron N. Perrott	30585 Red MTRd	Aaron Perrott
9	William W. L. ...	19380 40775 ...	William W. L. ...
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. SEYMOUR	40555 BENJI	Jay Moore
18	Stephen Wiley	40115 San Lorenzo	Stephen Wiley ←
19	Kathleen Suder	30702 Red Mt	Kathleen Suder
20	Hope Suder	30702 Red Mt	Hope Suder
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 SOFF	45725 TRUST	Paul Soff
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 CHENOBO OL HEMET CA 92544	Ethan Kaas
47	REBECCA KAAS	42120 CHENOBO OL 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 ZAVATA	42572 Willow Road	Roberto Martinez Zavata
90	JOEL FRITZ	41575 Intrepid Rd Lemoore	Joel Fritz
91	Guil Yatabe	39600 Calle Gumbel Hemet, CA 92544	Guil Yatabe
92	Maria Zabala	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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#	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 SMAN	478 N. SCOVELL	Mark Sman
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 HEMET, CA 92344	<i>[Signature]</i>
34	David Wurst	41050 Calle Orilla HEMET 92344	<i>[Signature]</i>
34	Holden Jackson	40705 Calle Velina HEMET, CA	<i>[Signature]</i>
36	<i>[Signature]</i>	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 St, 92344	<i>[Signature]</i>
46	Annabelle Maren	715200 George 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 Pell	30455 Steacy	Chris Pell
13	David Pell	40797 Vermont St	D Pell
14	Craig Freiler	40100 Avila Rd	Craig Freiler
15	Kirsten Freiler	40100 Avila Rd	Kirsten Freiler
16	Dylan Scharf	38999 Berlie St	D 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 R. 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	Debi G. Topic	4035 Vista Rd	Debi 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 Highway 100 Hemet	Rosa R
2	David Zavala	575 S. Highway 100 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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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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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 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.

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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#	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 HERREKA	46823 Marmot Rd.	<i>Jacqueline Herreka</i>
7	EDWARD HERREKA	46823 Marmot Rd.	<i>Edward Herreka</i>
8	Dana Sylkes	443855 Slaggs Rd	<i>Dana Sylkes</i>
9	Chris Sylkes	443855 Slaggs Rd	<i>Chris Sylkes</i>
10	Evan Sylkes	44385 Slaggs Rd	<i>Evan Sylkes</i>
11	Scynthia Sylkes	44385 Slaggs Rd	<i>Scynthia Sylkes</i>
12	Lee Johnson	44231 ^{MELUN} AVE	<i>Lee Johnson</i>
13	Nancy J. Dulmanick	43023 Osage Rd	<i>Nancy Dulmanick</i>
14	RAY STRAUCH	11 11	<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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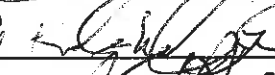
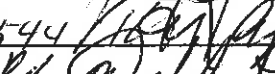
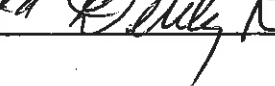
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#	Name	Address	Signature
1	TERRY SKAGGS	44630 SKAGGS RD HEMET, CA 92344	Terry Skaggs
2	NIXIE Chamberland	40955 South Precious Ch Aguilera, CA 92531	Nixie Chamberland
3	DAVE Bowman	41220 INTRAPAZ HEMET, CA 92344	Dave Bowman
4	Nahisa Martin	40117 Cactus Valley Rd HEMET, CA 92344	Nahisa Martin

#	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.

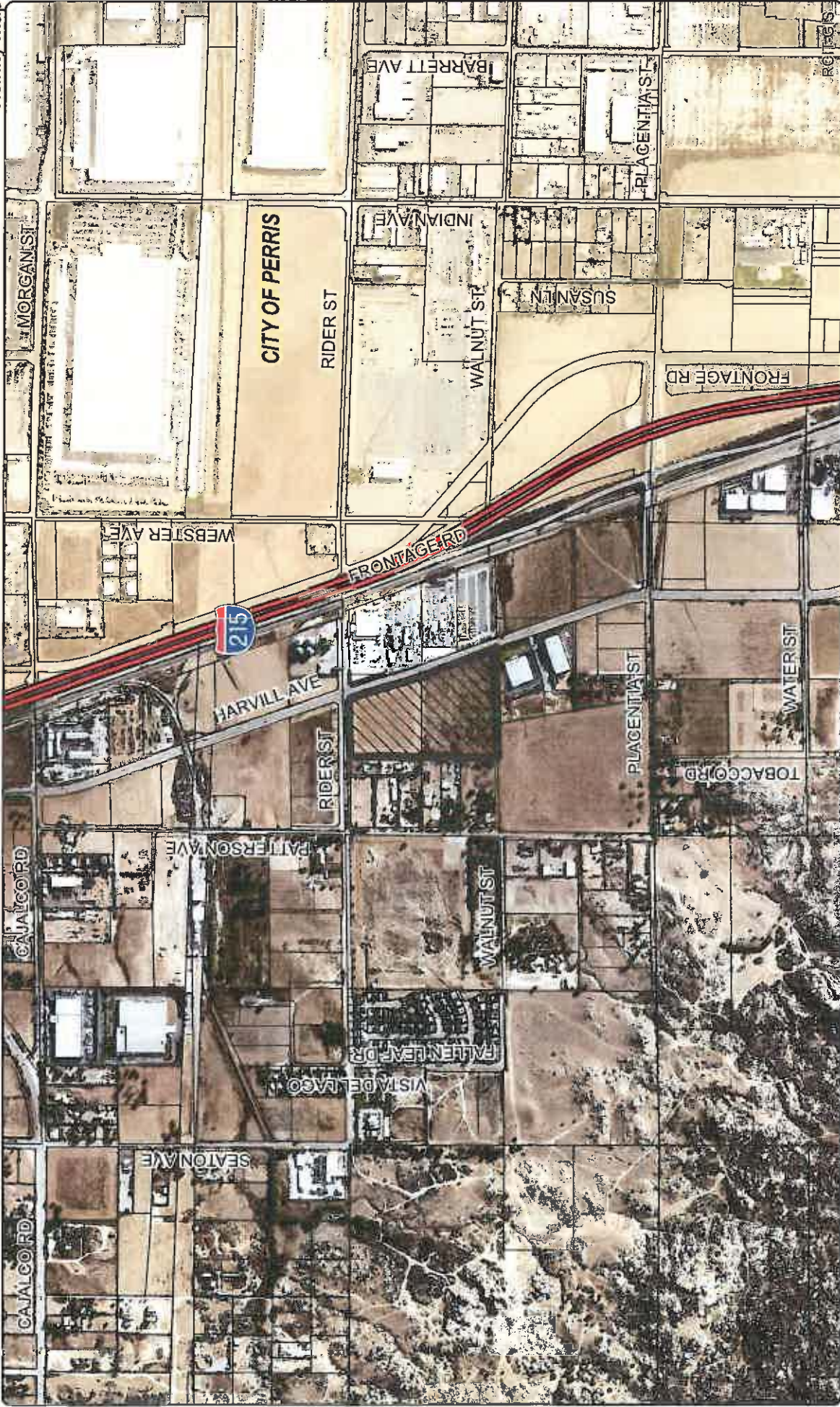
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26173

VICINITY/POLICY AREAS

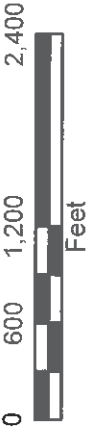
Supervisor: Jeffries
District 1

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 than is provided for in the Riverside County Zoning Ordinance. For more information, please contact the Planning Department office in Riverside at (951) 955-3200 (Western County) or in Palm Desert at (760) 865-9277 (Eastern County) or Website <http://planningonline.ca.gov>

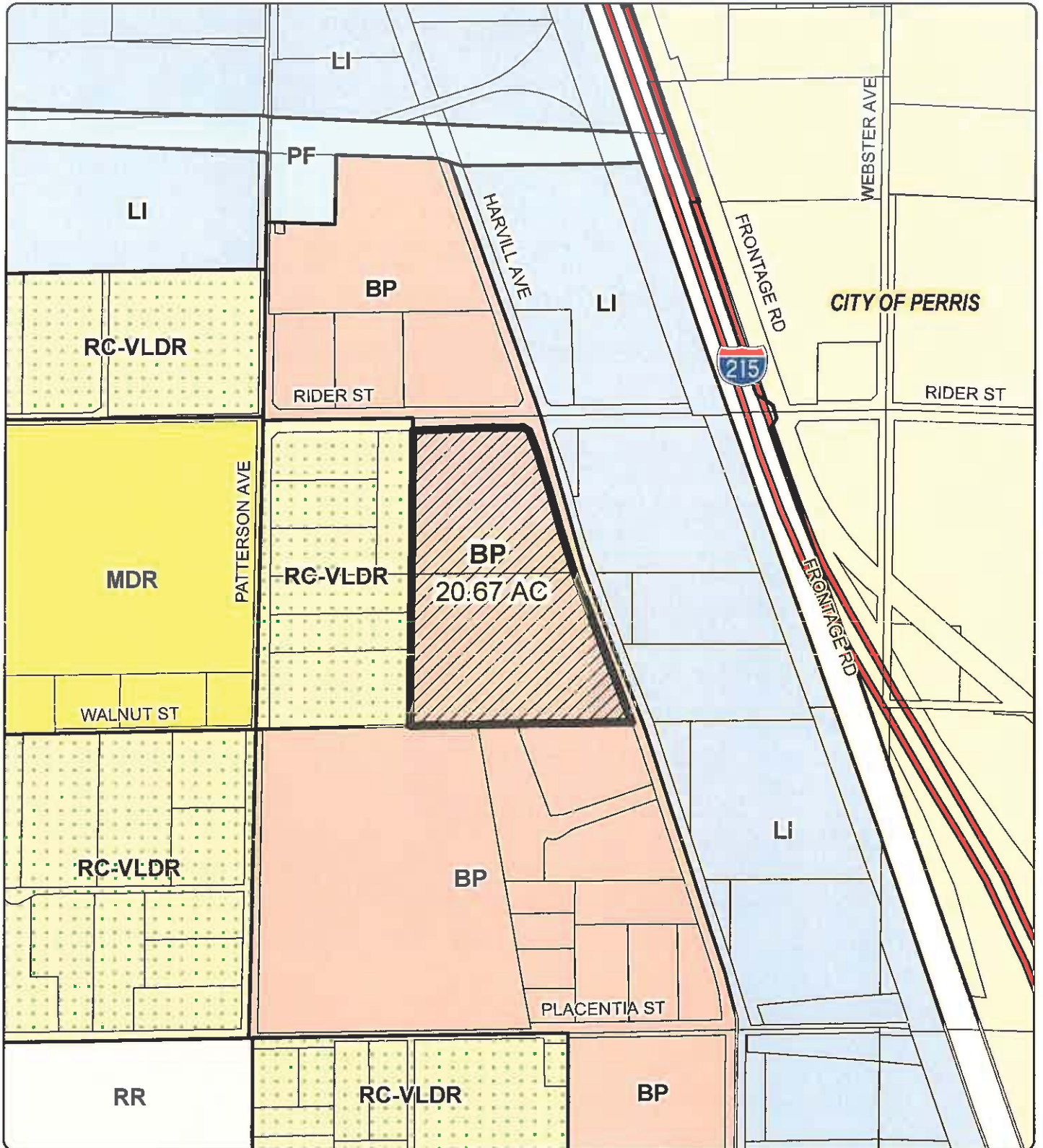
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26173

EXISTING GENERAL PLAN

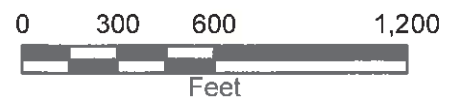
Supervisor: Jeffries
District 1

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>

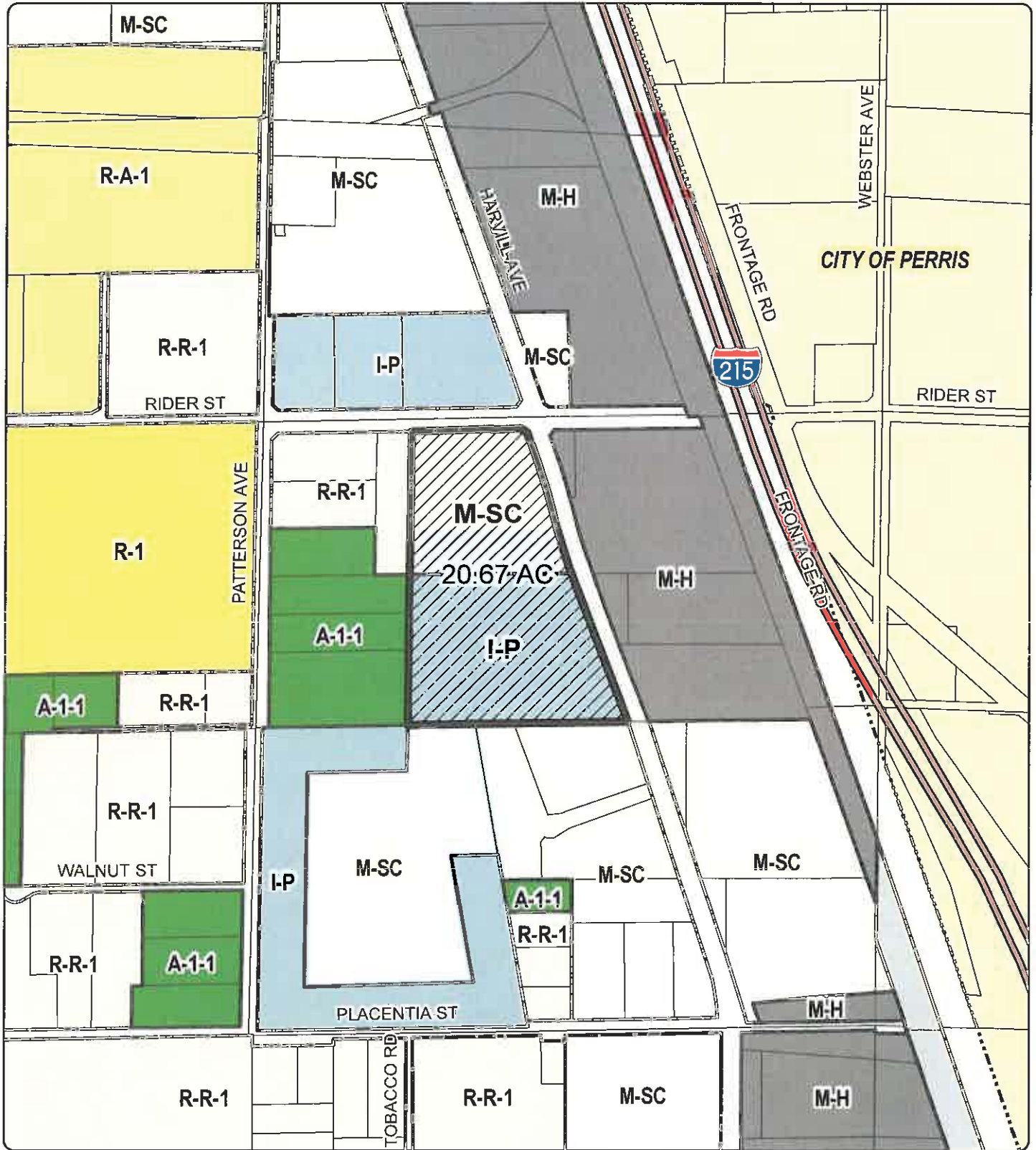
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26173

EXISTING ZONING

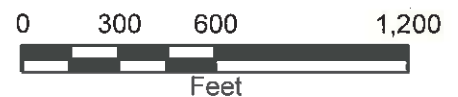
Supervisor: Jeffries
District 1

Date Drawn: 01/26/2018
Exhibit 2



Zoning Area: North Perris

Author: Vinnie Nguyen



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.retma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26173

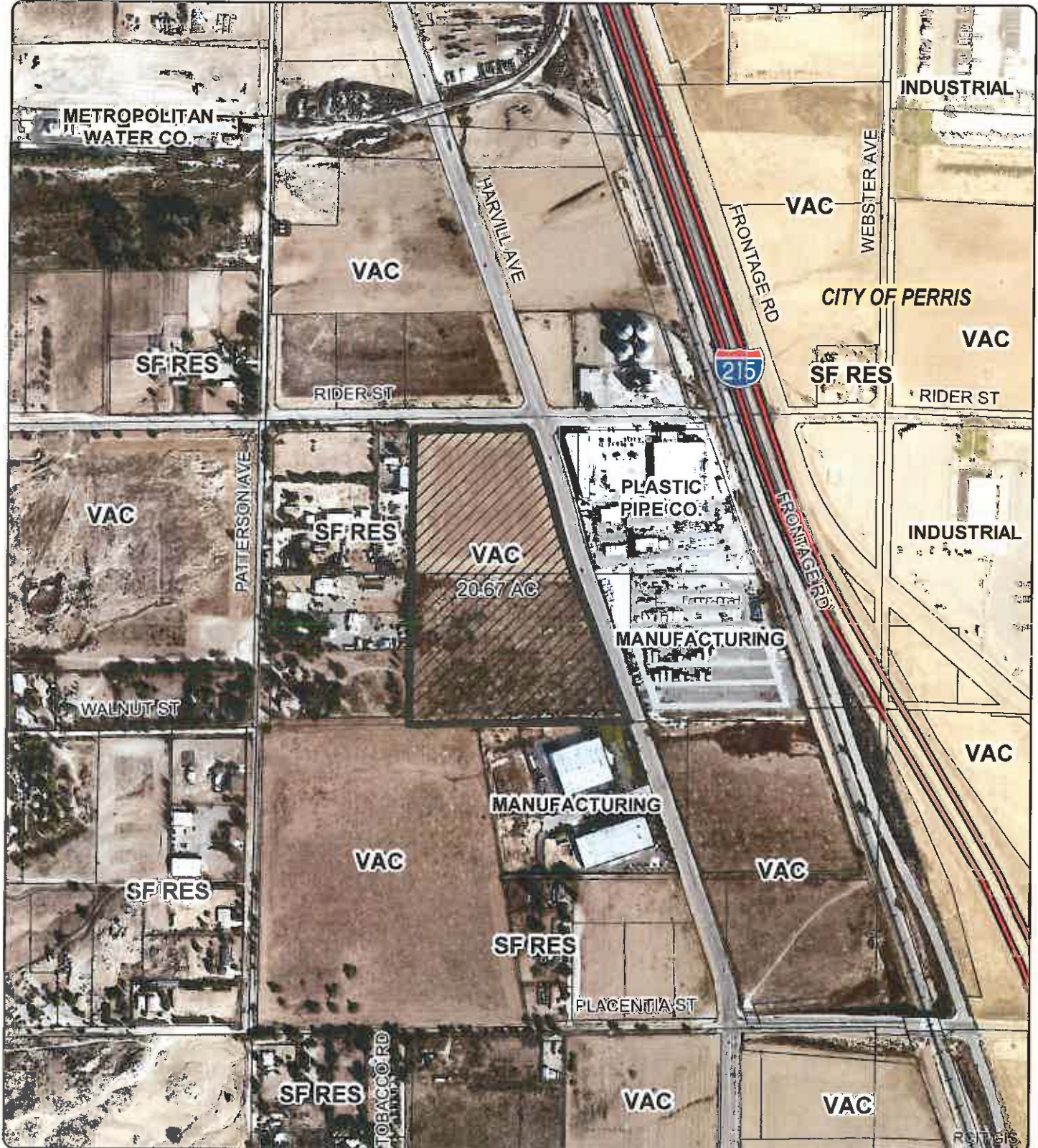
LAND USE

Supervisor: Jeffries

District 1

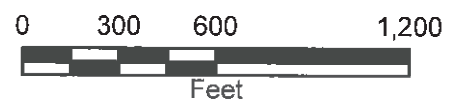
Date Drawn: 01/26/2018

Exhibit 1



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-6277 (Eastern County) or Website <http://planline.rctjpa.org>

COMMENT LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LANDSCAPE AREA
	PROPOSED GRASS
	PROPOSED PAVED BIKEWAY
	PROPOSED PAVED WALKWAY
	PROPOSED PLANTING
	PROPOSED TREES
	PROPOSED SHRUBS
	PROPOSED PERENNIALS
	PROPOSED ANNUALS
	PROPOSED MULCH
	PROPOSED SOIL
	PROPOSED GRAVEL
	PROPOSED SAND
	PROPOSED ROCK
	PROPOSED CURB
	PROPOSED GUTTER
	PROPOSED DRAINAGE
	PROPOSED LIGHTING
	PROPOSED SIGNAGE
	PROPOSED FENCE
	PROPOSED WALL
	PROPOSED RAMP
	PROPOSED STAIR
	PROPOSED ELEVATION
	PROPOSED SECTION
	PROPOSED DETAIL
	PROPOSED FINISH
	PROPOSED MATERIAL

LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED LANDSCAPE AREA

COUNTY OF RIVERSIDE
 HARVEY INDUSTRIAL PARK
 CONCEPTUAL GRADING PLAN
 LASSER'S INDUSTRIAL PARKS DEVELOPER

DATE:	12/18/17	SHEET:	2
SCALE:	AS SHOWN	PROJECT:	HARVEY INDUSTRIAL PARK
DESIGNED BY:	DAWSON	DATE:	12/18/17
CHECKED BY:	DAWSON	DATE:	12/18/17
APPROVED BY:	DAWSON	DATE:	12/18/17

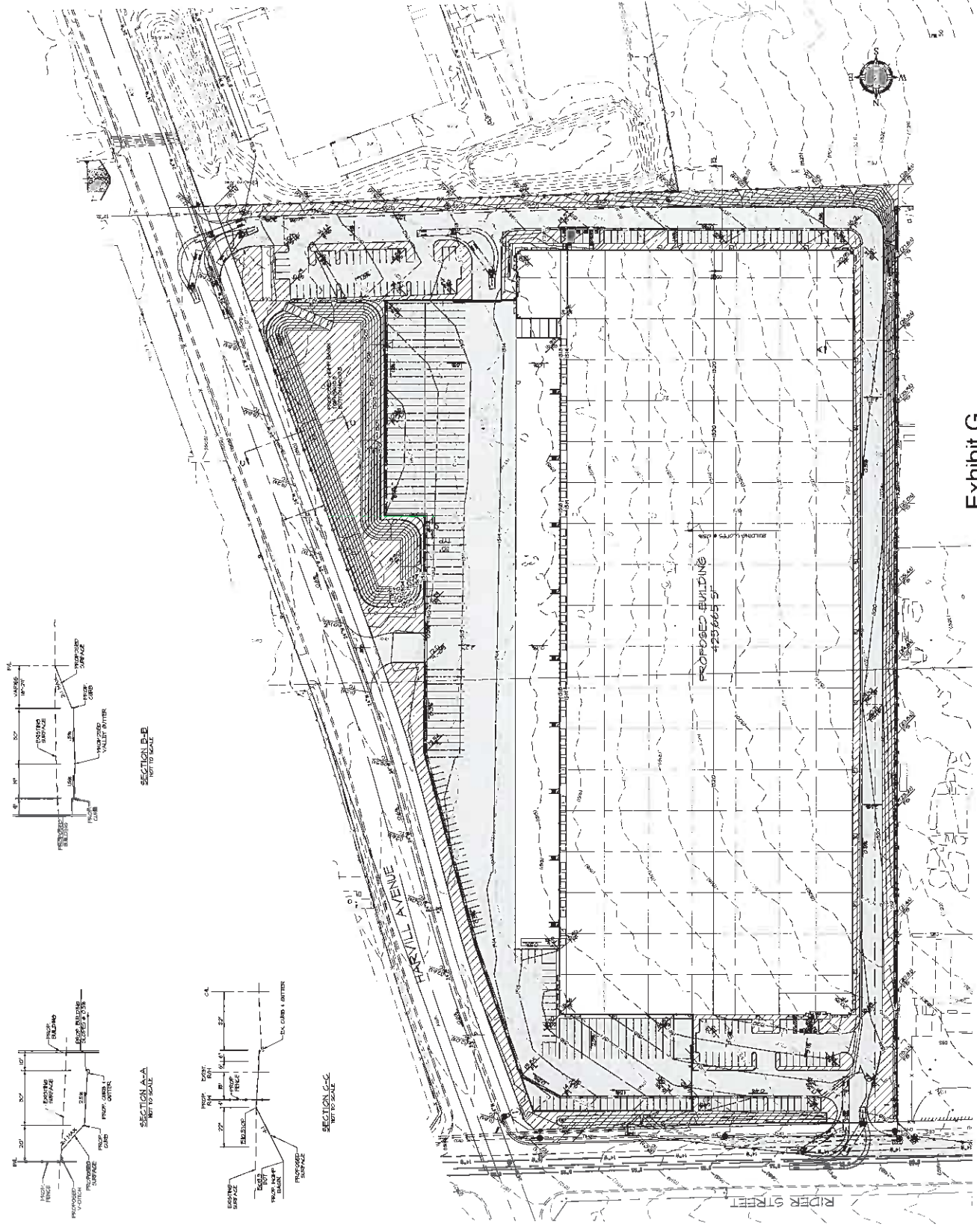


Exhibit G
 12-18-17
 B Dawson



North Elevation - Rider Street

South Elevation - Walnut Street

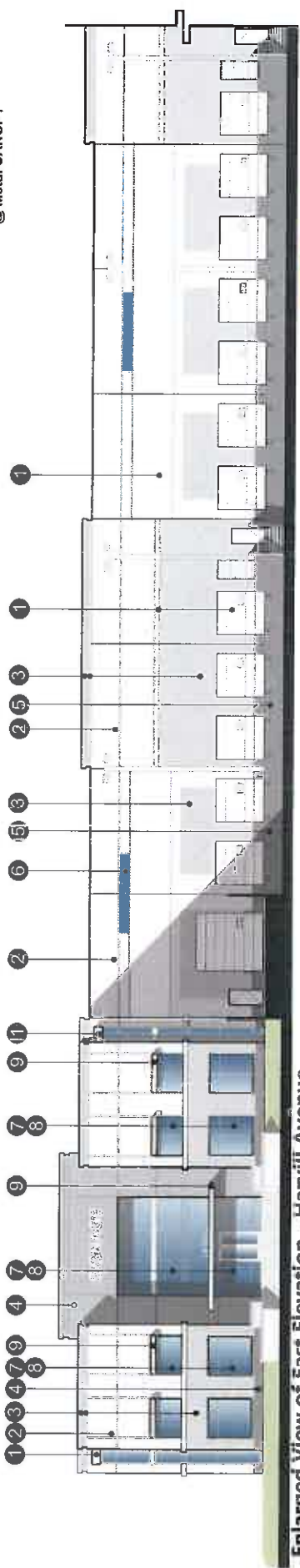


West Elevation



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



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

Source: 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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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



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.

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.

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

Fire

Fire. 3 0010-Fire-USE-#20-SUPER FIRE HYDRANT (cont.)

Super fire hydrants (6"x4"x 2-2 1/2") shall be located not more than 400 feet from any portion of the building as measured along approved vehicular travel ways.

Fire. 4 0010-Fire-USE-#21-HAZARDOUS FIRE AREA

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.8.

Fire. 5 0010-Fire-USE-#25-GATE ENTRANCES

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

Fire. 6 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. 7 0010-Fire-USE-#88A-AUTO/MAN GATES

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

Fire. 8 0010-Fire-USE-#89-KNOX BOX

Rapid entry emergency key (KNOX) box shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

Fire. 9 0010-Fire-USE*-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be required at 20 PSI residual operating pressure, which must be available before any combustible material is placed on the job site. Fire flow is based on type of construction per the CBC and table B105.1 of the CFC for building(s) having a fire sprinkler system.

Flood

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

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Planning

Planning. 1 0010-Planning-USE - GEO02559 ACCEPTED (cont.)

undocumented fill soils. 5.The overexcavation areas should extend at least 5 feet beyond the building perimeter, and to an extent equal to the depth of fill below the new foundations. GEO No. 2559 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2559 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. 2 0010-Planning-USE - IF HUMAN REMAINS FOUND

If human remains are found on site, the developer/permit holder or 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. If the Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site and may recommend means for treatment or disposition, 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

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

Planning

Planning. 4 0010-Planning-USE - UNANTICIPATED RESOURCES (cont.)

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. 5 0010-Planning-Use-Electrical Hook-Ups

Electrical hook-ups for refrigerated trailers shall be provided on a minimum of 5% of the truck bays. The intent of this condition is to provide electrical hook-ups for refrigerated trailers that will be parked on the warehouse facility for more than 15 minutes. The use of truck engines or auxiliary power units to power refrigerated trailers for extended periods of time is not allowed.

Planning. 6 0015-ALUC Condition

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.

Planning. 7 Gen - Custom

The project shall implement the following measures to reduce emissions from on-site heavy duty trucks prior to issuance of a certificate of occupancy or within six months after operations commence, whichever is applicable: a) Tenants shall maintain records on its fleet equipment and vehicle engine maintenance to ensure that equipment and vehicles serving the warehouses within the project are in good condition, and in proper tune pursuant to manufacturer's specifications. Tenants shall maintain records on its fleet equipment and ensure that all diesel-fueled Medium-Heavy Duty Trucks (MHDT) and Heavy-Heavy Duty Trucks (HHD) accessing the project site use year 2010 CARB approved or newer engines. The records shall be maintained on-site and be made available for inspection by the County. b) The facility operator will ensure that site enforcement staff in charge of keeping the daily log and monitoring for excess idling will be trained/certified in diesel health effects and technologies, for example, by requiring attendance at California Air Resources Board-approved courses (such as the free, one-day Course #512). c) Require facility operator to become a SmartWay Partner. d) Require facility operator to incorporate incentives and requirements such that the maximum feasible number of truck trips will be carried by SmartWay 1.0 or greater carriers. If project exceeds the NOx, this is also applied: In recognition that the project will have

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 Gen - Custom (cont.)

significant and unavoidable regional air quality impacts, the project applicant shall submit to the County a contribution of \$575,000 to be used by the County towards projects to off-set air quality impacts in the Pass Area.

Transportation

Transportation. 1 0010-Transportation-USE - STD INTRO (ORD 461)

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

Transportation. 2 0010-Transportation-USE - COUNTY WEB SITE

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

Transportation. 3 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall: 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later. To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

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

Plan: PP26173

Parcel: 317230036

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

Plan: PP26173

Parcel: 317230036

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	Mithcharge - Use (cont.)	Not Satisfied
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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
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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
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A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 8	Submit Plans	Not Satisfied
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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
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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
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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

Planning

060 - Planning. 5 060-Planning-Use-Fee Balance (cont.) Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for PP26173 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

060 - Planning. 6 Gen - Parcel Merger Reqd Not Satisfied

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 317-230-036, and 317-230-038 and The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the IP and M-SC zones.

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.

060 - Planning-EPD. 2 0060-Planning-EPD-EPD-MBTA-BIRD NESTING SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 0060-Transportation-USE - FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation per conditions entitled ANNEX L&LMD/OTHER DISTRICT (80.TRANS and 90.TRANS).

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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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80. Prior To Building Permit Issuance

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.

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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

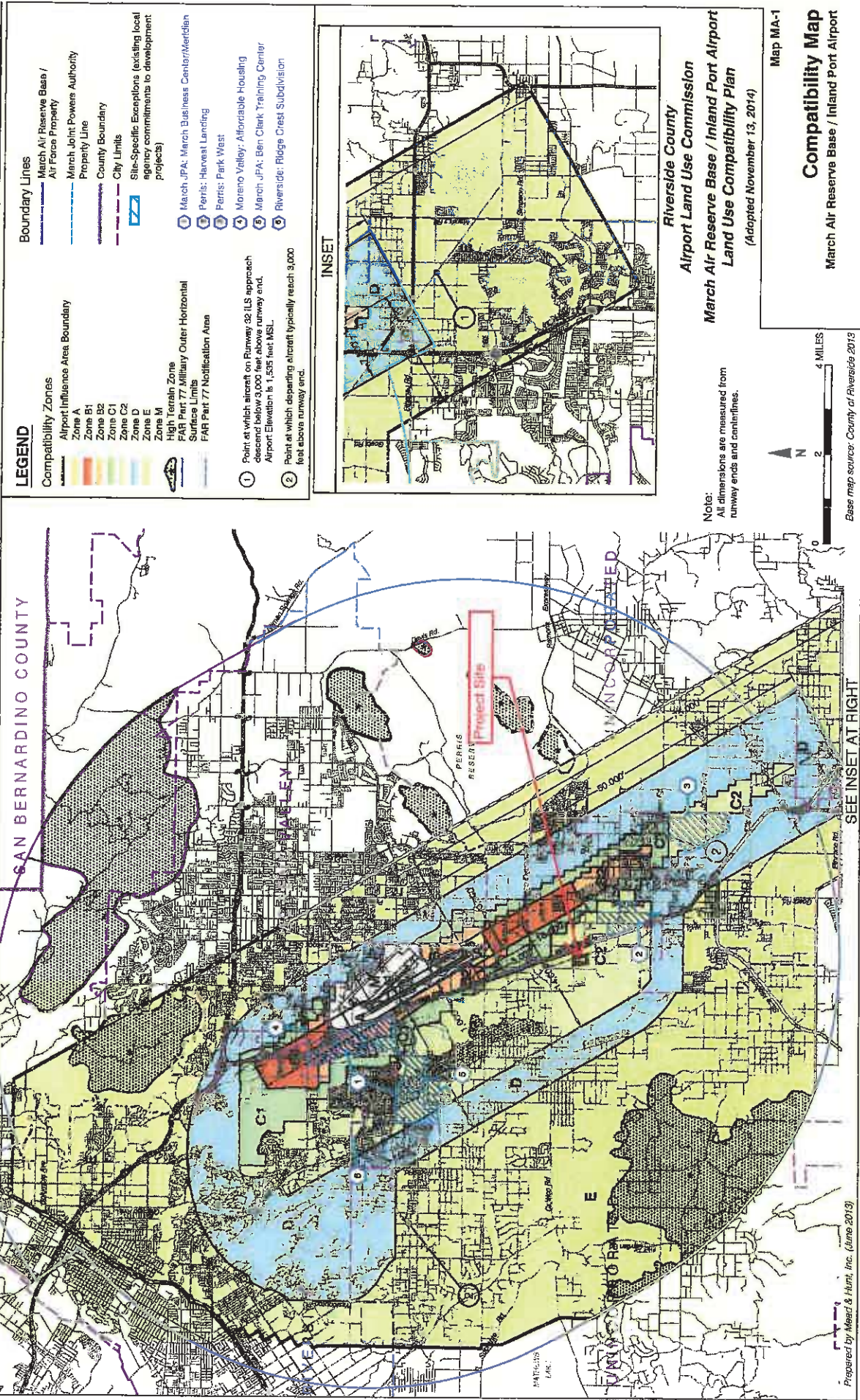
Attachment: Notice of Airport in Vicinity

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

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NOTICE OF AIRPORT IN VICINITY

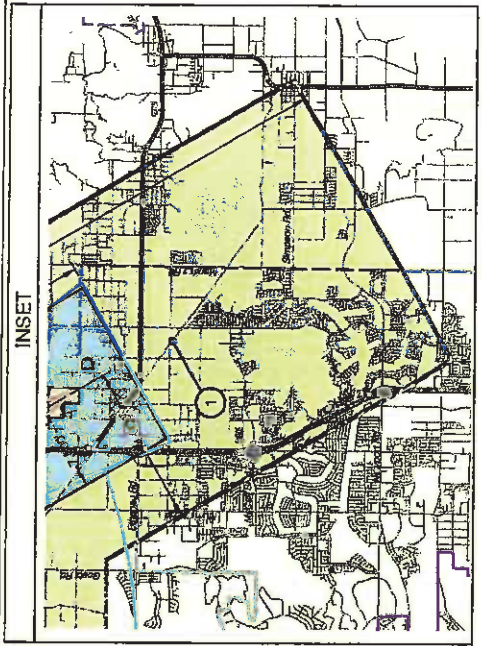
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual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



LEGEND

- Compatibility Zones**
- 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
- Surfside 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.



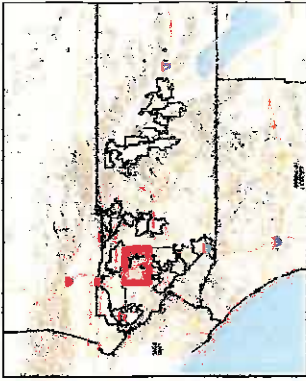
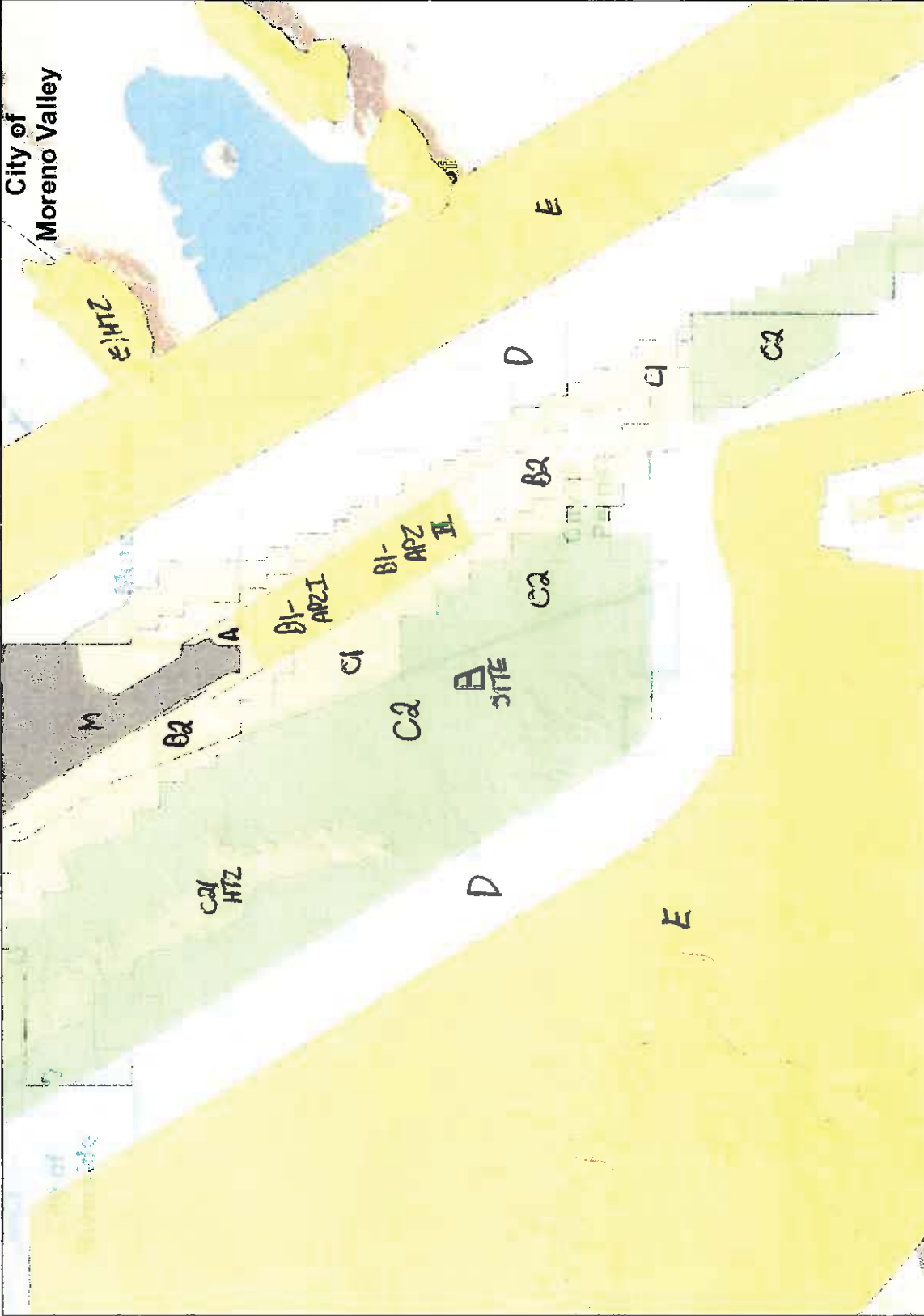
Base map source: County of Riverside 2013

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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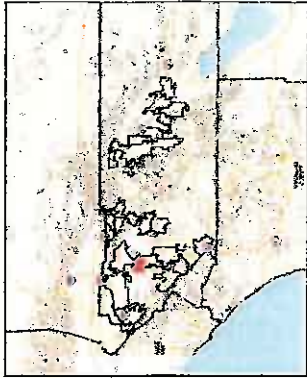
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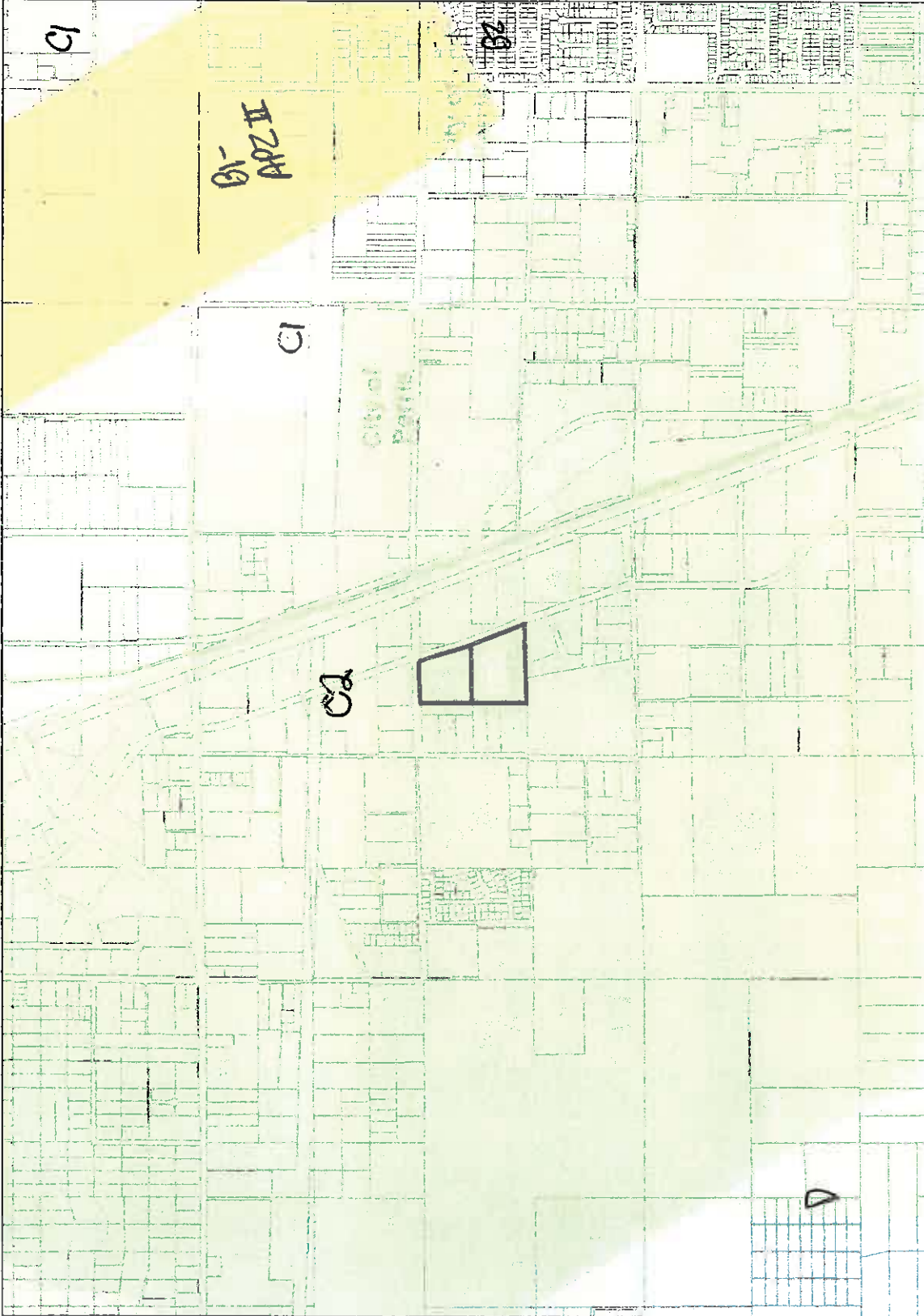
My Map



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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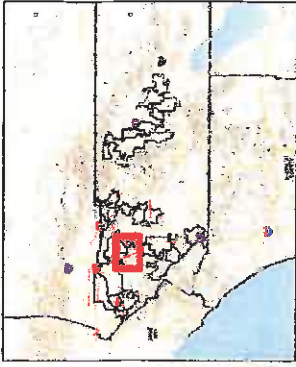


0 2,278 4,556 Feet

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My Map



Legend

- Historic Preservation Districts
- City Boundaries



0 9,111 18,223 Feet



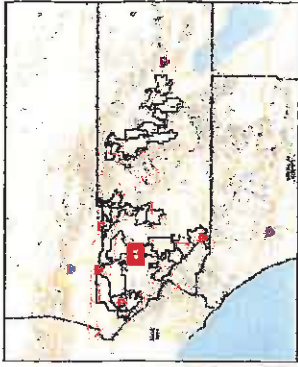
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Notes

My Map



Legend

- Historic Preservation Districts
- City Boundaries

Notes

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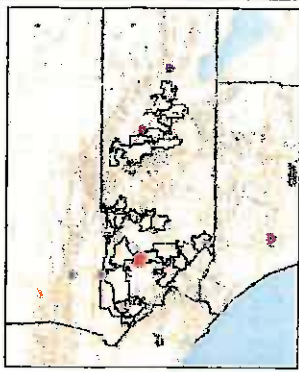
0 4,556 9,111 Feet



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My Map



Legend



Historic Preservation Districts
City Boundaries



0

2,278

4,556 Feet



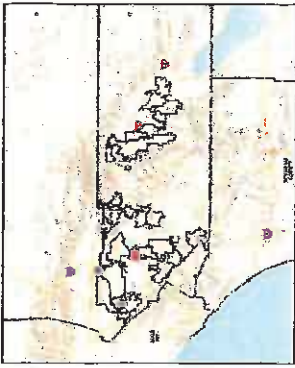
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Notes

My Map



Legend

- Historic Preservation Districts
- City Boundaries

Notes

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0 1,139

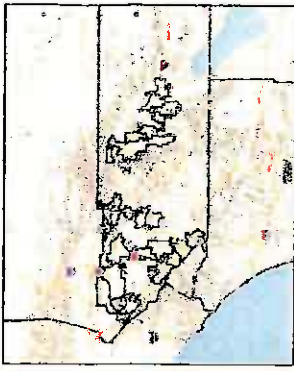
2,278 Feet



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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

Email CC: Brett Dawson, bdawson@rctlma.org
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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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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



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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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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Palm Desert, California 92211
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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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Sincerely,

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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PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rctlma.org
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Palm Desert, California 92211
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PP26173



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

Notes

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2,281 Feet

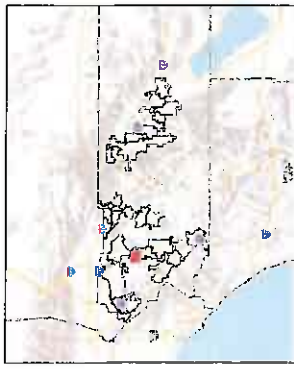
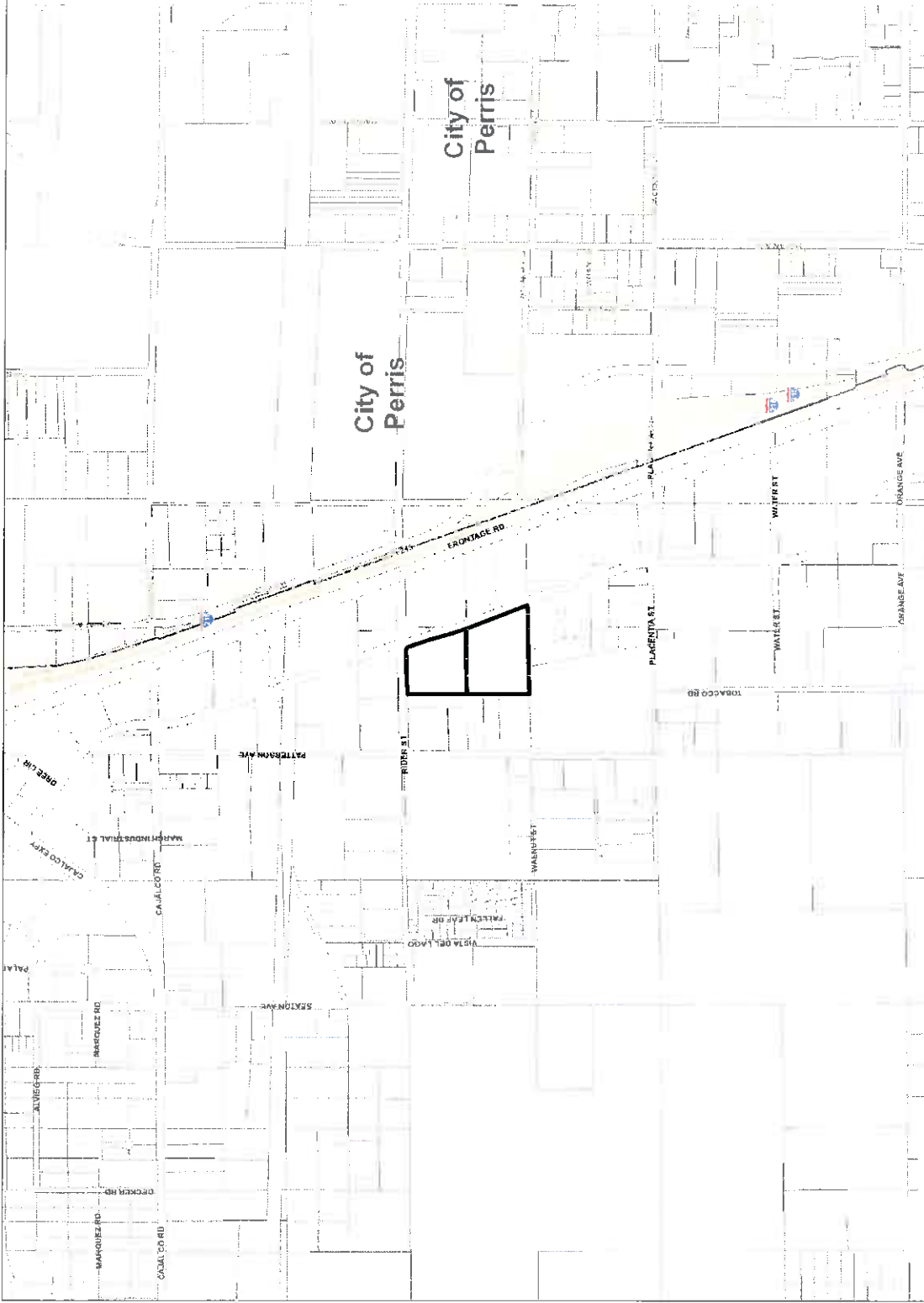
1,140



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PP26173



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - US HWY
 - 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)

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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	423,665	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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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.

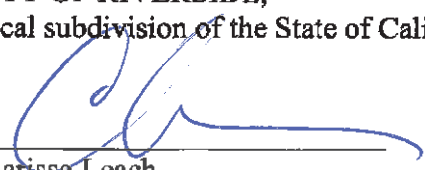
18. ***Joint and Several Liability.*** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable

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

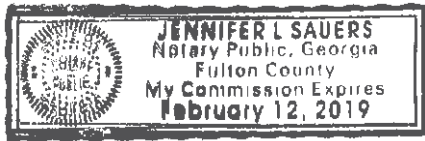
State of GEORGIA

County of Fulton

This instrument was acknowledged before me this 9th day of January (month), 2019 (year),
by Timothy G. Gask (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

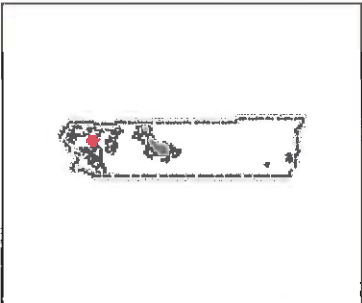
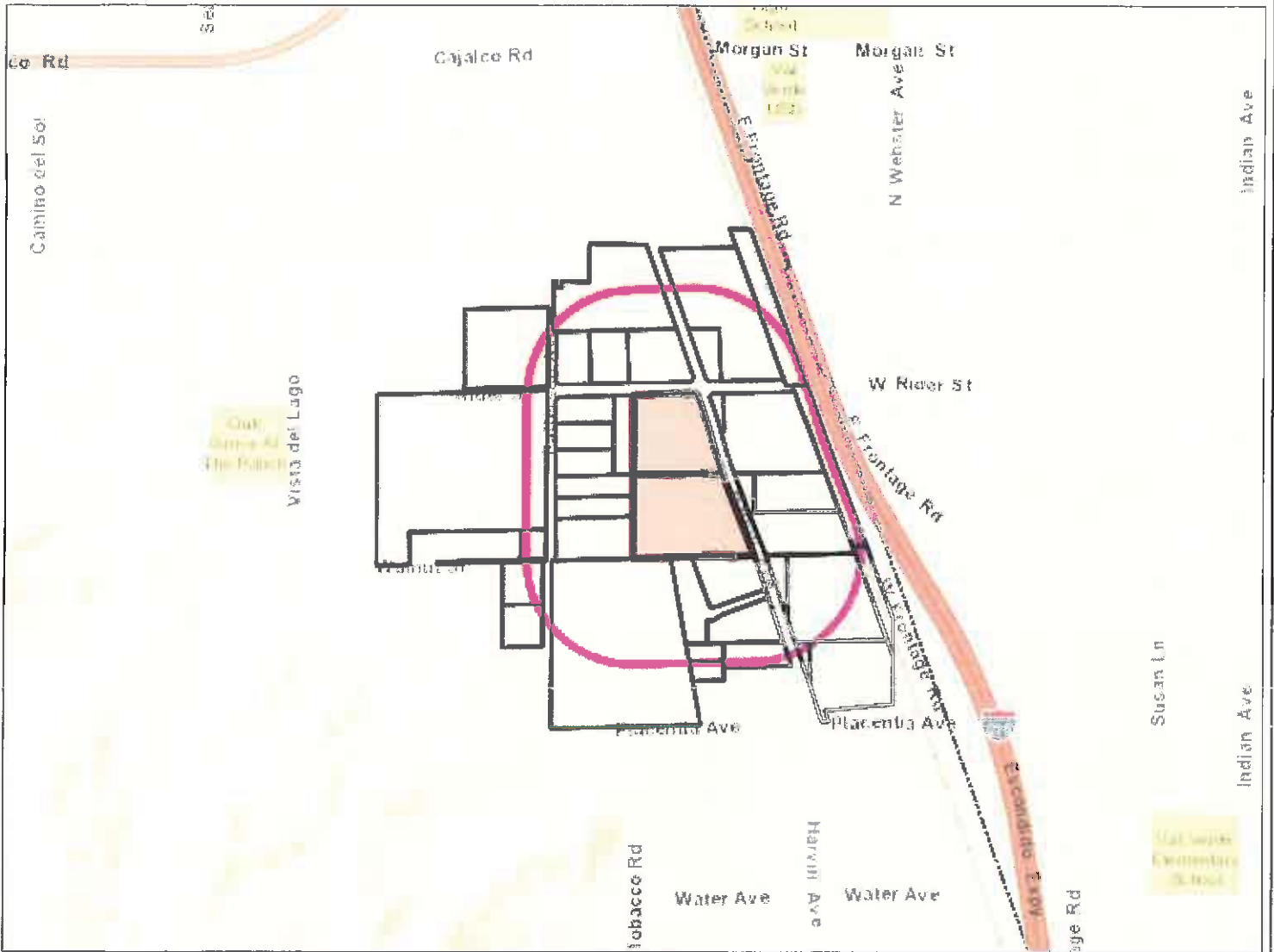
ADDRESS: 4080 Lemon Street 9TH Floor

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



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.

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

4.1 Ordinance No. 348.4862

ATTACHMENT A

1 laboratory testing, and dispensing of medical cannabis.

2 f. On June 2, 2015, the Riverside County Board of Supervisors adopted Ordinance
3 No. 925 declaring marijuana cultivation to be prohibited and a public nuisance.

4 g. On November 8, 2016 the voters of California adopted Proposition 64 which
5 legalized the use of cannabis for adult use and established a maximum cultivation
6 allowance of 6 plants for personal use. Proposition 64 allows for local control of
7 adult use cannabis land uses, and reasonable regulation of personal cultivation of
8 up to 6 plants per residence.

9 h. Cannabis cultivation operations are not protected under Riverside County
10 Ordinance No. 625, the Right to Farm ordinance, which is intended to protect
11 agricultural operations from being considered a nuisance. The siting and
12 operational standards established by Ordinance No. 348.4862 do not apply to
13 agricultural enterprises already in existence within the unincorporated areas of
14 the County of Riverside.

15 i. Children, minors under the age of 18, are particularly vulnerable to the effects of
16 cannabis use, and the presence of cannabis plants or products is an attractive
17 nuisance for children, creating an unreasonable hazard in areas frequented by
18 children including schools, parks, and other similar locations. Comprehensive
19 regulation of cannabis activities is proper and necessary to address the risks and
20 adverse impacts to children.

21 j. Riverside County has long had insufficient resources to bring code enforcement
22 or nuisance actions against the vast majority of cultivation sites and dispensaries.
23 The State's adoption of a comprehensive statewide licensing and enforcement
24 scheme for cannabis operations could facilitate local jurisdictions to regulate
25 cannabis at the local level, and permit fees would help pay for additional
26 enforcement staff.

27 k. The unregulated cultivation of cannabis in the unincorporated area of Riverside
28

County can adversely affect the health, safety, and well-being of the County, its residents and environment. Comprehensive regulation of lots used for cannabis cultivation is proper and necessary to reduce the risks of criminal activity, degradation of the natural environment, malodorous smells, and indoor electrical fire hazards that may result from unregulated cannabis cultivation.

Section 2. **PURPOSE.** The purpose of this ordinance is to establish regulations related to cultivation, delivery, distribution, manufacturing, possession, processing, selling, storing, testing and transporting of commercial cannabis and commercial cannabis related products in a responsible manner that protects the health, safety and welfare of the residents of Riverside County. Nothing in this ordinance is intended to authorize the use, possession or distribution of cannabis in violation of State law.

Section 3. **AUTHORITY.** Pursuant to Article XI, section 7 of the California Constitution, the California Medicinal and Adult-Use Cannabis Regulation and Safety Act, Business and Professions Code section 26055, 26080, 26090, 26200, and Health and Safety Code section 11362.83, , the County of Riverside may adopt ordinances to establish standards, requirements and regulations for medical and adult-use cannabis activities.

Section 4. Section 18.12.A.2.b. of Ordinance No. 348 is amended to add the following table:

COMMERCIAL CANNABIS ACTIVITIES	PER SQUARE FOOT OR UNIT	PER EMPLOYEE	OTHER CRITERIA	FOR VEHICLE STACKING
indoor cultivation		2 spaces/ 3 employees		
mixed light cultivation		2 spaces/ 3 employees		
nursery		1 space/2 employees		
distributor		2 spaces/ 3 employees of largest shift		
manufacturing		2 spaces/ 3 employees of largest shift		
testing		2 spaces/ 3 employees of		

		largest shift		
retailers		1 space/200 sq. ft. of gross floor area		
microbusinesses with retail sales		1 space/200 sq. ft. of gross floor area		
Microbusinesses without retail sales		2 spaces/ 3 employees		

Section 5. A new Section 1.13 is added to Article I of Ordinance No. 348 to read as follows:

“Section 1.13. TABLES

In the event there is an inconsistency between the tables contained in this ordinance and the text of this ordinance, the ordinance text controls and shall be applied to land use permit applications.”

Section 6. Section 3.3 of Ordinance No. 348 is amended to read as follows:

“SECTION 3.3 USES ALLOWED IN ZONE CLASSIFICATIONS. The terminology used in Section 3.1 of this ordinance is general only and is not intended to be descriptive of all uses allowed in the zone classifications. The zone classifications are specifically set forth in subsequent articles of this ordinance to which reference should be made to determine all the uses permitted therein. When a use is not specifically listed as permitted or conditionally permitted in a zone classification, the use is prohibited unless, in circumstances where this ordinance empowers them to do so, the Planning Director makes a determination that the use is substantially the same in character and intensity as those uses permitted or conditionally permitted in the zone classification. Unless expressly authorized by this ordinance, nothing in this ordinance shall be construed to allow a use that is otherwise illegal under State law or Federal law.”

Section 7. Section 3.4 of Ordinance No. 348 is repealed in its entirety.

Section 8. Section 18.28.c. of this ordinance is amended to read as follows:

“c. PUBLIC HEARING. A public hearing shall be held on the application for a

1 conditional use permit in accordance with the provisions of either 18.26 or 18.26.a. of
2 this ordinance, whichever is applicable, and all of the procedural requirements and rights
3 of appeal as set forth therein shall govern the hearing. Notwithstanding the above, or
4 any other provision herein to the contrary, the hearing of any conditional use permit that
5 requires approval of general plan amendment, a specific plan amendment, a change of
6 zone or a development agreement shall be heard in accordance with the provisions of
7 Section 2.5, 2.6, 20.3.a. or 18.26b. of this ordinance, whichever is applicable, and all of
8 the procedural requirements and rights of appeal as set forth therein shall govern the
9 hearing.”

10 Section 9. Article XIXh of Ordinance No. 348 is amended in its entirety to read as follows:

11 “Article XIXh COMMERCIAL CANNABIS ACTIVITIES

12 SECTION 19.500. PURPOSE AND INTENT

13 The purpose of this Article is to protect the public health, safety, and welfare, enact
14 strong and effective regulatory and enforcement controls in compliance with State law, protect
15 neighborhood character, and minimize potential for negative impacts on people, communities, and
16 the environment in the unincorporated areas of Riverside County by establishing land use
17 regulations for commercial cannabis activities. Commercial cannabis activities includes cannabis
18 cultivation, cannabis nurseries, cannabis manufacturing, cannabis testing facilities, cannabis
19 retailers, and cannabis distribution, including medical and adult-use cannabis. Commercial cannabis
20 activities require land use regulations due to the unique State legal constraints on cannabis activity,
21 and the potential environmental and social impacts associated with cannabis activity.

22 A. PROHIBITED ACTIVITIES.

- 23 1. Any Commercial Cannabis Activity that is not expressly provided for in
24 both an approved conditional use permit and a valid Cannabis license issued
25 by the State is prohibited in all zones and is hereby declared a public
26 nuisance that may be abated by the County and is subject to all available
27 legal remedies, including but not limited to civil injunctions.
28

2. Mobile Cannabis Retailers are prohibited in all zones and may not operate in the unincorporated area of Riverside County.
3. All Cannabis Cultivation shall be conducted in the interior of enclosed structures, facilities or buildings, and all Cannabis Cultivation operations, including all Live Cannabis Plants, at any stage of growth, shall not be visible from the exterior of any structure, facility or building containing Cannabis Cultivation. Portable greenhouses and non-permanent enclosures shall not be used for Cannabis Cultivation unless all applicable permits and licenses have been obtained including, but not limited to, land use permits, building permits and a California license has been issued for a Mixed Light Cannabis Cultivation operation.
4. Outdoor cultivation of Cannabis is prohibited in the unincorporated area of Riverside County.

SECTION 19.501 APPLICABILITY

- A. Except as provided in Section 19.502 of this Article, Commercial Cannabis Activities shall not be allowed in the unincorporated areas of Riverside County without first obtaining all required land use permits, licenses or other entitlements required by local or State laws and regulations.
- B. Cannabis is not an agricultural commodity with respect to Ordinance No. 625, the Right-to-Farm ordinance, and is not considered Farmland or Agriculture as those terms are defined in the Riverside County General Plan or Ordinance No. 625.
- C. For the purposes of this Article, Cannabis does not include Industrial Hemp as defined in this ordinance.

SECTION 19.502 EXEMPTIONS

This Article does not apply to the activities listed below which shall be accessory to a legally existing private residence and comply with all other applicable State and local laws,

1 requirements and regulations.

2 A. Personal Cannabis Cultivation

3 This Article shall not prohibit a person 21 years of age or older from engaging
4 in the Indoor Cannabis Cultivation of six or fewer Live Cannabis Plants
5 within a single private residence or inside a detached accessory structure
6 located upon the grounds of a private residence that is fully enclosed and
7 secured, to the extent the cultivation is authorized by Health and Safety Code
8 sections 11362.1 and 11362.2. In no event shall more than six Live Cannabis
9 Plants be allowed per private residence. For purposes of this section, private
10 residence means a one family dwelling, an apartment unit, a mobile home or
11 other similar dwelling.

12 B. Cannabis Cultivation by a Primary Caregiver.

13 This Article shall not prohibit the cultivation of Cannabis by a qualified
14 patient or primary caregiver in accordance with Riverside County Ordinance
15 No. 925.

16 SECTION 19.503 PROHIBITED LOCATIONS

17 Commercial Cannabis Activities are prohibited in the following zones: R-R, R-R-O, R-
18 1, R-1A, R-A, R-2, R2-A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, C/V, C-C/V, WC-R, WC-
19 R, WC-E W-2, R-D, N-A, W-2-M, W-1, W-E and MU.

20 SECTION 19.504 PERMIT REQUIREMENTS FOR ALL COMMERCIAL CANNABIS
21 ACTIVITIES

22 All Commercial Cannabis Activities shall comply with the following requirements:

23 A. APPLICATION REQUIREMENTS

24 At the time of filing the application for a Commercial Cannabis Activity on a
25 form provided by the Planning Department, the applicant shall also provide the
26 applicable fee for processing the land use permit application.

27 B. STATE LICENSE REQUIRED

1 Obtain and maintain during the life of the Commercial Cannabis Activity the
2 applicable California license issued pursuant to California Business and
3 Professions Code Sections 19300.7 or 26050(a).

4 C. SUSPENSION, REVOCATION, OR TERMINATION OF STATE LICENSE

5 Suspension of a license issued by the State of California, or by any State licensing
6 authority, shall immediately suspend the ability of a Commercial Cannabis
7 Activity to operate within the County until the State, or its respective State
8 licensing authority, reinstates or reissues the State license. Revocation or
9 termination of a license by the State of California, or by any State licensing
10 authority, will also be grounds to revoke or terminate any conditional use permit
11 granted to a Commercial Cannabis Activity pursuant to this Article.

12 D. HEALTH AND SAFETY

13 Commercial Cannabis Activities shall at all times be operated in such a way as
14 to ensure the health, safety, and welfare of the public. Commercial Cannabis
15 Activities shall not create a public nuisance or adversely affect the health or
16 safety of the nearby residents, businesses or employees working at the
17 Commercial Cannabis Activity by creating dust, glare, heat, noise, noxious
18 gasses, odor, smoke, traffic, vibration, unsafe conditions or other impacts, or be
19 hazardous due to the use or storage of materials, processes, products, and runoff
20 of water, pesticides or wastes.

21 E. DEVELOPMEMENT AGREEMENT

22 No approval required by this ordinance shall be given for any permit for a
23 Commercial Cannabis Activity unless the Board of Supervisors first approves a
24 development agreement, pursuant to Section 18.26b of this ordinance, setting
25 forth the terms and conditions under which the Commercial Cannabis Activity
26 will operate in addition to the requirements of this ordinance, all other local
27 ordinances and regulations, state law and such other terms and conditions that
28

1 will protect and promote the public health, safety and welfare. No use or
2 operation under any permit for a Commercial Cannabis Activity shall be allowed
3 to begin until the development agreement is effective.

4 F. NUISANCE ODORS

5 All Commercial Cannabis Activities shall be sited and operated in a manner that
6 prevents Cannabis nuisance odors from being detected offsite. All Commercial
7 Cannabis Activities shall provide a sufficient odor absorbing ventilation and
8 exhaust systems so that odor generated inside the Commercial Cannabis Activity
9 that is distinctive to its operation is not detected outside of the operation's facility,
10 anywhere on adjacent lot or public rights-of-way, on or about the exterior or
11 interior common area walkways, hallways, breezeways, foyers, lobby areas, or
12 any other areas available for use by common tenants or the visiting public, or
13 within any other unit located inside the same building as the Commercial
14 Cannabis Activity. In order to control nuisances such as odors, humidity and
15 mold, Commercial Cannabis Activities shall install and maintain at the minimum,
16 the following equipment, or any other equipment that can be proven to be an
17 equally or more effective method or technology to control these nuisances:

- 18 1. An exhaust air filtration system with odor control that prevents internal
19 odors from being emitted externally;
- 20 2. An air system that creates negative air pressure between the Commercial
21 Cannabis Activities' interior and exterior, so that the odors generated by
22 the Commercial Cannabis Activity are not detectable on the outside of the
23 Commercial Cannabis Activity.

24 G. COMMERCIAL CANNABIS ACTIVITY OPERATOR QUALIFICATIONS

- 25 1. All operators and all employees of a Commercial Cannabis Activity must
26 be 21 years of age.
- 27 2. Operators shall be subject to background checks.

- 1 3. Permits for Commercial Cannabis Activities shall not be granted for
2 operators with felony convictions, as specified in subdivision (c) of Section
3 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal
4 Code.
5 4. Applicants providing false or misleading information in the permitting
6 process will result in rejection of the application or nullification or
7 revocation of any permit granted pursuant to this Article.

8 H. RELOCATION OF A PERMITTED COMMERCIAL CANNABIS ACTIVITY
9 In the event the permittee or successor in interest vacates and relocates the
10 Commercial Cannabis Activity to a new location, a new conditional use permit
11 will need to be granted by the County in accordance with this ordinance prior to
12 commencing operations at the new location.

13 I. HOURS OF OPERATION
14 A Commercial Cannabis Activity operating as a Cannabis Retailer may be open
15 to the public only Monday through Saturday between the hours of 6:00 A.M. and
16 10:00 P.M. All other Commercial Cannabis Activities may operate only during
17 the hours specified in the conditional use permit granted by the County.

18 J. INSPECTIONS
19 A Commercial Cannabis Activity shall be subject to inspections by appropriate
20 local and State agencies, including but not limited to the Riverside County
21 Departments of Code Enforcement, Planning, Fire, Public Health, Environmental
22 Health, the Agricultural Commissioner's Office and the Sheriff's Department.

23 K. MONITORING PROGRAM
24 Permittees of a Commercial Cannabis Activity shall participate in the County's
25 monitoring program to verify permit requirements such as, but not limited to,
26 security measures, water use and State track-and-trace requirements.

27 L. RESTRICTION ON ALCOHOL AND TOBACCO SALES OR
28

1 CONSUMPTION

2 Commercial Cannabis Activities shall not allow the sale, dispensing, or
3 consumption of alcoholic beverages or tobacco on the site of the Commercial
4 Cannabis Activity.

5 M. RESTRICTION ON CONSUMPTION

6 Cannabis shall not be consumed or used on the lot of any Commercial Cannabis
7 Activity.

8 O. SECURITY

9 A Commercial Cannabis Activity shall implement sufficient security measures
10 to deter and prevent the unauthorized entrance into areas containing Cannabis or
11 Cannabis Products, to deter and prevent the theft of Cannabis or Cannabis
12 Products at the Commercial Cannabis Activity and to ensure emergency access
13 in accordance with applicable Fire Code standards. Guard dogs shall not be used
14 at the Commercial Cannabis Activity as a security measure. Security measures
15 shall include, but not be limited to, the following:

- 16 1. A plan to prevent individuals from loitering on the lot if they are not
17 engaging in activity expressly related to the Commercial Cannabis Activity.
- 18 2. 24 hour emergency contact information for the owner or an on-site
19 employee which shall be provided to the County.
- 20 3. A professionally installed, maintained, and monitored alarm system.
- 21 4. Except for Live Cannabis Plants being cultivated at a cultivation facility
22 and limited amounts of Cannabis for display purposes, all Cannabis and
23 Cannabis Products shall be stored in a secured and locked structure and in
24 a secured and locked safe room, safe, or vault, and in a manner as to prevent
25 diversion, theft, and loss.
- 26 5. 24 hour security surveillance cameras to monitor all entrances and exits to
27 a Commercial Cannabis Activity, all interior spaces within the Commercial
28

1 Cannabis Activity that are open and accessible to the public, and all interior
2 spaces where Cannabis, cash or currency is being stored for any period of
3 time on a regular basis. The permittee for a Commercial Cannabis Activity
4 shall be responsible for ensuring that the security surveillance camera's
5 footage is accessible. Video recordings shall be maintained for a minimum
6 of 45 days, and shall be made available to the County upon request.

- 7 6. Sensors shall be installed to detect entry and exit from all secure areas.
- 8 7. Panic buttons shall be installed in all Commercial Cannabis Activities.
- 9 8. Any bars installed on the windows or the doors of a Commercial Cannabis
10 Activity shall be installed only on the interior of the building.
- 11 9. Security personnel must be licensed by the State of California Bureau of
12 Security and Investigative Services personnel.
- 13 10. A Commercial Cannabis Activity shall have the capability to remain secure
14 during a power outage and all access doors shall not be solely controlled by
15 an electronic access panel to ensure locks are not released during a power
16 outage.
- 17 11. A Commercial Cannabis Activity shall cooperate with the County and,
18 upon reasonable notice to the Commercial Cannabis Activity, allow the
19 County to inspect or audit the effectiveness of the security plan for the
20 Commercial Cannabis Activity.
- 21 12. The permittee for a Commercial Cannabis Activity shall notify the
22 Riverside County Sheriff's Department immediately after discovering any
23 of the following:
 - 24 a. Significant discrepancies identified during inventory.
 - 25 b. Diversion, theft, loss, or any criminal activity involving the
26 Commercial Cannabis Activity or any agent or employee of the
27 Commercial Cannabis Activity.

1 c. The loss or unauthorized alteration of records related to Cannabis,
2 registering qualifying patients, primary caregivers, or employees or
3 agents of the Commercial Cannabis Activity.

4 d. Any other breach of security.

5 13. Firearms shall not be permitted at a Commercial Cannabis Activity by an
6 owner, manager, employee, volunteer or vendor other than those
7 individuals authorized as a State Licensed Security Personnel.

8 14. Cannabis or Cannabis Products shall not be stored outside at any time.

9 P. PERMIT AND LICENSE POSTING

10 The permittee shall post or cause to be posted at the Commercial Cannabis
11 Activity all required County and State permits and licenses to operate. Such
12 posting shall be in a central location, visible to the patrons, and in all vehicles
13 that deliver or transport Cannabis.

14 Q. SIGNAGE

15 Signage for a Commercial Cannabis Activity shall comply with the following:

16 1. In addition to the requirements set forth in this section and California
17 Business and Professions Code section 26152 as may be amended, business
18 identification signage for a Commercial Cannabis Activity shall comply
19 with Section 19.4 of this ordinance.

20 2. No Commercial Cannabis Activity shall advertise by having a person or
21 device holding a sign and advertising the activity to passersby, whether
22 such person or device is on the lot of the Commercial Cannabis Activity or
23 elsewhere including, but not limited to, the public right-of-way.

24 3. No sign shall be visible from the exterior of the Commercial Cannabis
25 Activity or on any of the vehicles owned or used as part of the Commercial
26 Cannabis Activity.

27 4. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct
28

1 any entrance or exit to the building or any window.

- 2 5. Each entrance to a Commercial Cannabis Activity shall be visibly posted
3 with a clear and legible notice indicating that smoking, ingesting, or
4 otherwise consuming Cannabis on the lot of the Commercial Cannabis
5 Activity is prohibited.
- 6 6. Signage shall not be directly illuminated, internally or externally.
- 7 7. No banners, flags, billboards, or other prohibited signs may be used at any
8 time.

9 R. RECORDS

- 10 1. Each owner and permittee of a Commercial Cannabis Activity shall
11 maintain clear and adequate records and documentation demonstrating that
12 all Cannabis or Cannabis Products have been obtained from and are
13 provided to other permitted and licensed Cannabis operations. The County
14 shall have the right to examine, monitor, and audit such records and
15 documentation, which shall be made available to the County upon written
16 request.
- 17 2. Each owner and permittee of a Commercial Cannabis Activity shall
18 maintain a current register of the names and contact information, including
19 name, address, and telephone number, of anyone owning or holding an
20 ownership interest in the Commercial Cannabis Activity, and of all the
21 officers, managers, employees, agents and volunteers currently employed
22 or otherwise engaged by the Commercial Cannabis Activity. The County
23 shall have the right to examine, monitor, and audit such records and
24 documentation, which shall be made available to the County upon request.
- 25 3. All Commercial Cannabis Activities shall maintain an inventory control
26 and reporting system that accurately documents the present location,
27 amounts, and descriptions of all Cannabis and Cannabis Products for all
28

1 stages of the growing and production or manufacturing, laboratory testing
2 and distribution processes until purchase by or distribution to a qualified
3 patient, primary caregiver for medical purpose or an adult 21 years of age
4 or older who qualifies to purchase adult-use Cannabis.

5 S. WATER

6 All Commercial Cannabis Activities shall obtain a 'Will Serve' letter from the
7 applicable water purveyor, indicating agreement to supply water for the
8 Commercial Cannabis Activity. The letter shall include the activity proposed
9 and any improvements required for service. For Commercial Cannabis Activities
10 where water service is not available, conditions from the Department of
11 Environmental Health for a permitted onsite, in-ground well will be required for
12 the conditional use permit. Irrigation water supplies shall not include water
13 transported by vehicle from off-site sources.

14 T. PARKING

15 Parking shall be provided in accordance with Section 18.12 of this ordinance.

16 U. VISIBILITY

17 In no case shall Live Cannabis Plants be visible from a public or private road,
18 sidewalk, park or common public viewing area.

19 V. HAZARDOUS MATERIALS

20 All Commercial Cannabis Activities that utilize hazardous materials shall comply
21 with applicable hazardous waste generator and AB 185 (hazardous materials
22 handling) requirements and maintain any applicable permits for these programs
23 from the Riverside County Fire Department, the Riverside County Department
24 of Environmental Health, the Riverside County Department of Waste Resources
25 and the Agricultural Commissioner.

26 W. COMPLIANCE WITH LOCAL AND STATE LAWS AND REGULATIONS

27 All Commercial Cannabis Activities shall comply with all applicable local and
28

1 State laws, ordinances and regulations related to, but not limited to, the
2 following: the California Environmental Quality Act, Building Code, Fire Code,
3 Riverside County Ordinance No. 457, Riverside County Ordinance No. 657,
4 Airport Land Use Compatibility Plans, weights and measures regulations, track
5 and trace requirements, pesticide use, water quality, storm water discharge and
6 the grading of land.

7 SECTION 19.506. PUBLIC HEARING AND REQUIREMENTS FOR APPROVAL.

- 8 A. A public hearing shall be held on the application for a conditional use permit in
9 accordance with the provisions of Section 18.26b. of this ordinance and all of the
10 procedural requirements and rights of appeal set forth therein shall govern the
11 public hearing.
- 12 B. No conditional use permit for a Commercial Cannabis Activity shall be approved
13 unless the following findings are made:
- 14 1. The permit is consistent with the General Plan and any applicable specific
15 plan.
 - 16 2. The permit complies with the requirements of Sections 18.28, 19.504,
17 19.511, 19.513, 19.515, 19.517, 19.519, 19.521 and 19.523, as applicable,
18 of this ordinance.
 - 19 3. The permit complies with the development standards for the zoning
20 classification in which the Commercial Cannabis Activity is located.
 - 21 4. The permit will not be detrimental to the public health, safety or general
22 welfare.
- 23 C. Conditional use permits shall be subject to all conditions necessary or convenient
24 to assure that the Commercial Cannabis Activity will satisfy the requirements of
25 this Article.

26 SECTION 19.507. PERMIT EXPIRATION.

- 27 A. All conditional use permits granted for a Commercial Cannabis Activity shall be
28

1 conditioned for the permittee to obtain a valid Cannabis license from the State of
2 California within 6 months of the conditional use permit's approval date. In the
3 event the condition of approval is not complied with, the conditional use permit
4 will automatically become null and void on the 6 month anniversary date of the
5 conditional use permit's approval.

6 B. All conditional use permits issued for a Commercial Cannabis Activity shall
7 expire as provided in each permit's conditions of approval and development
8 agreement. No less than 6 months from the expiration date, the permittee may
9 request the conditional use permit to be renewed as provided in the development
10 agreement. Any request for renewal shall be in writing to the Planning
11 Department and in conjunction with a revised permit application. The renewal
12 request and revised permit application shall be processed in accordance with the
13 procedures for processing the original permit, including any requirements for
14 public hearing, notice of hearing and all rights of appeal. If all obligations
15 detailed within the development agreement associated with the permit are not
16 met, the revised permit application and renewal request will be recommended for
17 denial. If a request for renewal is not requested or is not granted the conditional
18 use permit shall be deemed expired on the date set forth in the permit's conditions
19 of approval and development agreement.

20 SECTION 19.508 OUTDOOR CANNABIS CULTIVATION PROHIBITED

21 Notwithstanding any other provision of this ordinance, Outdoor Cannabis Cultivation
22 of Mature Cannabis Plants is prohibited in all zone classifications.

23 SECTION 19.509 INDOOR (ARTIFICIAL LIGHT) CANNABIS CULTIVATION

24 A. ZONING.

25 Notwithstanding any other provision of this ordinance, Indoor Cannabis
26 Cultivation is allowed as follows:

- 27 1. Specialty Cottage Indoor Cannabis Cultivation.

1 Specialty Cottage Indoor Cannabis Cultivation is allowed in the following
2 zone classifications with an approved conditional use permit in accordance
3 with section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-
4 H, A-1, A-P, A-2 and A-D.

5 2. Specialty Indoor Cannabis Cultivation.

6 Specialty Indoor Cannabis Cultivation is allowed in the following zone
7 classifications with an approved conditional use permit in accordance with
8 section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H,
9 A-1, A-P, A-2 and A-D.

10 3. Small Indoor Cannabis Cultivation.

11 Small Indoor Cannabis Cultivation is allowed in the following zone
12 classifications with an approved conditional use permit in accordance with
13 section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M, M-H,
14 A-1, A-P, A-2, and A-D.

15 4. Medium Indoor Cannabis Cultivation.

16 Medium Indoor Cannabis Cultivation is allowed on lots one gross acre or
17 more in the following zone classifications with an approved conditional use
18 permit in accordance with section 18.28 of this ordinance: I-P, M-S-C, M-
19 M and M-H.

20 B. SIZE LIMITATIONS.

- 21 1. All Indoor Cannabis Cultivations shall not exceed the Canopy size
22 threshold established by State law.
- 23 2. The Canopy size on a single lot for a Specialty Cottage Indoor Cannabis
24 Cultivation shall not exceed 500 square feet.
- 25 3. The Canopy size on a single lot for a Specialty Indoor Cannabis Cultivation
26 shall not exceed 5,000 square feet.
- 27 4. The Canopy size on a single lot for a Small Indoor Cannabis Cultivation
28

1 shall not exceed 10,000 square feet.

2 5. The Canopy size on a single lot for a Medium Indoor Cannabis Cultivation
3 shall not exceed 22,000 square feet except as provided for in 19.509.B.6.
4 below.

5 6. Multiple Indoor Cannabis Cultivations may operate on a single lot
6 provided all the following is complied with:

7 a. Each Indoor Cannabis Cultivation operation is granted a conditional
8 use permit.

9 b. The individual Canopy size for each Indoor Cannabis Cultivation
10 operation complies with State law, and the cumulative Canopy area
11 for all the Indoor Cannabis Cultivation operations on one lot does not
12 exceed the total amount of 43,560 square feet.

13 SECTION 19.510 MIXED LIGHT CANNABIS CULTIVATION

14 A. ZONES.

15 Notwithstanding any other provision of this ordinance, Mixed Light Cannabis
16 Cultivation is allowed as follows:

17 1. Specialty Cottage Mixed Light Cannabis Cultivation.

18 Specialty Cottage Mixed Light Cannabis Cultivation is allowed on lots one
19 gross acre or more in the following zone classifications with an approved
20 conditional use permit in accordance with Section 18.28 of this ordinance:
21 A-1, A-P, A-2 and A-D.

22 2. Specialty Mixed Light Cannabis Cultivation.

23 Specialty Mixed Light Cannabis Cultivation is allowed on lots one and one-
24 half gross acres or more in the following zone classifications with an
25 approved conditional use permit in accordance with Section 18.28 of this
26 ordinance: A-1, A-P, A-2 and A-D.

27 3. Small Mixed Light Cannabis Cultivation.

1 Small Mixed Light Cannabis Cultivation is allowed on lots two and one-
2 half gross acres in the following zone classifications with an approved
3 conditional use permit in accordance with section 18.28 of this ordinance:
4 A-1, A-P, A-2 and A-D.

5 4. Medium Mixed Light Cannabis Cultivation.

6 Medium Mixed Light Cannabis Cultivation is allowed on lots five gross
7 acres or more in the following zone classifications with an approved
8 conditional use permit in accordance with Section 18.28 of this ordinance:
9 A-1, A-2.

10 B. SIZE LIMITATIONS.

11 1. A Mixed Light Cannabis Cultivation shall not exceed the Canopy size
12 threshold established by State law.

13 2. The Canopy size on a single lot for a Specialty Cottage Mixed Light
14 Cannabis Cultivation shall not exceed 2,500 square feet.

15 3. The Canopy size on a single lot for a Specialty Mixed Light Cannabis
16 Cultivation shall not exceed 5,000 square feet.

17 4. The Canopy size on a single lot for a Small Mixed Light Cannabis
18 Cultivation shall not exceed 10,000 square feet.

19 5. The Canopy size on a single lot for a Medium Mixed Light Cannabis
20 Cultivation shall not exceed 22,000 square feet except as provided for in
21 19.510.B.6. below.

22 6. Multiple Mixed Light Cannabis Cultivation operations may operate on a
23 single lot provided all the following is complied with:

24 a. Each Mixed Light Cannabis Cultivation operation is granted a
25 conditional use permit.

26 b. The individual Canopy size for each Mixed Light Cannabis
27 Cultivation operation complies with State law and the cumulative
28

1 Canopy area for all the Mixed Light Cannabis Cultivation operations
2 does not exceed the total amount of 43,560 square feet.

3 SECTION 19.511. CANNABIS CULTIVATION STANDARDS

4 In addition to the approval requirements in Section 19.506 of this ordinance and the
5 development standards in the applicable zoning classification, Cannabis Cultivation operations shall
6 comply with the standards provided below. If there is an inconsistency between the development
7 standards of the zone classification and these standards, the more restrictive standard applies.

8 A. LOCATION REQUIREMENTS.

9 1. Indoor and Mixed Light Cannabis Cultivation shall not be located within
10 1,000 feet of any Child Day Care Center, K-12 school, public park, or
11 Youth Center. The distance shall be measured from the nearest points of
12 the respective lot lines using a direct straight-line measurement. A new
13 adjacent use will not affect the continuation of an existing legal use that has
14 been established under this Article and continuously operating in
15 compliance with the conditional use permit, and local and State laws and
16 regulations. This location requirement may be modified with the approval
17 of a variance pursuant to Section 18.27 of this ordinance. In no case shall
18 the distance be less than allowed by State law.

19 2. Indoor and Mixed Light Cannabis Cultivation are not allowed in an
20 established agricultural preserve or on a lot under a land conservation
21 contract pursuant to the Williamson Act. Indoor and Mixed Light Cannabis
22 Cultivation shall not be considered agriculture for the purposes of
23 Ordinance No. 625 the County's Right-to-Farm Ordinance.

24 3. All Cannabis Cultivation is prohibited on natural slopes 25% or greater.

25 B. MINIMUM LOT SIZE.

26 1. Minimum lot size for Indoor Cannabis Cultivation: The minimum lot size
27 for Indoor Cannabis Cultivation is provided below:

28

Commercial	Minimum Lot	Allowable Zone(s)
------------	-------------	-------------------

Cannabis Activity	Size (Square Feet)	
Specialty Cottage	Minimum lot size per Zone	C1/CP, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
Specialty	Minimum lot size per Zone	C1/CP, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
Small	Minimum lot size per Zone	C1/CP, C-P-S, I-P, M-SC, M-M, M-H, A-1, A-P, A-2, A-D
Medium	Minimum lot size per Zone	I-P, M-SC, M-M, M-H

2. **Minimum lot size for Mixed Light Cannabis Cultivation:** The minimum lot size for Mixed Light Cannabis Cultivation is provided below:

Commercial Cannabis Activity	Minimum Lot Size (Gross Acres)	Allowable Zone(s)
Specialty Cottage	1	A-1, A-P, A-2, A-D
Specialty	1.5	A-1, A-P, A-2, A-D
Small	2.5	A-1, A-P, A-2, A-D
Medium	5	A-1, A2

C. **MINIMUM LOT DIMENSIONS**

The minimum average lot width for Mixed Light Cannabis Cultivation lots shall be 150 feet.

D. **SETBACKS.**

1. **Indoor Cannabis Cultivation:**

Indoor Cannabis Cultivation shall be within a fully enclosed building or buildings and setback from the lot lines and public right-of way in accordance with the development standards for the zone classification in which it is located. When an Indoor Cannabis Cultivation facility is located adjacent to a residentially zoned lot the minimum setback shall be 25 feet.

2. **Mixed Light Cannabis Cultivation:**

a. Except for Medium Mixed Light Cannabis Cultivation, the Cannabis

1 Cultivation Area for Mixed Light Cannabis Cultivation shall be
2 setback a minimum of 50 feet from all lot lines and public right-of-
3 ways.

4 b. The Cannabis Cultivation Area for Medium Mixed Light Cannabis
5 Cultivation shall be setback a minimum of 100 feet from all lot lines
6 and public right-of-ways.

7 c. The Cannabis Cultivation Area for all Mixed Light Cannabis
8 Cultivation shall be located a minimum of 50 feet from the drip line
9 of any riparian vegetation of any watercourse.

10 d. All hoop structures, greenhouses and other similar structures used for
11 all Mixed Light Cannabis Cultivation shall be separated by a
12 minimum of 6 feet.

13 e. When adjacent to a residentially zoned lot, the Cannabis Cultivation
14 Area for all Mixed Light Cannabis Cultivation shall be setback a
15 minimum of 100 feet from the adjacent residentially zoned lot lines.

16 3. Setback adjustments may be made in accordance with Section 18.33 of this
17 ordinance, except in no event shall setbacks be less than the setbacks
18 required by the State of California Department of Food and Agriculture.

19 E. SCREENING AND FENCING.

20 All Mixed Light Cannabis Cultivation shall occur within a secure fence at least
21 6 feet in height that fully encloses the Cannabis Cultivation Premises or Cannabis
22 Cultivation area and prevents easy access to the Cannabis Cultivation Area. The
23 fence must be solid, durable and include a lockable gate(s) that is locked at all
24 times, except for during times of active ingress and egress. Fences shall be
25 separated by a minimum of 6 feet from all cultivation structures. The fence shall
26 comply with all other applicable County ordinances, policies, and design
27 standards related to height, location, materials, or other fencing restrictions.
28

1 Fences with barbed wire are not permitted.

2 F. ENCLOSURES

3 1. Cannabis Cultivation operations shall occur within a fully enclosed
4 permitted building, greenhouse, hoop structure, or other similar structure.
5 Mixed light supplemental lighting shall not exceed 25 watts per square foot
6 to be used up to one hour before sunrise or after sunset, unless the building
7 or structure is equipped with light-blocking measures to ensure that no light
8 escapes.

9 2. Greenhouses, hoop structures, or other similar structures shall comply with
10 all applicable Building and Safety laws and regulations and each structure
11 shall not exceed 5,500 square feet in area. Structures that are 3,600 square
12 feet in area or larger shall be reviewed by the Riverside County Fire
13 Department and subject to fire sprinkler requirements as set forth in
14 Riverside County Ordinance No. 787.

15 G. ENERGY CONSERVATION MEASURES.

16 All Cannabis Cultivation operations shall include adequate measures to address
17 the projected energy demand for Cannabis cultivation at the lot. On-site
18 renewable energy generation shall be required for all Cannabis cultivation using
19 artificial lighting. Renewable energy systems shall be designed to have a
20 generation potential equal to or greater than 20-percent of the anticipated energy
21 demand.

22 H. WATER CONSERVATION MEASURES.

23 All Cannabis Cultivation operations shall include adequate measures that
24 minimize use of water for cultivation on the lot. Water conservation measures,
25 water capture systems, or grey water systems shall be incorporated into the
26 operations in order to minimize use of water where feasible.

27 I. OPERATIONS

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- 1 1. All Cannabis Cultivation lighting shall be fully shielded, downward casting
2 and not spill over onto structures, other properties or the night sky. All Indoor
3 and Mixed Light Cannabis Cultivation operations shall be fully contained so
4 that little to no light escapes. Light shall not escape at a level that is visible
5 from neighboring properties between sunset and sunrise.
- 6 2. All Cannabis Cultivation operations shall accumulate or store garbage and
7 refuse in a nonabsorbent, water-tight, vector resistant, durable, easily
8 cleanable, galvanized metal or heavy plastic containers with tight fitting lids.
9 No refuse container shall be filled beyond the capacity to completely close
10 the lid. All garbage and refuse on this site shall not be accumulated or stored
11 for more than seven calendar days, and shall be properly disposed of before
12 the end of the seventh day. All waste, including but not limited to refuse,
13 garbage, green waste and recyclables, must be disposed of in accordance with
14 County and State laws and regulations. All waste generated from Cannabis
15 Cultivation operations must be properly stored and secured to prevent access
16 from the public.

17 J. FINDINGS.

18 In addition to the requirements for approval in Section 19.506 of this ordinance,
19 no conditional use permit shall be approved or conditionally approved unless the
20 following findings are made:

- 21 1. The Indoor or Mixed Light Cannabis Cultivation complies with all the
22 requirements of the State and County for Cannabis Cultivation.
- 23 2. The Indoor or Mixed Light Cannabis Cultivation is not located within
24 1,000 feet from any Child Day Care Center, K-12 school, public park,
25 or Youth Center or a variance has been approved allowing a shorter
26 distance but not less than allowed by State law.
- 27 3. The Indoor or Mixed Light Cannabis Cultivation includes adequate
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1 measures that minimize use of water for cultivation on the lot.

- 2 4. The Indoor or Mixed Light Cannabis Cultivation includes adequate
3 quality control measures to ensure cultivation on the lot meets State and
4 County regulatory standards.
- 5 5. The Indoor or Mixed Light Cannabis Cultivation includes adequate
6 measures that address enforcement priorities for cultivation including
7 restricting access to minors, and ensuring that Cannabis is not supplied
8 to unlicensed or unpermitted persons.
- 9 6. For Indoor and Mixed Light Cannabis Cultivation lots with verified
10 Cannabis related violations within the last 12 months from the adoption
11 date of Ordinance No. 348.4862, the proposed use will not contribute to
12 repeat violations on the lot and all applicable fees have been paid.
- 13 7. The Indoor or Mixed Cannabis Cultivation will operate in a manner that
14 prevents Cannabis nuisance odors from being detected offsite.

15 SECTION 19.512 CANNABIS WHOLESALE NURSERIES

16 A. APPLICABILITY.

17 Notwithstanding any other provision of this ordinance, Cannabis Wholesale
18 Nurseries are allowed as follows:

19 1. Outdoor Cannabis Wholesale Nurseries.

20 Outdoor Cannabis Wholesale Nurseries are allowed on lots larger than or
21 equal to one gross acre in the following zone classifications with an
22 approved conditional use permit in accordance with Section 18.28 of this
23 ordinance: A-1, A-P, A-2 and A-D.

24 2. Indoor Cannabis Wholesale Nurseries.

25 Indoor Cannabis Wholesale Nurseries are allowed in the following zone
26 classifications with an approved conditional use permit in accordance with
27 Section 18.28 of this ordinance: I-P, M-SC, M-M and M-H.

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1 3. Mixed Light Cannabis Wholesale Nurseries.

2 Mixed Light Cannabis Wholesale Nurseries are allowed on lots larger than
3 or equal to one gross acre in the following zone classifications with an
4 approved conditional use permit in accordance with Section 18.28 of this
5 ordinance: A-1, A-P, A-2 and A-D.

6 B. NO MULTIPLE USE PERMITS

7 No other Commercial Cannabis Activity shall be allowed on a lot that has an
8 approved conditional use permit for a Cannabis Wholesale Nursery.

9 SECTION 19.513 CANNABIS WHOLESALE NURSERIES STANDARDS

10 In addition to the approval requirements in Section 19.506 of this ordinance and the
11 development standards for the applicable zoning classification, Cannabis Wholesale Nurseries shall
12 comply with the standards provided below. If there is an inconsistency between the development
13 standards of the zone classification and these standards, the more restrictive standard applies.

14 A. GENERAL LOCATION.

15 Cannabis Wholesale Nurseries shall not be located within 600 feet from any
16 Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall
17 be measured from the nearest point of the respective lot lines using a direct
18 straight-line measurement. A new adjacent use will not affect the continuation of
19 an existing use that has been established under this Article and continuously
20 operating in compliance with the conditional use permit, and local and State laws
21 and regulations.

22 B. MINIMUM LOT SIZE.

23 1. Minimum lot size for Outdoor Cannabis Wholesale Nurseries: The
24 minimum lot size for Outdoor Cannabis Wholesale Nurseries is listed
25 below:
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Activity	Minimum Lot Size (Gross Acres)	Allowable Zone(s)
Outdoor Cannabis Wholesale Nursery	1	A-1, A-P, A-2, A-D

2. Minimum lot size for Indoor Cannabis Wholesale Nurseries: The minimum lot size for Indoor Cannabis Wholesale Nurseries is listed below:

Activity	Minimum Lot Size (Gross Acres)	Allowable Zone(s)
Indoor Cannabis Wholesale Nursery	Minimum lot size per Zone	I-P, M-SC, M-M, M-H

3. Minimum lot size for Mixed Light Cannabis Wholesale Nurseries: The minimum lot size for Mixed Light Cannabis Wholesale Nurseries is listed below:

Activity	Minimum Lot Size (Gross Acres)	Allowable Zone(s)
Mixed Light Cannabis Wholesale Nursery	1	A-1, A-2

C. MINIMUM LOT DIMENSIONS

The minimum average lot width for Cannabis Wholesale Nurseries shall be 150 feet.

D. SETBACKS.

1. The Premises for all Cannabis Wholesale Nurseries shall be setback a minimum of 50 feet from the lot lines and public right-of ways.
2. The Premises for all Outdoor and Mixed Light Cannabis Wholesale Nurseries shall be setback a minimum of 50 feet from the drip line of any

1 riparian vegetation of any watercourse.

- 2 3. Setbacks may be modified with the approval of a setback adjustment
3 pursuant to Section 18.33 of this ordinance. In no case shall a setback be
4 less than setbacks required by the State of California Department of Food
5 and Agriculture.

6 D. SCREENING AND FENCING.

7 Live Cannabis Plants shall not be visible from outside of the lot for a Cannabis
8 Wholesale Nursery. All Cannabis Wholesale Nursery activities shall occur
9 within a secure, solid and durable fence at least 6 feet in height that fully encloses
10 the Premises of the Cannabis Wholesale Nursery and prevents access to the
11 Premises. The fence must include a lockable gate(s) that is locked at all times,
12 except for during times of active ingress and egress. The fence shall be separated
13 a minimum of six feet from Cannabis Wholesale Nursery structures. The fence
14 shall comply with all applicable County ordinances, policies and design
15 standards regarding the height, location, and materials. Fences with barbed wire
16 are not permitted.

17 E. MATURE CANNABIS PLANTS.

18 Mature Cannabis Plants as defined by the California Department of Food and
19 Agriculture are not allowed to be grown, kept, stored or sold at any Cannabis
20 Wholesale Nursery.

21 F. ENCLOSURES

- 22 1. Except for outdoor Cannabis Wholesale Nurseries, operations shall occur
23 within a fully enclosed permitted building, greenhouse, hoop structure, or
24 other similar structure. Mixed light supplemental lighting shall not exceed
25 25 watts per square foot to be used up to one hour before sunrise or after
26 sunset, unless the building or structure is equipped with light-blocking
27 measures to ensure that no light escapes.

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1 2. Greenhouse, hoop structures, or other similar structures shall comply with
2 all applicable Building and Safety laws and regulations and each structure
3 shall not exceed 5,500 square feet in area. Structures that are 3,600 square
4 feet in area or larger shall be reviewed by the Riverside County Fire
5 Department and subject to fire sprinkler requirements as set forth in
6 Riverside County Ordinance No. 787.

7 G. ENERGY CONSERVATION MEASURES.

8 Cannabis Wholesale Nurseries shall include adequate measures to address the
9 projected energy demand for Cannabis cultivation on the lot. On-site renewable
10 energy generation shall be required for all Cannabis Wholesale Nursery
11 operations using artificial lighting. Renewable energy systems shall be designed
12 to have a generation potential equal to or greater than 20-percent of the
13 anticipated energy demand.

14 H. WATER CONSERVATION MEASURES.

15 Cannabis Wholesale Nursery operations shall include adequate measures that
16 minimize use of water for Cannabis cultivation at the site. Water conservation
17 measures, water capture systems, or grey water systems shall be incorporated into
18 Cannabis cultivation in order to minimize use of water where feasible.

19 I. FINDINGS.

20 In addition to the requirements for approval in Section 19.506 of this ordinance,
21 no conditional use permit shall be approved or conditionally approved unless the
22 following findings are made:

- 23 1. The Cannabis Wholesale Nursery complies with all the requirements of
24 the State and County for the cultivation of Cannabis.
- 25 2. The Cannabis Wholesale Nursery is not within 600 feet from any Child
26 Day Care Center, K-12 school, public park, or Youth Center.
- 27 3. The Cannabis Wholesale Nursery includes adequate measures that
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1 minimize use of water for activities at the site.

- 2 4. The Cannabis Wholesale Nursery includes adequate quality control
3 measures to ensure Cannabis kept on the lot meets State regulatory
4 standards.
- 5 5. The Cannabis Wholesale Nursery includes adequate measures that
6 address enforcement priorities for Cannabis activities including
7 restricting access to minors, and ensuring that Cannabis and Cannabis
8 Products are not supplied to unlicensed or unpermitted persons within
9 the State and not distributed out of State.
- 10 6. For Cannabis Wholesale Nurseries lots with verified Cannabis-related
11 violations within the last 12 months from the adoption date of
12 Ordinance No. 348.4862, the use will not contribute to repeat violations
13 on the lot and all applicable fees have been paid.
- 14 7. The Cannabis Wholesale Nursery will operate in a manner that prevents
15 cannabis nuisance odors from being detected offsite.

16 SECTION 19.514 CANNABIS MANUFACTURING FACILITIES

17 A. APPLICABILITY

18 Notwithstanding any other provision of this ordinance, Cannabis
19 Manufacturing Facilities are allowed as follows:

20 1. Non-Volatile Cannabis Manufacturing Facility.

21 Non-volatile Cannabis Manufacturing Facilities for extractions using
22 mechanical methods or using non-volatile solvents, requiring a Type 6 State
23 license, are allowed in the following zones with an approved conditional
24 use permit in accordance with Section 18.28 of this ordinance: I-P, M-SC,
25 M-M and the M-H zones. These facilities may also conduct infusion
26 operations and packaging and labeling of cannabis products.

27 2. Type N Cannabis Manufacturing Facilities.

1 Cannabis Manufacturing Facilities that produce edible or topical products
2 using infusion processes, or other types of cannabis products other than
3 extracts or concentrates, requiring a Type N State license, are allowed in
4 the following zones with an approved conditional use permit in accordance
5 with Section 18.28 of this ordinance: I-P, M-SC, M-M and the M-H. These
6 facilities may also package and label cannabis products.

7 3. Type P Cannabis Manufacturing Facilities.

8 Cannabis Manufacturing Facilities that only package or repackage cannabis
9 products or label or relabel the cannabis product container or wrapper,
10 requiring a Type P State license, are allowed in the following zones with an
11 approved conditional use permit in accordance with Section 18.28 of this
12 ordinance: I-P, M-SC, M-M and the M-H.

13 4. Volatile Cannabis Manufacturing Facility.

14 Cannabis Manufacturing Facilities involving volatile processes or
15 substances, requiring a Type 7 volatile manufacturing State license, are
16 allowed in the following zones with an approved conditional use permit in
17 accordance with Section 18.28 of this ordinance: I-P, M-SC, M-M and M-
18 H. A Volatile Cannabis Manufacturing Facility may also conduct
19 extractions using nonvolatile solvents or mechanical methods, conduct
20 infusion operations and conduct packaging and labeling of cannabis
21 products.

22 5. Shared-Use Cannabis Manufacturing Facility.

23 A Shared-Use Cannabis Manufacturing Facility is allowed in the following
24 zones with an approved conditional use permit in accordance with Section
25 18.28 of this ordinance: I-P, M-SC, M-M and M-H. A Shared-Use
26 Cannabis Manufacturing Facility may include the following facilities: a
27 non-volatile manufacturing facility, an infusion only manufacturing facility
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1 or a volatile manufacturing facility. The conditional use permit for a
2 Shared-Use Cannabis Manufacturing Facility shall identify the types of
3 facilities operating at the Shared-Use Cannabis Manufacturing Facility.

4 SECTION 19.515 CANNABIS MANUFACTURING FACILITIES STANDARDS

5 In addition to the approval requirements in Section 19.506 of this ordinance and the
6 development standards for the applicable zoning classification, Cannabis Manufacturing Facilities
7 shall comply with the standards provided below. If there is an inconsistency between the
8 development standards of the zone classification and these standards, the more restrictive standard
9 applies.

10 A. GENERAL LOCATION.

11 Cannabis Manufacturing Facilities shall not be located within 600 feet from any
12 Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall
13 be measured from the nearest point of the respective lot lines using a direct
14 straight-line measurement. A new adjacent use will not affect the continuation of
15 an existing legal use that has been established under this Article and continuously
16 operating in compliance with the conditional use permit, and local and State laws
17 and regulations.

18 B. MINIMUM LOT SIZE.

19 The minimum lot size for a Cannabis Manufacturing Facility shall be 10,000
20 square feet with a minimum average width of 75 feet, except that a lot size not
21 less than 7,000 square feet and an average width of not less than 65 feet may be
22 allowed when sewers are available and will be utilized by the Cannabis
23 Manufacturing Facility.

24 C. SETBACKS

25 1. All Cannabis Manufacturing Facilities shall comply with the setback
26 standards for the zone classification they are located in, except when
27 adjacent to a residential zone where the minimum setback from the
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1 residentially zoned lot lines shall be 25 feet.

- 2 2. Setbacks may be modified with an approved setback adjustment in
3 accordance with Section 18.33 of this ordinance. In no case shall a setback
4 be less than setbacks required by the State of California Bureau of Cannabis
5 Control, the California Building Code or Ordinance No. 457.

6 D. LIMITATION ON THE MANUFACTURING OF CANNABIS EDIBLE
7 PRODUCTS.

8 Cannabis Manufacturing Facilities shall not manufacture Cannabis edible
9 products in the shape of animals, people, insects, or fruit.

10 E. OPERATIONS

- 11 1. Any compressed gases used in the manufacturing process shall not be
12 stored on any lot within in containers that exceeds the amount which is
13 approved by the Riverside County Fire Department and authorized by the
14 conditional use permit.
- 15 2. Closed loop systems for compressed gas extraction systems must be
16 commercially manufactured, bear a permanently affixed and visible serial
17 number and certified by an engineer licensed by the State of California
18 that the system was commercially manufactured, is safe for its intended
19 use, and was built to codes of recognized and generally accepted good
20 engineering practices.
- 21 3. Cannabis Manufacturing Facilities shall have a training program for
22 persons using solvents or gases in a closed looped system to create
23 cannabis extracts on how to use the system, to access applicable material
24 safety data sheets and to handle and store the solvents and gases safely.

25 F. FINDINGS.

26 In addition to the requirements for approval in Section 19.506 of this ordinance,
27 no conditional use permit shall be approved or conditionally approved unless the
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1 following findings are made:

- 2 1. The Cannabis Manufacturing Facility complies with all the requirements of
- 3 the State and County for the manufacturing of Cannabis.
- 4 2. The Cannabis Manufacturing Facility does not pose a significant threat to
- 5 the public or to neighboring uses from explosion or from release of harmful
- 6 gases, liquids, or substances.
- 7 3. The Cannabis Manufacturing Facility includes adequate quality control
- 8 measures to ensure Cannabis manufactured at the facility meets industry
- 9 standards and includes a documented employee safety training program, a
- 10 Materials Data Safety Sheet, and meets all requirements in Health and
- 11 Safety Code Section 11362.775, as it may be amended from time to time.
- 12 4. The Cannabis Manufacturing Facility includes adequate measures that
- 13 address enforcement priorities for Cannabis activities including restricting
- 14 access to minors, and ensuring that Cannabis and Cannabis Products are
- 15 obtained from and supplied only to other permitted licensed sources within
- 16 the State and not distributed out of State.
- 17 5. The Cannabis Manufacturing Facility is not located within 600 feet from
- 18 any Child Day Care Center, K-12 school, public park, or Youth Center.

19 SECTION 19.516 CANNABIS TESTING FACILITIES

20 A. APPLICABILITY.

21 Notwithstanding any other provision of this ordinance, Cannabis Testing
22 Facilities are allowed in the following zone classifications with an approved
23 conditional use permit in accordance with Section 18.28 of this ordinance: C-
24 1/C-P, C-P-S, I-P, M-SC, M-M, and M-H.

25 B. NO MULTIPLE USE PERMITS

26 No other Commercial Cannabis Activity shall be allowed on a lot that has an
27 approved conditional use permit for a Cannabis Testing Facility.

1 SECTION 19.517 CANNABIS TESTING FACILITIES STANDARDS

2 In addition to the approval requirements in Section 19.506 of this ordinance and the
3 development standards for the applicable zoning classification, Cannabis Testing Facilities shall
4 comply with the standards provided below. If there is an inconsistency between the development
5 standards of the zone classification and these standards, the more restrictive standard applies.

6 A. GENERAL LOCATION.

7 Cannabis Testing Facilities shall not be located within 600 feet from any Child
8 Day Care Center, K-12 school, public park, or Youth Center. Distance shall be
9 measured from the nearest point of the respective lot lines using a direct straight-
10 line measurement. A new adjacent use will not affect the continuation of an
11 existing legal use that has been established under this Article and continuously
12 operating in compliance with the conditional use permit, and local and State laws
13 and regulations.

14 B. SETBACKS

- 15 1. All Cannabis Testing Facilities shall comply with the setback standards
16 for the zone classification they are located in, except when adjacent to a
17 residential zone where the minimum setback from the residentially zoned
18 lot lines shall be 25 feet.
- 19 2. Setbacks may be modified with an approved setback adjustment in
20 accordance with Section 18.33 of this ordinance. In no case shall a
21 setback be less than setbacks required by the State of California Bureau of
22 Cannabis Control, the California Building Code or Ordinance No. 457.

23 C. OPERATIONS

24 Cannabis Testing Facilities shall be required to conduct all testing in a manner
25 pursuant to Business and Professions Code Section 26100 and shall be subject
26 to State and local law and regulations.

27 D. FINDINGS.

1 In addition to the requirements for approval in Section 19.506 of this ordinance,
2 no conditional use permit shall be approved or conditionally approved unless the
3 following findings are made:

- 4 1. The Cannabis Testing Facility complies with all the applicable
5 requirements of the State and County for the testing of Cannabis.
- 6 2. The owners, permittees, operators, and employees of the Cannabis
7 Testing Facility are not associated with any other Commercial Cannabis
8 Activity.
- 9 3. The Cannabis Testing Facility is accredited by an appropriate
10 accrediting agency as approved by the State and in compliance with
11 Health and Safety Code Section 5238, which may be amended from
12 time to time.
- 13 4. The Cannabis Testing Facility's operating plan demonstrates proper
14 protocols and procedures for statistically valid sampling methods and
15 accurate certification of Cannabis and Cannabis Products for potency,
16 purity, pesticide residual levels, mold, and other contaminants
17 according to adopted industry standards.
- 18 5. The Cannabis Testing Facility includes adequate measures that address
19 enforcement priorities for Cannabis activities including restricting
20 access to minors, and ensuring that Cannabis and Cannabis Products are
21 obtained from and supplied only to other permitted licensed sources
22 within the State and not distributed out of state.
- 23 6. The Cannabis Testing Facility is not located within 600 feet from any
24 Child Day Care Center, K-12 school, public park, or Youth Center.
- 25 7. For Cannabis Testing Facilities lots with verified cannabis-related
26 violations within the last 12 months from the adoption date of
27 Ordinance No. 348.4862, the use will not contribute to repeat violation
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1 on the lot and all applicable fees have been paid.

2 SECTION 19.518. CANNABIS RETAILER

3 A. APPLICABILITY

4 Notwithstanding any other provision of this ordinance, Cannabis Retailers are
5 allowed as follows:

6 1. Cannabis Retailer – Non-Storefront

7 Non-storefront Cannabis Retailers within a permanent structure are allowed
8 in the following zone classifications with an approved conditional use
9 permit in accordance with Section 18.28 of this ordinance: C-1/C-P, C-P-
10 S, I-P, M-SC, M-M and M-H.

11 2. Cannabis Retailer – Storefront

12 Storefront Cannabis Retailers within a permanent structure are allowed in
13 the following zones with an approved conditional use permit in accordance
14 with Section 18.28 of this ordinance: C-1/C-PC-P-S, I-P, MS-C, M-M and
15 M-H.

16 3. Mobile Cannabis Retailers are prohibited in all zone classifications.

17 SECTION 19.519. CANNABIS RETAILER MINIMUM STANDARDS.

18 In addition to the approval requirements in Section 19.506 of this ordinance and
19 development standards for the applicable zoning classification, Cannabis Retailers shall comply
20 with the standards provided below. If there is an inconsistency between the development standards
21 of the zone classification and these standards, the more restrictive standard applies.

22 A. GENERAL LOCATION.

23 1. Cannabis Retailers shall not be located within 600 feet from any Child Day
24 Care Center, K-12 school, public park, or Youth Center. Distance shall be
25 measured from the nearest point of the respective lot lines using a direct
26 straight-line measurement. A new adjacent use will not affect the
27 continuation of an existing legal use that has been established under this
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1 Article and continuously operating in compliance with the conditional use
2 permit, and local and State laws and regulations.

- 3 2. Cannabis Retailers shall not be located within 1,000 feet of any other
4 Cannabis Retailer.
- 5 3. Cannabis Retailers shall not be located within 500 feet of a smoke shop or
6 similar facility.
- 7 4. Cannabis Retailers shall not be located on a lot containing a residential
8 dwelling unit.

9 **B. SETBACKS**

- 10 1. All Cannabis Retailers shall comply with the setback standards for the zone
11 classification they are located in, except when adjacent to a residential zone
12 where the minimum setback from the residentially zoned lot lines shall be
13 40 feet.
- 14 2. Setbacks may be modified with an approved setback adjustment in
15 accordance with Section 18.33 of this ordinance. In no case, shall a setback
16 be less than setbacks required by the State of California Bureau of Cannabis
17 Control, California Building Code or Ordinance No. 457.

18 **C. OPERATIONS.**

- 19 1. Entrances into the retail location of the Cannabis Retailer shall be
20 separate from the reception area and locked at all times with entry strictly
21 controlled. An electronic or mechanical entry system shall be utilized to
22 limit access and entry to the retail location.
- 23 2. Entrances into the retail location of a Cannabis Retailer that possess an
24 A-License and a M-License from the State shall be separate and distinct
25 from each other and proper signage shall be placed at each entrance
26 indicating that no one under the age of 18 shall be allowed entrance into
27 the M-Licensed retail location and no one under the age of 21 shall be
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- allowed entrance into the A-Licensed retail location.
3. Display areas shall include the smallest amount of Cannabis and Cannabis Products reasonably anticipated to meet sales during operating hours.
 4. Cannabis and Cannabis Products not in the display area shall be maintained in a locked secure area.
 5. Not more than 10% of the Cannabis Retailer floor area, up to a maximum of 50 square feet, shall be used for the sale of incidental goods such as, but not limited to, clothing, posters, or non-cannabis goods.
 6. Restroom facilities shall be locked and under the control of the Cannabis Retailer.
 6. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products held for sale by the Cannabis Retailer are cultivated, manufactured, transported, distributed, and tested by California licensed and permitted facilities that are in full conformance with State and local laws and regulations.
 7. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product unless such products are labeled and in a tamper-evident package in compliance with the California Business and Professions Code and any additional rules promulgated by a licensing authority.
 8. Cannabis Retailers shall not provide free samples of any type, including Cannabis Products, to any person and shall not allow any person to provide free samples on the Cannabis Retailer's lot.
 9. Deliveries shall be conducted in accordance with California Business and Professions Code Section 26090 or as may be amended and all state regulations pertaining to delivery of Cannabis Products. Cannabis Retailers shall only deliver to customers within a jurisdiction that does not expressly prohibit delivery within their jurisdictional boundary by

1 ordinance.

2 D. MOBILE DELIVERIES.

3 Cannabis Retailers with an approved conditional use permit may provide
4 deliveries of Cannabis Products consistent with State law.

5 E. FINDINGS.

6 In addition to the requirements for approval in Section 19.506 of this ordinance,
7 no conditional use permit shall be approved or conditionally approved unless the
8 following findings are made:

- 9 a. The Cannabis Retailer complies with all the requirements of the State and
10 County for the selling of Cannabis.
- 11 b. The non-storefront Cannabis Retailer is not open to the public.
- 12 c. The Cannabis Retailer is not located within 600 feet from any Child Day
13 Care Center, K-12 school, public park, or Youth Center.
- 14 d. The Cannabis Retailer includes adequate measures that address
15 enforcement priorities for Commercial Cannabis Activities including
16 restricting access to minors, and ensuring that Cannabis and Cannabis
17 Products are obtained from and supplied only to other permitted licensed
18 sources within the State and not distributed out of State.
- 19 e. For Cannabis Retailer lots with verified cannabis-related violations within
20 the last 12 months from the adoption date of Ordinance No. 348.4862, the
21 use will not contribute to repeat violation on the lot and all applicable fees
22 have been paid.

23 SECTION 19.520 CANNABIS DISTRIBUTION FACILITIES

24 APPLICABILITY.

25 Notwithstanding any other provision of this ordinance, Cannabis Distribution Facilities
26 are allowed in the following zone classifications with an approved conditional use permit in
27 accordance with Section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M and M-H.

1 SECTION 19.521. CANNABIS DISTRIBUTION FACILITIES STANDARDS.

2 In addition to the approval requirements in Section 19.506 of this ordinance and
3 development standards for the applicable zoning classification, Cannabis Distribution Facilities
4 shall comply with the standards provided below. If there is an inconsistency between the
5 development standards of the zone classification and these standards, the more restrictive standard
6 applies.

7 A. GENERAL LOCATION.

8 Cannabis Distribution Facilities shall not be located within 600 feet from any
9 Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall
10 be measured from the nearest point of the respective lot lines using a direct
11 straight-line measurement. A new adjacent use will not affect the continuation of
12 an existing legal use that has been established under this Article and continuously
13 operating in compliance with the conditional use permit, and local and State laws
14 and regulations.

15 B. SETBACKS.

16 1. All Cannabis Distributions Facilities shall comply with the setback
17 standards for the zone classification they are located in, except when
18 adjacent to a residential zone where the minimum setback from the
19 residentially zoned lot lines shall be 25 feet.

20 2. Setbacks may be modified with an approved setback adjustment in
21 accordance with Section 18.33 of this ordinance. In no case shall a setback
22 be less than setbacks required by the State of California Bureau of Cannabis
23 Control, the California Building Code or Ordinance No. 457.

24 C. OPERATIONS.

25 1. Cannabis and Cannabis Products shall only be transported between permitted
26 and licensed Commercial Cannabis Activities. .

27 2. In addition to the requirements of Section 19.504.R. the following record
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1 keeping measures are required to be implemented for all Cannabis
2 Distribution Facilities:

- 3 a. Prior to transporting Cannabis or Cannabis Products, a shipping
4 manifest shall be completed as required by state law and regulations.
- 5 b. A copy of the shipping manifest shall be maintained during
6 transportation and shall be made available upon request to law
7 enforcement or any agents of the State or County charged with
8 enforcement.
- 9 c. Cannabis Distribution Facilities shall maintain appropriate records of
10 transactions and shipping manifests that demonstrate an organized
11 method of storing and transporting Cannabis and Cannabis Products
12 to maintain a clear chain of custody.

13 3. Cannabis Distribution Facilities shall ensure that appropriate samples of
14 Cannabis or Cannabis Products are tested by a permitted and licensed testing
15 facility prior to distribution and shall maintain a copy of the test results in its
16 files.

17 4. Cannabis Distribution Facilities shall not be open to the public.

18 **D. FINDINGS.**

19 In addition to the requirements for approval in Section 19.506 of this ordinance,
20 no conditional use permit shall be approved or conditionally approved unless the
21 following findings are made:

- 22 1. The Cannabis Distribution Facility complies with all the requirements of
23 the State and County for the distribution of Cannabis.
- 24 2. The Cannabis Distribution Facility's operating plan demonstrates proper
25 protocols and procedures that address enforcement priorities for Cannabis
26 related activities including restricting access to minors, and ensuring that
27 Commercial Cannabis Activities and Cannabis Products are obtained from
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1 and supplied only to other permitted and licensed sources and not
2 distributed out of State.

- 3 3. The Cannabis Distribution Facility is not within 600 feet from any Child
4 Day Care Center, K-12 school, public park, or Youth Center.
- 5 4. The Cannabis Distribution Facility is not open to the public.
- 6 5. For Cannabis Distribution Facility lots with verified cannabis-related
7 violations within the last 12 months from the adoption date of Ordinance
8 No. 348.4862, the use will not contribute to repeat violations on the lot and
9 the all applicable fees have been paid.

10 SECTION 19.522 CANNABIS MICROBUSINESS FACILITIES

11 APPLICABILITY.

12 Notwithstanding any other provision of this ordinance, Cannabis Microbusiness
13 Facilities are allowed in the following zone classifications with an approved conditional use permit
14 in accordance with Section 18.28 of this ordinance: C-1/C-P, C-P-S, I-P, M-SC, M-M and M-H.

15 SECTION 19.523. CANNABIS MICROBUSINESS FACILITIES STANDARDS.

16 In addition to the approval requirements in Section 19.506 of this ordinance and
17 development standards for the applicable zoning classification, Cannabis Microbusiness Facilities
18 shall comply with the standards provided below. If there is an inconsistency between the
19 development standards of the zone classification and these standards, the more restrictive standard
20 applies.

21 A. GENERAL LOCATION.

22 Cannabis Microbusiness Facilities shall not be located within 600 feet from any
23 Child Day Care Center, K-12 school, public park, or Youth Center. Distance
24 shall be measured from the nearest point of the respective lot lines using a direct
25 straight-line measurement. A new adjacent use will not affect the continuation of
26 an existing legal use that has been established under this Article and continuously
27 operating in compliance with the conditional use permit, and local and State laws
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1 and regulations.

2 B. SETBACKS.

- 3 1. All Cannabis Microbusiness Facilities shall comply with the setback
4 standards for the zone classification they are located in, except when
5 adjacent to a residential zone where the minimum setback from the
6 residentially zoned lot lines shall be 25 feet. In the event that a Cannabis
7 Microbusiness Facility includes retail sales of Cannabis, then the minimum
8 setback from residentially zoned lot lines shall be 40 feet.
- 9 2. Setbacks may be modified with an approved setback adjustment in
10 accordance with Section 18.33 of this ordinance. In no case shall a setback
11 be less than setbacks required by the State of California Bureau of Cannabis
12 Control, the California Building Code or Ordinance No. 457.

13 C. ACTIVITIES

- 14 1. Cannabis Microbusiness Facilities shall not transport or store non-cannabis
15 goods.
- 16 2. Cannabis Microbusiness Facilities may distribute, manufacture (without
17 volatile solvents) and dispense Cannabis under a single Cannabis
18 Microbusiness Facilities license issued by the State.
- 19 3. Cannabis Microbusiness Facilities may cultivate Cannabis indoors in an
20 area less than 10,000 square feet.
- 21 4. Cannabis Microbusiness Facilities shall include at least three of the
22 following Commercial Cannabis Activities, which shall be set forth in the
23 conditional use permit:
- 24 a. Indoor Cultivation up to 10,000 square feet
25 b. Manufacturing (with non-volatile solvents)
26 c. Distribution
27 d. Retail sales

1 D. OPERATIONS

2 Cannabis Microbusiness Facilities shall comply with the operational
3 requirements set forth in this Article that apply to the specified uses authorized by the approved
4 conditional use permits, and the water and energy conservation standards as applicable to
5 Cannabis Microbusiness Facilities that includes cultivation.

6 E. FINDINGS.

7 In addition to the requirements for approval in Section 19.506 of this ordinance,
8 no conditional use permit shall be approved or conditionally approved unless the
9 following findings are made:

- 10 1. The Cannabis Microbusiness Facility complies with all the requirements of
11 the State and local laws and regulations.
- 12 2. The Cannabis Microbusiness Facility's operating plan demonstrates proper
13 protocols and procedures that address enforcement priorities for Cannabis
14 activities including restricting access to minors, and ensuring that Cannabis
15 and Cannabis Products are obtained from and supplied only to other
16 permitted and licensed sources within the State and not distributed out of
17 State.
- 18 3. The Cannabis Microbusiness Facility will not be located within 600 feet
19 from any Child Day Care Center, K-12 school, public park, or Youth
20 Center.
- 21 4. For Cannabis Microbusiness Facility lots with verified cannabis-related
22 violations within the last 12 months from the adoption date of Ordinance
23 No. 348.4862, the use will not contribute to repeat violation on the site and
24 all applicable fees have been paid.

25 SECTION 19.524. TEMPORARY CANNABIS EVENT.

26 A. REQUIREMENTS FOR APPROVAL.

27 The Planning Director shall approve an application for a temporary Cannabis
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1 event permit if all of the following are met:

- 2 1. The temporary Cannabis event will take place on County Fair property or
- 3 District Agricultural Association property.
- 4 2. The temporary Cannabis event is not located within 1,000 feet from any
- 5 Child Day Care Center, K-12 school, public park, or Youth Center.
- 6 Distance shall be measured from the nearest point of the respective lot lines
- 7 using a direct straight-line measurement.
- 8 3. The temporary Cannabis event will not occur during the hours of 12:00 a.m.
- 9 to 6:00 a.m.
- 10 4. The temporary Cannabis event is setback a minimum of 100 feet from lot
- 11 lines.
- 12 5. The sale of Cannabis Products shall be performed by a Cannabis Retailer
- 13 or Cannabis Microbusiness that possesses both an approved conditional use
- 14 permit and a valid Cannabis license from the State, which shall be included
- 15 in the permit application.
- 16 6. The sale or consumption of alcohol or tobacco is not allowed at the location
- 17 of the temporary Cannabis event.
- 18 7. The event organizer for the temporary Cannabis will obtain a valid State
- 19 event organizer license authorizing the retail sale of Cannabis goods and
- 20 the temporary Cannabis event.
- 21 8. Access to the area(s) where sale or consumption of Cannabis occurs is
- 22 restricted to persons 21 years of age or older.
- 23 9. Cannabis consumption is not visible from any public place or non-age-
- 24 restricted area.
- 25 10. Security shall be present at the temporary Cannabis event.
- 26 11. A condition of approval shall be applied to all temporary Cannabis event
- 27 permits requiring the event organizer to obtain a valid State license as an
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1 event organizer and for the temporary event at least 10 calendar days before
2 the event's first day. If this condition of approval is not met, the temporary
3 Cannabis event permit becomes null and void.

4 B. APPLICATION.

5 No less than 120 days from the event's first day, an event organizer shall apply
6 for and obtain a temporary Cannabis event permit in accordance with Section
7 18.30 of this ordinance. All the procedural provisions of Section 18.30 shall
8 apply to the application, except subsection c. thereof relating to requirements for
9 approval, subsection e. thereof relating to appeals and subsection f. thereof
10 relating to the use of the permit after the application is approved.

11 C. REVOCATION

12 A temporary Cannabis event permit may be revoked pursuant to and in
13 accordance with Section 19.525 of this ordinance.

14 SECTION 19.525. REVOCATION OF PERMITS FOR COMMERCIAL CANNABIS
15 ACTIVITIES

16 Any conditional use permit granted under this Article may be revoked upon the
17 findings and procedures contained in Section 18.31 of this ordinance except that the Planning
18 Commission shall be the hearing body to make a determination that grounds for revocation
19 exist and provide notice of the revocation. All other procedural requirements and rights of
20 appeal set forth in Section 18.31 of this ordinance shall govern the hearing.”

21 Section 10. Section 21.1 of Ordinance No. 348 is amended to read as follows:

22 “Section 21.1. A-LICENSE. A State license issued for Cannabis or cannabis products
23 that are intended for adults who are 21 years of age and older and who do not possess
24 a physician's recommendation.”

25 Section 11. The existing Section 21.1. is renumbered as 21.1.a.

26 Section 12. Section 21.3 of Ordinance No. 348 is amended to read as follows:

27 “SECTION 21.3. AGRICULTURAL CROP.

1 Any cultivated crop grown and harvested for commercial purposes, except cannabis
2 and other controlled substances, which are defined and classified separately.”

3 Section 13. A new Section 21.3a is added to Article XXI of Ordinance No. 348 to read as
4 follows:

5 “SECTION 21.3a. AGRICULTURAL CULTIVATION.

6 The act of preparing the soil for the raising of agricultural crops.”

7 Section 14. The existing Section 21.3 is renumbered Section 21.3.b.

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9 Section 15. Section 21.19e. of Ordinance No. 348 is deleted in its entirety.

10 Section 16. Section 21.19f. of Ordinance No. 348 is deleted in its entirety.

11 Section 17. The existing Section 21.19g. of Ordinance No. 348 is renumbered as Section
12 21.19e.

13 Section 18. A new Section 21.19f. is added to Ordinance No. 348 to read as follows:

14 “Section 21.19f. CANNABIS CULTIVATIONAREA.

15 The area on a lot where Cannabis is planted, grown, harvested, dried, cured, graded, or
16 trimmed or that does all or any combination of these activities.”

17 Section 19. The existing Section 21.19h of Ordinance No. 348 is renumbered as Section
18 21.19g.

19 Section 20. A new Section 21.19h is added to Ordinance No. 348 to read as follows:

20 “Section 21.19h. CANNABIS DISTRIBUTION FACILITIES. A facility engaged in
21 the storage of Cannabis or cannabis products, for later distribution to permitted and
22 licensed Cannabis Manufacturing Facilities, Cannabis Testing Facilities, or Cannabis
23 Retailers.”

24 Section 21. Section 21.19j. of Ordinance No. 348 amended to read as follows:

25 “Section 21.19j. CANNABIS MANUFACTURING FACILITY (NON-VOLATILE).
26 A facility requiring a Type 6, Type N, Type P or Type S State manufacturing license,
27 that processes, produces, prepares, propagates, holds, stores, packages, labels or
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1 compounds cannabis or cannabis products either directly or indirectly or by extraction
2 and/or infusion methods, or independently by means of chemical synthesis or by a
3 combination of extraction and/or infusion and chemical synthesis, using non-volatile
4 organic compounds, at a fixed location, that packages or repackages cannabis or
5 cannabis products, or labels or relabels its containers. Cannabis manufacturing also
6 includes any processing, preparing, holding, or storing of components and
7 ingredients.”

8 Section 22. Section 21.19k. of Ordinance No. 348 is amended to read as follows:

9 “Section 21.19k. CANNABIS MANUFACTURING FACILITY (VOLATILE).
10 A facility requiring a Type 7 state manufacturing license that processes, produces,
11 prepares, propagates, holds, stores, packages, labels, or compounds Cannabis or
12 cannabis products either directly or indirectly or by extraction and/or infusion methods,
13 or independently by means of chemical synthesis or by a combination of extraction
14 and/or infusion and chemical synthesis, using volatile organic compounds, at a fixed
15 location, that packages or repackages cannabis or cannabis products, or labels or
16 relabels its containers. Cannabis manufacturing also includes any processing,
17 preparing, holding, or storing of components and ingredients.”

18 Section 23. A new Section 21.19l. is added to Ordinance No. 348 to read as follows:

19 “Section 21.19l. CANNABIS OWNER. A Cannabis Owner is any of the following:
20 1. A person with an aggregate ownership interest of 20 percent or more in the
21 Commercial Cannabis Activity for which a license or permit is being sought,
22 unless the interest is solely a security, lien, or encumbrance.
23 2. The chief executive officer of a nonprofit or other entity.
24 3. A member of the board of directors of a nonprofit.
25 4. An individual who will be participating in the direction, control, or management
26 of the person applying for Commercial Cannabis Activity permit or license.”

27 Section 24. A new Section 21.19m. is added to Ordinance No. 348 to read as follows:
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1 “Section 21.19m. CANNABIS PACKAGE. Any container or receptacle used for
2 holding cannabis or cannabis products.”

3 Section 25. The existing Section 21.19j. of Ordinance No. 348 is renumbered Section 21.19n.

4 Section 26. A new Section 21.19o. is added to Ordinance No. 348 to read as follows:

5 “Section 21.19o. CANNABIS RETAILER. A facility where Cannabis, cannabis
6 products, or devices specifically for the use of Cannabis or cannabis products are
7 offered, either individually or in any combination, for retail sale, including an
8 establishment that delivers cannabis and cannabis products as part of a retail sale.
9 Cannabis retailers may include mobile delivery but shall not include mobile
10 dispensaries. Cannabis Retailers were formerly known as cannabis dispensaries. Non-
11 store front Cannabis Retailers are not open to the public. Store front Cannabis Retailers
12 are open to the public.”

13 Section 27. The existing Section 21.19k of Ordinance No. 348 is amended to read as follows:

14 “Section 21.19p. CANNABIS TESTING FACILITY. A laboratory, facility, or entity
15 that offers or performs tests of cannabis or cannabis products.”

16 Section 28. A new Section 21.19q. is added to Ordinance No. 348 to read as follows:

17 “Section 21.19q. CANNABIS TRANSPORT. The transfer of Cannabis or cannabis
18 products from the permitted Commercial Cannabis Activity location of one licensee to
19 the permitted Commercial Cannabis Activity location of another licensee, for the
20 purposes of conducting Commercial Cannabis Activities authorized pursuant to the
21 California Business & Professions Code Sections 19300, et seq. and 26000.”

22 Section 29. A new Section 21.19r. added to Ordinance No. 348 to read as follows:

23 “Section 21.19r. CANNABIS WHOLESALE NURSERY. A site that produces only
24 clones, immature plants, seeds, or other agricultural products used specifically for the
25 planting, propagation, and cultivation of Cannabis. Cultivation as a Cannabis
26 Wholesale Nursery may be considered outdoor, indoor or mixed-light cultivation.”

27 Section 30. A new Section 21.19s. is added to Ordinance No. 348 to read as follows:

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1 “Section 21.19. CANOPY. For purposes of Article XIXh only, the designated area or
2 areas at a licensed Premises that will contain Mature Plants at any point in time.
3 Canopy shall be calculated in square feet and measured using clearly identifiable
4 boundaries of all areas that will contain Mature Plants at any point in time, including
5 all of the spaces within the boundaries.”

6 Section 31. A new Section 21.19t. is added to Ordinance No. 348 to read as follows:

7 “Section 21.19t. COMMERCIAL CANNABIS ACTIVITY. The cultivation,
8 possession, manufacture, distribution, processing, storing, laboratory testing,
9 packaging, labeling, transportation, delivery or sale of Cannabis and cannabis products
10 as provided for in this division.”

11 Section 32. Section 21.25e. of Ordinance No. 348 is amended to read as follows:

12 “Section 21.25e. DELIVERY. For purposes of Article XIXh only, the commercial
13 transfer of Cannabis or cannabis products to a customer. ”

14 Section 33. The existing Section 21.25e of Ordinance No. 348 is renumbered Section 21.25f.

15 Section 34. A new Section 21.31.b. is added to Ordinance No. 348 to read as follows:

16 “Section 21.31.b. EDIBLE PRODUCT. Manufactured cannabis product that is
17 intended to be used, in whole or in part, for human consumption, including, but not
18 limited to, chewing gum, but excluding products set forth in Division 15 (commencing
19 with Section 32501) of the Food and Agricultural Code. An edible cannabis product is
20 not considered food, as defined by Section 109935 of the Health and Safety Code, or
21 a drug, as defined by Section 109925 of the Health and Safety Code.”

22 Section 35. A new Section 21.37.a. is added to Ordinance No. 348 to read as follows:

23 “Section 21.37.a. HOOP STRUCTURE. __A plastic or fabric covered structure with
24 open ends and no other framing, which is not more than 12 feet in height and does not
25 have vertical sides exceeding 6 feet in height. Hoop structures in residential zones
26 shall not exceed 120 cumulative square-feet of floor area. For the purposes of this
27 Article, and for the purposes of obtaining licenses, cannabis cultivation within hoop
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1 structures is considered Mixed Light Cultivation.”

2 Section 36. A new Section 21.39.a. is added to Ordinance No. 348 to read as follows:

3 “Section 21.39.a. INDOOR CANNABIS CULTIVATION. The cultivation of
4 Cannabis within a permanent structure using exclusively artificial light or within any
5 type of structure using artificial light at a rate of twenty-five (25) watts per square
6 foot.”

7 Section 37. A new Section 21.39.b. is added to Ordinance No. 348 to read as follows:

8 “Section 21.39.b. INDUSTRIAL HEMP. As defined by Section 81000 of the Food
9 and Agricultural Code or Section 11018.5 of the Health and Safety Code, as they may
10 be amended.”

11 Section 38. A new Section 21.41.a. is added to Ordinance No. 348 to read as follows:

12 “Section 21.41.a. LABELING. Any label or other written, printed, or graphic matter
13 upon a cannabis product, upon its container or wrapper, or that accompanies any
14 cannabis product.”

15 Section 39. A new Section 21.43b. is added to Ordinance No. 348 to read as follows:

16 “Section 21.43b. LIVE CANNABIS PLANTS. Living cannabis flowers and plants,
17 including seeds, immature plants, and vegetative stage plants.”

18 Section 40. Section 21.51i in Ordinance No. 348 is amended to read as follows:

19 “Section 21.51i. M-LICENSE. A State license issued for Commercial Cannabis
20 Activity involving medicinal cannabis.”

21 Section 41. A new Section 21.51j. is added to Ordinance No. 348 to read as follows:

22 “Section 21.51j. MATURE CANNABIS PLANT. Mature Cannabis Plants as defined
23 by the California Department of Food and Agriculture.”

24 Section 42. A Section 21.51k. of Ordinance No 348 is amended to read as follows:

25 “Section 21.51k. MIXED LIGHT CANNABIS CULTIVATION. The cultivation of
26 Mature Cannabis Plants in a greenhouse, hoop structure, glasshouse, conservatory,
27 hothouse, or other similar structure using light deprivation or one of the artificial
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1 lighting models described below:

- 2 1. Mixed-light Tier 1 – the use of artificial light at a rate of six (6) watts per
3 square foot or less.
- 4 2. Mixed-light Tier 2 – the use of artificial light at a rate above six (6) and
5 below or equal to twenty-five (25) watts per square foot.”

6 Section 43. Section 21.51l. of Ordinance No. 348 is amended to read as follows:

7 “Section 21.51l. MOBILE DELIVERY. The commercial transfer of Cannabis or
8 cannabis products from a Cannabis Retailer, up to an amount allowed by the Bureau
9 of Cannabis Control or its successor, to a primary caregiver, qualified patient, or
10 customer and requires a Type 9 State license.”

11 Section 44. Section 21.51m. of Ordinance No. 348 is amended to read as follows:

12 “Section 21.51m. MOBILE RETAILER The commercial transfer of Cannabis or
13 cannabis products from an outdoor location or mobile structure (e.g. food truck or food
14 cart). ”

15 Section 45. A new Section 21.55a. is added to Ordinance No. 348 to read as follows:

16 “Section 21.55a. OUTDOOR CANNABIS CULTIVATION. The cultivation of
17 Mature Cannabis Plants without the use of artificial lighting in a Canopy area at any
18 point in time. The growing of only immature cannabis plants at a legally permitted
19 Cannabis Wholesale Nursery is not considered Outdoor Cannabis Cultivation.”

20 Section 46. A new Section 21.59g. is added to Ordinance No. 348 to read as follows:

21 “Section 21.59g. PHYSICIAN’S RECOMMENDATION. A recommendation by a
22 physician and surgeon that a patient use cannabis provided in accordance with the
23 Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the
24 Health and Safety Code.”

25 Section 47. A new Section 21.59h. is added to Ordinance No. 348 to read as follows:

26 Section 21.59h. PREMISES. For purposes of Article XIXh only, the designated
27 structure or structures and land specified in the application that is owned, leased, or
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1 otherwise held under the control of the applicant or licensee where the Commercial
2 Cannabis Activity will be or is conducted. The Premises shall be a contiguous area and
3 shall only be occupied by one licensee.”

4 Section 48. A new Section 21.59i. is added to Ordinance No. 348 to read as follows:

5 “Section 21.59i. PRIMARY CAREGIVER. The individual, designated by a qualified
6 patient or by a person with an identification card, who has consistently assumed
7 responsibility for the housing, health, or safety of that patient or person, further defined
8 in Section 11362.7 of the California Health and Safety Code.”

9 Section 49. A new Section 21.62j. is added to Ordinance No. 348 to read as follows:

10 “Section 21.62j. SELL/SALE/TO SELL (CANNABIS). Any transaction whereby,
11 for any consideration, title to Cannabis or cannabis products is transferred from one
12 person to another, and includes the delivery of Cannabis or cannabis products pursuant
13 to an order placed for the purchase of the same and soliciting or receiving an order for
14 the same, but does not include the return of Cannabis or cannabis products by a licensee
15 to the licensee from whom the cannabis or cannabis product was purchased.”

16 Section 50. A new Section 21.62k. is added to Ordinance No. 348 to read as follows:

17 “Section 21.62k. SPECIALITY INDOOR CANNABIS CULTIVATION.
18 Indoor cultivation using exclusively artificial lighting with a total canopy size on one
19 Premises that does not exceed 5,000 square feet.”

20 Section 51. A new Section 21.62l. is added to Ordinance No. 348 to read as follows:

21 “Section 21.62l. SPECIALTY COTTAGE INDOOR CANNABIS
22 CULTIVATION. Indoor cultivation using exclusively artificial lighting with a total
23 canopy size on one Premises that does not exceed 500 square feet”

24 Section 52. A new Section 21.62m. is added to Ordinance No. 348 to read as follows:

25 “Section 21.62m. SMALL INDOOR CANNABIS CULTIVATION
26 Indoor cultivation using exclusively artificial lighting with a total canopy size on one
27 Premises that does not exceed 10,000 square feet.”

1 Section 53. A new Section 21.62n. is added to Ordinance No. 348 to read as follows:

2 “Section 21.62n. MEDIUM INDOOR CANNABIS CULTIVATION.

3 Indoor cultivation using exclusively artificial lighting with a total canopy size on one
4 Premises that does not exceed 22,000 square feet.”

5 Section 54. A new Section 21.62o. is added to Ordinance No. 348 to read as follows:

6 “Section 21.62o. SPECIALTY COTTAGE MIXED LIGHT CULTIVATION.

7 Cultivation using a combination of natural and supplemental artificial lighting with
8 a total canopy size on one Premises that does not exceed 2,500 square feet.”

9 Section 55. A new Section 21.62p. is added to Ordinance No. 348 to read as follows:

10 “Section 21.62p. SPECIALTY MIXED LIGHT CULTIVATION. Cultivation using
11 a combination of natural and supplemental artificial lighting with a total canopy size
12 on one Premises that does not exceed 5,000 square feet.”

13 Section 56. A new Section 21.62q. is added to Ordinance No. 348 to read as follows:

14 “Section 21.62q. SMALL MIXED LIGHT CULTIVATION. Cultivation using a
15 combination of natural and supplemental artificial lighting with a total canopy size
16 on one Premises that does not exceed 10,000 square feet.”

17 Section 57. A new Section 21.62r. is added to Ordinance No. 348 to read as follows:

18 “Section 21.62r. MEDIUM MIXED LIGHT CULTIVATION. Cultivation using a
19 combination of natural and supplemental artificial lighting with a total canopy size
20 on one Premises that does not exceed 22,000 square feet.”

21 Section 58. A new Section 21.74e. is added to Ordinance No. 348 to read as follows:

22 “SECTION 21.74e. WHOLESale NURSERY. An establishment engaged in
23 the propagation of trees, shrubs and horticultural and ornamental plants grown under
24 cover or outdoors for sale to the public. Includes commercial scale greenhouses and
25 establishments for the sale of plant materials, lawn and garden supplies, and related
26 items. A Wholesale Nursery does not include Cannabis Wholesale Nurseries which
27 are classified separately.”

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Section 59. A new Section 21.79 is added to Ordinance No. 348 to read as follows:

“SECTION 21.79. YOUTH CENTER. Any public or private facility that is primarily used to host recreational or social activities for minors, including, but not limited to, private youth membership organizations or clubs, social service teenage club facilities, video arcades, or similar amusement park facilities.”

Section 60.

Section 61. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

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

By: _____
Chairman, Board of Supervisors

ATTEST:
CLERK OF THE BOARD

By: _____
Deputy

(SEAL)

APPROVED AS TO FORM
June ____, 2018

By: _____
Michelle P. Clack
Chief Deputy County Counsel

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DRAFT

ATTACHMENT B



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**Agenda Item
No.**

Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses

INTRODUCTION & BACKGROUND

In November 2016, California voters approved Proposition 64, the Adult Use of Marijuana Act. (“AUMA”). However, Proposition 64 gave local governments the authority to regulate or ban outdoor cannabis cultivation, dispensaries, manufacturers, testing laboratories, delivery services, and any other cannabis-related industries. Currently, all cannabis related businesses are banned in the unincorporated areas in Riverside County.

Medical cannabis draft regulations were released by the State in spring 2017, relating to the Medical Cannabis Regulation and Safety Act (“MCRSA”). On March 21, 2017, the Board of Supervisors appointed Supervisors Jeffries and Washington to serve as an ad hoc committee to review the county’s options to pursue an ordinance legalizing, regulating, and taxing cannabis related businesses. However, in June 2017, the Governor signed Senate Bill 94, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”). The MAUCRSA created one regulatory system for both medicinal and adult-use (recreational) cannabis. But distinctions between the two will remain. The MAUCRSA continues to recognize local control and the state will not approve licenses for cannabis businesses and cannabis activities if the license would not be in compliance with a local government’s ordinances or regulations.

In response to MAUCRSA, on August 29, 2017, the Riverside County Board of Supervisors directed County staff¹, to initiate the process of drafting of a new ordinance, and/or revisions to existing ordinances, to establish a proposed comprehensive regulatory framework for cannabis businesses and cannabis activities subject to approval of permits issued by the County and pursuant to standards, conditions, and requirements in the proposed ordinance amendments and new ordinances.

The State adopted emergency regulations for commercial cannabis businesses in November 2017. The State began issuing temporary commercial cannabis licenses January 1, 2018.

This working draft document is intended to provide an overview of potential cannabis regulations being formulated for the unincorporated areas of the County. This document is being used to solicit detailed board and public input on this matter.

In addition to preparation of land use regulations for commercial cannabis uses, the Board has also initiated the process of analyzing and preparing a potential taxing program for the various commercial cannabis uses. It is anticipated that no commercial cannabis uses would be permitted by the County until such time as a cannabis tax ballot measure has been approved by County voters or other means to finance required enforcement activities related to commercial cannabis activities has been adopted by the Board. A County cannabis tax initiative could be considered by voters at the next General Election in November 2018, so regulations permitting commercial cannabis uses would not be expected to become effective until that time at the earliest. If the Board adopts alternative methods to fund regulatory costs, such as license fees or developer agreements, it is assumed that any adopted regulations could be implemented soon thereafter.

¹ Staff from the following County Departments have been involved: County Administrators Office, County Counsel, Planning, Code Enforcement, Building & Safety, Fire Department, Environmental Health, Treasurer–Tax Collector, Agricultural Commissioner, Behavioral Health, Public Health and Waste Resources.

No decision has been made by the Board on the regulatory framework contemplated in this document. Currently, unless or until new regulations are approved by the Board of Supervisors, marijuana dispensaries, deliveries, and cultivation with a limited exception for small amounts of cultivation for medical purposes in specified circumstances, are prohibited in the unincorporated area of the County. For the purposes of this report, any reference to cultivation, unless specifically indicated otherwise, refers to ‘cannabis cultivation’.

PURPOSE

The purpose and intent of a proposed regulatory framework would be to provide policies to permit cannabis activities per the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”) by providing a means for regulating the cultivation, manufacturing, processing, testing, transporting, delivery, and distribution of medical/nonmedical cannabis and medical/nonmedical cannabis-related products in a manner which is responsible, which protects the County’s neighborhoods, residents, and businesses from negative impacts, which protects the health, safety, and welfare of the residents of the unincorporated area of the County, and to enforce rules and regulations consistent with state law.

For the purposes herein, cannabis activities include medicinal and adult-use cannabis activities, unless specifically addressed independently.

POTENTIAL PROHIBITION ON CERTAIN USES

In order to protect the public health, safety and environmental resources, but still provide a regulatory path, in order to advance a healthy, diverse and economically viable cannabis industry that contributes to the local economy, enhance enforcement methods for unpermitted and trespass cultivation, and ensure that environmental, public health, safety and nuisance factors related to the cannabis industry are adequately addressed; the Board may choose to prohibit some activities allowed by State Law.

For instance, most California agencies have elected to not allow outdoor cultivation within their jurisdiction. Outdoor cultivation poses challenges with appropriate lot sizes, setbacks, security, odor control and controlling water runoff. However, as Riverside County may be one of the few California jurisdictions that contains appropriately sized land for outdoor cultivation; implementing appropriate lot sizes, setbacks, security measures, and water runoff ‘best management practices’, that will mitigate impacts, could be implemented for outdoor cultivation as an option.

Other uses that the Board may consider inappropriate for regulation within the unincorporated County may be manufacturing cannabis products using volatile solvents and/or Mobile dispensaries. The greatest concern is related to manufacturing cannabis products is the safety related to volatile extraction, as this requires that large quantities of volatile gases and industrial solvents be stored onsite.

RIVERSIDE COUNTY GENERAL PLAN & ZONING CONSISTENCY

The General Plan’s Land Use Element Policy LU 7.1, requires land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts. Ensuring compatibility between land uses, is directly related to the proposed ordinance amendment, (a cannabis ordinance) by requiring each commercial cannabis permit be processed through a discretionary permit. In the cases of all discretionary permits a finding must be made that the zoning is consistent with the General Plan Land Use Designation. Therefore, although the details included herein encompass zoning only as a method for determining appropriate locations for commercial cannabis businesses, during the permit process each

independent case will be required to prove that the land on which the permit is being sought conforms to the General Plan Land Use. In some cases, depending on the General Plan Land Use, this may exclude a property that is zoned appropriately from obtaining a permit or could require the need to process a General Plan Amendment.

REGULATORY APPROACH – TIMELINE & PROCESS

In December 2017, California began accepting applications for temporary business permits. Temporary permits will be good for four months (120 days) for cannabis businesses, which may be extended for two 90-day extensions (only if the temporary licensee has applied for an annual license). In addition, cannabis businesses will need local approval for conducting commercial cannabis activities, which must be demonstrated to the State, in order to receive a temporary permit.

Since September 2017, at the direction of the Board, Staff has been collecting data, reviewing existing ordinances and uses, analyzing the legal climate and preparing a draft cannabis land use ordinance for the Board’s consideration. It is anticipated that, upon the Board’s concurrence of the current course that staff has taken, a draft ordinance can be presented to the Planning Commission in May, 2018. Given that, and anticipating a minimum of two Planning Commission Meetings, a proposed ordinance could be presented to the Board in July, 2018.

TYPES OF CANNABIS ACTIVITIES FOR CONSIDERATION

The Board is considering regulating and permitting the establishment of various commercial cannabis activities. No decisions have been made and it is possible that some or all categories of use will not be permitted. Each activity brings unique challenges, concerns and impacts. The discussion below highlights many of these unique challenges, concerns and impacts, as well as examples of regulatory tools that may be considered to address them. The State cannabis license types are independent from each other as well as the County land use permits. Thus, if the Board chooses to regulate commercial cannabis, for each separate land use activity the Board can choose to prohibit, allow a certain activity, or continue consideration of an activity. Types of activities under consideration include:

- **Cultivation** – Cultivation refers to the growing of cannabis for commercial use, including natural light, artificial light and, mixed light cultivation (i.e. outdoor, indoor, and greenhouse).
- **Retail Sales/Delivery** – Retail sales of cannabis refers to the sale of cannabis to retail customers from a storefront that sells only cannabis products. Retail delivery refers to deliveries from a storefront or other permitted site to customers.
- **Microbusiness** – A microbusiness license allows a licensee to conduct multiple commercial cannabis activities under one license. With a Type 12 State License an operator is allowed to cultivate 10,000 square feet or less of indoor cannabis, perform manufacturing activities with non-volatile solvents, act as a licensed distributor and a retailer.
- **Manufacturing/Processing** – Involves the processing of cannabis or cannabis products into various marketable forms, including edibles, oils, tinctures, etc. The County may be well-positioned to attract and retain these types of businesses because the County has significant industrial land and a strong industrial base.

- **Distribution** – A distributor is responsible for transporting cannabis goods between licenses, arranging for testing of cannabis goods, and conducting quality assurance review of cannabis goods to ensure they comply with all packaging and labeling requirements. In addition to transporting inventory between licenses, distribution companies are responsible to ensure the examination of inventory at a testing laboratories and the collection of the State’s Excise Taxes, before releasing the product to a retailer.
- **Testing** – A cannabis testing facility is a facility where cannabis and cannabis products are tested for potency, quality, and health and safety requirements.

CULTIVATION

Cultivation refers to any activity that involves the planting, growing, harvesting or processing (drying, curing, grading, trimming) of cannabis. The California Department of Food and Agriculture (“CFDA”) is the licensing authority for cannabis cultivation in California. The cannabis growing categories, that can be considered include:

- **Outdoor Cultivation (natural light)** – The cultivation of mature cannabis with the use of natural light. Outdoor cultivation uses natural lighting for plant growth. It may be grown in fabric pots, grow bags, planters, or raised beds; directly in the ground (natural soils).
- **Indoor Cultivation (artificial light)** – The cultivation of cannabis within a permanent structure, using exclusively, artificial light or within any type of structure using artificial light at a rate above 25 watts per square foot.
- **Mixed-light Cultivation (both artificial & natural light)** – The cultivation of mature cannabis in a greenhouse, hoop-house, glasshouse, conservatory, hothouse, or other similar structure using light deprivation and/or using artificial light at a rate of less than six watts per square foot (Tier 1) or greater than six watts square foot or less than 25 watts per square foot (Tier 2). Cultivation in greenhouses, hoop houses or similar structures will be considered mixed-light cultivation even if no artificial light is used. Operations may also have other support structures for drying, trimming, and storage.
- **Nursery** – A site that produces only clones, immature plants, seeds, or other agricultural products used specifically for the planting, propagation, and cultivation of cannabis. Cultivation as a cannabis nursery may be considered outdoor, indoor or mixed-light cultivation.

The (CFDA) is responsible for licensing cannabis cultivation. Each type of CFDA licensed cultivation category allows for a maximum cultivation canopy area or number of plants. The maximum cultivation canopy size that the CFDA is currently licensing to a single person is an outdoor grow of 43,560 sf (one acre) or 22,000 sf of Indoor or mixed-light cultivation. The State has limited the cultivation canopy size for a single person to 43,560 sf until at least the year 2023 when they may be issuing large cultivation licenses.

Each type of Distributor category is licensed by the CFDA, as follows:

Outdoor Cultivation (Natural-Light)		
Land Use Type	State License Type (CFDA)	Maximum Cultivation Canopy Area per Lot (SF)
Specialty Cottage	1C	-
Specialty	1	Up to 5,000
Small	2	5,001 to 10,000
Medium	3	10,001 to 43,560
Wholesale Nursery	4	No size limit (no canopy)
Indoor Cultivation		
Land Use Type	State License Type (CFDA)	Maximum Cultivation Canopy Area per Lot (SF)
Specialty Cottage	1C	Up to 500
Specialty	1A	Up to 5,000
Small	2A	5,001 to 10,000
Medium	3A	10,001 to 22,000
Wholesale Nursery	4	No size limit (no canopy)
Mixed-Light Cultivation		
Land Use Type	State License Type (CFDA)	Maximum Cultivation Canopy Area per Lot (SF)
Specialty Cottage	1C	Up to 2,500
Specialty	1B	Up to 5,000
Small Tier	2B	5,001 to 10,000
Medium Tier	3A	10,000 to 22,000
Wholesale Nursery	4	No size limit (no canopy)

Issues related to Cannabis Cultivation – Allowing commercial cannabis cultivation could cause compatibility issues with other land uses, particularly residential uses. Un-regulated cultivation in the unincorporated County area, outdoor and mixed light, has been a continued quality of life impact and has historically garnered a large amount of public comment, complaints and opposition. The odor produced, as well as water usage, water quality, energy used and impacts from pesticides are the most stated concerns related to cultivation. Careful consideration should be given to the direct and indirect impacts when considering allowing a new type of land use, especially one that carries with it, unique characteristics related to security, access to children and potential to cause conversion of land use due

the high value of the product. Options to aid in minimizing cannabis cultivation concerns can be implemented in a regulatory scheme.

Regulatory Considerations:

- Zoning incompatibility
- Number of potential permits, processing and enforcement
- Impacts of cultivation canopy size
- Separation distances for sensitive uses
- Sensitive downward facing lights/shields
- Odor control
- Tracking product
- Crime/access to youth
- Water management
- Appropriate locations for various uses
- Energy management
- Security
- Aesthetics

Although the State has implemented many regulations to protect the public as well and the cultivator, local agencies have the authority to supplement those regulations. In an effort to manage commercial cannabis uses at the local level, Staff believes that those State Regulations can be strengthened.

The following sample range of recommendations are related to cannabis cultivation:

- **Staff recommends that the Board consider prohibiting outdoor (natural-light) cultivation of mature plants.** – Cultivation that is not within a greenhouse, hoop-house, glasshouse, conservatory, hothouse, or other similar structure would not be permitted.
- To address concerns with potential impacts of commercial cannabis activities on sensitive receptors the State requires a 600-foot minimum radius separation of all cannabis activities to K-12 schools, day care centers, and youth centers. **Staff will be further analyzing if an increase in the separation radius and adding additional uses to the list of sensitive uses is warranted for some or all cultivation activities.**
- For cultivation, further consideration could be given to a minimum distance requirement from a cultivation use to existing residences. Distances could vary depending on license type. **A minimum setback may be warranted for some cultivation uses and staff will be analyzing this further.**
- Consider a cannabis cultivation cap on any one parcel. **Staff recommends a one-acre cannabis cultivation limit on any one parcel.** This option would allow cultivation up to one acre as considered in the CDFA’s Environmental Impact Report. In order to reach this maximum canopy size it would require a minimum of two licensees with medium licenses or one licensee with multiple small (about four) licenses or a combination of several licenses. If the Board considers allowing outdoor cultivation then a one acre maximum site would require two medium licenses by two distinct licensees.

- Staff will be reviewing potential amendments to Ordinance No. 509 and Ordinance 625 indicating, specifically, that cannabis will not be considered protected as an agricultural crop with respect to 'Right-to-farm' regulations or be considered a qualifying agricultural use for a reduction in property taxes within Agricultural Preserves.

Sample recommended development standards include:

- All cultivation permit request shall be accompanied by an odor management plan that includes details for an exhaust air filtration system or other method(s) with odor control that prevents internal odors from being emitted externally.
- Cannabis cultivation operations employing the use of pesticides shall obtain the appropriate pesticide use permit(s) from the Riverside County Agricultural Commissioner's Office.
- All small and medium indoor cultivation sites or small and medium mixed-light mixed light cultivation should be required to provide a minimum of 40 percent of required energy through the implementation of renewable energy. (Staff will be studying this further)
- Except for live growing plants which are being cultivated at a cultivation facility, all cannabis products shall be stored in a secured and locked structure or behind a secured and locked fence, and all cannabis products in a secured and locked safe room, safe, or vault, and in a manner as to present diversion, theft, and loss.
- Each owner and all permittees of all cannabis activities requiring land use permit approval shall maintain clear, adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
- Cannabis cultivation sites shall be subject to regular inspections by the County Sealer of Weights and Measures for scales used in commercial transactions and by the Agricultural Commissioner's Office pesticide use and field worker safety.

If the Board elects to continue on a path to adopt a regulatory framework a key policy question is not only how to regulate commercial cannabis cultivation but where it should be permitted, and at what scale and intensity. Given the potential environmental and quality of life impacts, allowable zones should be carefully considered. To evaluate potential zones for cannabis cultivation Planning Staff first evaluated allowable uses in all zones Classifications, eliminating zones where agriculture operations is not an existing allowable use. Data was collected to define locations of sensitive receptors, separation buffers from sensitive receptors and zones that could possibly accommodate a cultivation use. Maps will be available for use as work continues through the process of creating regulatory framework. Furthermore, these maps will be for reference in creating an ordinance but will not reflect specific parcels that will be considered for permits. All prospective properties will require detailed review upon the submittal of an application.

The following is a summary of staff's findings and recommendations for potential cultivation locations.

Staff Recommendations Related to Location:

- **Staff recommends that cannabis cultivation of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W-2-M Zones.**
- **Staff recommends that cultivation of any type be prohibited in the Temecula Valley Wine Country Policy Area Zones, WC-W, WC-WE, WC-E, WC-R, C/V AND C-C/V**
- **Staff recommends that cannabis cultivation of any type be prohibited in the Commercial Office Zone (C-O), Wind Energy Zone (W-E), Watercourse / Watershed / Conservation Areas Zone (W-1), the Controlled Development Zone (W-2) and the Natural Assets Zone (N-A).**
- **Staff recommends that indoor cannabis cultivation be considered on property exhibiting the following zones subject to a discretionary land use permit being obtained:**
 - Commercial Zones (C-1/C-P and the C-P-S)
 - Industrial Park Zone (IP)
 - Manufacturing Zones (M-SC, M-M, M-H)
 - Agricultural Zones (A-1, A-P, A-2, A-D)
- **Staff recommends that Mixed-Light cultivation be considered on property exhibiting the following Zones and subject to a discretionary land use permit being obtained:**
 - Agricultural Zones (A-1, A-P, A-2, A-D)

The following table summarizes the recommended zones for consideration of cannabis cultivation permits.

Land Use Type	State License Type	Maximim Cultivation Canopy Area per Lot (SF)/No. of Plants	Zones												
			Commercial					Ind.	Manufacturing			Agricultural			
			General Commercial	Tourist commercial	Scenic Hwy. Commercial	Rural Commercial	Commercial Office	Industrial Park	Manufact. Serv. Comm.l	Manufacturing-Medium	Manufacturing-Heavy	Light Agriculture	Light Agriculture w/ Poultry	Heavy Agriculture	Agriculture - Dairy
C-1 / C-P	CT	C-P-S	C-R	C-O	I-P	M-SC	M-M	M-H	A-1	A-P	A-2	A-D			
Outdoor Cultivation															
Specialty Cottage	1C	NA/25	-	-	-	-	-	-	-	-	-	-	-	-	-
Specialty	1	5,000/50	-	-	-	-	-	-	-	-	-	-	-	-	-
Small	2	5,001 to 10,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium	3	10,001 to 43,560	-	-	-	-	-	-	-	-	-	-	-	-	-
Wholesale Nursery	4	Per Use Permit	-	-	-	-	-	-	-	-	-	LUP	LUP	LUP	LUP
Indoor Cultivation															
Specialty Cottage	1C	500	LUP	-	LUP	-	-	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP
Specialty	1A	501 to 5,000	LUP	-	LUP	-	-	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP
Small	2A	5,001 to 10,000	LUP	-	LUP	-	-	LUP	LUP	LUP	LUP	LUP	LUP	LUP	LUP
Medium	3A	10,001 to 22,000	-	-	-	-	-	LUP	LUP	LUP	LUP	-	-	-	-
Wholesale Nursery	4	Per Use Permit	-	-	-	-	-	LUP	LUP	LUP	LUP	-	-	-	-
Mixed Light Cultivation															
Specialty Cottage	1C	2,500	-	-	-	-	-	-	-	-	-	LUP	LUP	LUP	LUP
Specialty	1B	2,501 to 5,000	-	-	-	-	-	-	-	-	-	LUP	LUP	LUP	LUP
Small	2B	5,001 to 10,000	-	-	-	-	-	-	-	-	-	LUP	LUP	LUP	LUP
Medium Tier	3A	10,000 tp 22,000	-	-	-	-	-	-	-	-	-	LUP	-	LUP	-
Wholesale Nursery	4	Per Use Permit	-	-	-	-	-	-	-	-	-	LUP	-	LUP	-

RETAIL SALES

Refers to a license to sell cannabis goods to customers as a retailer (dispensary), microbusiness (combination of permits) or nonprofit sales (medical). This represents the final product of the cannabis industry supply chain. The product that has been grown, harvested, tested, packed and labeled for sale. Retail cannabis sites are highly visible to the public. Retail sales locations should be permitted in areas that exhibit zoning compatibility, are able to achieve appropriate separations to sensitive uses and sites that can provide appropriate security, property setbacks and onsite parking, including but not limited to ADA required parking.

The categories of cannabis retail sales, that can be considered include:

- **Non-Storefront Retailer** – The retail sales of cannabis exclusively by delivery. The delivery must be performed by a delivery employee of a licensed retailer, must be made to a physical address, and must be made using an enclosed motor vehicle. In no case shall a non-storefront cannabis dispensary be open to the public for retail sales.
- **Retail sales/Delivery (Dispensary)** - The sale of cannabis to retail customers from a storefront. Deliveries of cannabis products may occur from a storefront location. Retail sales storefronts may be permitted for delivery also. Delivery must be performed by an employee of the licensed retailer.
- **Microbusiness** - A microbusiness license allows a licensee to conduct multiple commercial cannabis activities under one license. With a Type 12 State License an operator is allowed to cultivate 10,000 square feet or less of indoor cannabis, perform manufacturing activities with non-volatile solvents, and act as a licensed distributor and a retailer. Every microbusiness is required to perform, at minimum three of the four activities (cultivation manufacturing (non-volatile or no solvents), distribution, and retail sales) in order to be issued a Type 12 license. The microbusiness licensee has an option to welcome customers to consume onsite, with a permit from the local jurisdiction. The State's microbusiness license is a unique designation for a small vertically integrated business and is intended to relieve some of the permitting pressure and cost on those small businesses.

Each type of Distributor category is licensed by the California Bureau of Cannabis Control (“BCC”) as follows:

Retail Sales	
Land Use Type	State License Type (BCC)
Delivery - Non-Storefront	9
General - Storefront	10
Microbusiness	
Land Use Type	State License Type (BCC)
Microbusiness	12

Potential Issues related to Retail Sales – In the past few years the County has experienced a high concentration of illegal cannabis commercial retail sales establishments (dispensaries) in certain neighborhoods. If permitted, retail sites should be thoughtfully allowed within the proper zones, with appropriate buffers, minimum separation distance requirements to sensitive receptors and other cannabis uses. Consideration should also be given to limiting the number of permits of such a use. This may inherently happen given the allowable zones and separation requirements, but further consideration could be given to allowing for a maximum number of dispensaries and/or separation criteria between such uses in order to avoid an oversaturation in a single area. Areas of concern include inventory tracking, point of sale/inventory control, loitering, theft and volume of product on display at any given time.

Regulatory Considerations:

- Zoning incompatibility
- Number of potential permits, processing and enforcement
- Impacts of loitering
- On-site consumption
- Controlling volume of inventory on display at any given time
- Separation distances for sensitive uses
- Inventory tracking and control
- Crime/access to youth
- Appropriate locations for each use
- Security
- Delivery control

Although the State has implemented many regulations to protect the public as well and the cannabis retail sales business, local agencies have the authority to supplement those regulations. In an effort to manage commercial cannabis uses at the local level, Staff believes that those State Regulations can be strengthened.

The following sample range of recommendations are related to cannabis retail sales:

- To address concerns with potential impacts of commercial retail activities on sensitive receptors the State requires a 600-foot minimum radius separation of all cannabis activities to K-12 schools, day care centers, and youth centers. **Staff will be further analyzing if an increase in the separation radius and adding additional uses to the list of sensitive uses is warranted for retail activities.**
- For cannabis retail sales uses, further consideration could be given to a minimum distance requirement from a retail sales use to existing residences. Distances could vary depending on license type. **A minimum setback may be warranted for some or all retail uses and staff will be analyzing this further.**
- **On-site consumption of cannabis should be prohibited with any County land use permit for cannabis retail sales.** This prohibition could aid in common issues related to loitering, noise, odor and nefarious activity.
- **On-site live entertainment should prohibited with any County land use permit for cannabis retail sales.** This prohibition would aid in common issues related to loitering, noise, odor and nefarious activity.

Sample recommended development standards include:

- All cannabis retail sales businesses shall be required to keep cannabis plants or product secured and out of the view from a public or private road, sidewalk, park or common public viewing area.

Securing cannabis product from public view will assist in deterring children and thieves from nefarious activities.

- The sale of non-cannabis goods on the premises of a cannabis retail business should be prohibited.
- Cannabis retail businesses shall be required to secure all product in a locked secured safe room at the end of every business day.
- Each owner and all permittees of all cannabis activities requiring land use permit approval shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
- No outdoor storage of cannabis or cannabis products is permitted at any time.

If the Board elects to continue on a path to adopt a regulatory framework a key policy question is not only how to regulate cannabis retail sales but where it should be permitted, and at what scale and intensity. Given the potential for quality of life impacts, allowable zones should be carefully considered. To evaluate potential zones for cannabis retail sales Planning Staff first evaluated allowable uses in all Zoning Classifications, eliminating zones where retail sales is not an existing allowable use. Data was collected to define locations of sensitive receptors, separation buffers from sensitive receptors and zones that could possibly accommodate a retail use. Maps will be available for use as work continues through the process of creating regulatory framework. Furthermore, these maps will be for reference in creating an ordinance but will not reflect specific parcels that will be considered for permits. All prospective properties will require detailed review upon the submittal of an application.

The following is a summary of staff's findings and recommendations for potential cannabis retail sales locations.

Staff Recommendations Related to Location:

- **Staff recommends that cannabis retail sales of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W-2-M Zones.**
- **Staff recommends that cannabis retail sales of any type be prohibited in the Temecula Valley Wine Country Policy Area Zones, WC-W, WC-WE, WC-E, WC-R, C/V AND C-C/V.**
- **Staff recommends that cannabis retail sales of any type be prohibited in the Rural Commercial (C-R), Commercial Tourist (C-T), Commercial Office Zone (C-O), Wind Energy Zone (W-E), Watercourse / Watershed / Conservation Areas Zone (W-1), the Controlled Development Zone (W-2) and the Natural Assets Zone (N-A).**
- **Staff recommends that non-storefront cannabis retail sales be considered within the following zones subject to obtaining a discretionary land use permit:**
 - Commercial Zones (C-1/C-P and the C-P-S)
 - Industrial Park Zone (IP)
 - Manufacturing Zones (M-SC, M-M, M-H)

- **Staff recommends that storefront cannabis retail sales be considered within the following zones subject to obtaining a discretionary land use permit:**
 - Commercial Zones (C-1/C-P and the C-P-S)
 - Industrial Park Zone (IP)
 - Manufacturing Zones (M-SC, M-M, M-H)

- **Staff recommends that cannabis microbusinesses be considered within the following zones subject to obtaining a discretionary land use permit:**
 - Commercial Zones (C-1/C-P and the C-P-S)
 - Industrial Park Zone (IP)
 - Manufacturing Zones (M-SC, M-M, M-H)

The following table summarizes recommended zones for considerations of cannabis retail sales permits.

		Zones										
		Commercial			Industrial	Manufacturing			Agricultural			
Land Use Type	State License Type	General Commercial	Scenic Hwy. Commercial	Commercial Office	Industrial Park	Manufacturing-Service Commercial	Manufacturing-Medium	Manufacturing-Heavy	Light Agriculture	Light Agriculture w/ Poultry	Heavy Agriculture	Agriculture - Dairy
		C-1/C-P	C-P-S	C-O	I-P	M-SC	M-M	M-H	A-1	A-P	A-2	A-D
Retail Sales												
Non-storefront Retailer - Delivery	9	LUP	LUP	-	LUP	LUP	LUP	LUP	-	-	-	-
General Retailer	10	LUP	LUP	-	LUP	LUP	LUP	LUP	-	-	-	-
Microbusiness												
Microbusiness	12	LUP	LUP	-	LUP	LUP	LUP	LUP	-	-	-	-

DISTRIBUTION

The Distribution model is a fundamental component of the cannabis supply chain. Under state law, cannabis distributors are the only licensed business type that can transport inventory between licensed cannabis businesses. In addition to transporting inventory between licenses, distribution companies are responsible to provide required quality assurance services and arrange for (but do not perform) lab testing and the collection of the State’s Excise Taxes, before releasing the product to a retailer. Cultivators, manufacturers, and retailers also have the opportunity hold a distribution licenses as well, provided the distributors licensed premises are “separate and distinct”. This is to ensure that the various administrative privileges and inventory tracking requirements are strictly adhered to. A Distributor may also provide ‘storage only’ services only to a licensed cultivator, manufacturer, microbusiness, nonprofit or another distributor. Licensed Distributors will be required to establish comprehensive security measures to ensure the inventory is secured during transit, and accounted for with manifest documentation. The retail sale of cannabis or cannabis products is not permitted from cannabis distribution facility.

The categories of cannabis distribution uses, that can be considered include:

- **Distributor (Type 11 License)** – A facility engaged in the storage of cannabis or cannabis products, for later distribution to permitted and licensed cannabis manufacturing facilities, cannabis testing facilities or dispensaries. A distributor is responsible for arranging for laboratory testing at a Type 8 licensed cannabis testing facility and for conducting quality assurance review of cannabis goods to ensure they comply with all packaging and labeling requirements. In no case shall a cannabis distribution facility be open to the public for retail sales.
- **Distributor Transport Only (Type 13 License)** - A facility engaged in the storage of cannabis or cannabis products, for later distribution to permitted and licensed cannabis manufacturing facilities and cannabis testing facilities. Cannabis distribution/transport only activities do not include transport of cannabis goods to retailers except for immature live plants and seeds being transported from a licensed nursery. A transport only distributor is not permitted to arrange for laboratory or for conducting quality assurance review of cannabis or for labeling requirements. In no case shall a cannabis distribution facility be open to the public for retail sales.

Each type of Distributor category is licensed by the California Bureau of Cannabis Control (BCC) as follows:

Distribution	
Land Use Type	State License Type (BCC)
Distributor	11
Distributor Transport Only	13

Issues related to Distribution – Because distributors are responsible for transporting and securing large quantities of inventory and collecting taxes prior to delivery to a licensed business, tracking and preventing theft of these large quantities of inventory and money are potential issues to review when considering regulations related to cannabis distribution. Banking availability and cash handling procedures should also be carefully reviewed. Regulations should include adequate security measures to control inventory while being stored and transported, as well as cash handling procedures and banking availability.

Regulatory Considerations:

- Delivery and transport management.
- Security, inventory tracking and control while being transported.
- Security, inventory tracking and control while being stored on-site.
- Cash handling procedures and availability to banking.
- Delivery of taxes, payments, and fees.

Although the State has implemented many regulations to protect the public as well and the distributor, local agencies have the authority to supplement those regulations. In an effort to manage commercial cannabis uses at the local level, Staff believes that those State Regulations can be strengthened.

Sample recommended development standards include:

- Cannabis distribution facilities should be designated as a limited access facility. This will prevent visitors from entering without an escort by a designated manager.
- Cannabis distribution sites shall be required to secure all product in a locked secured safe, vault or room and that that security method be approved and inspected prior to final occupant being release.
- Cannabis distribution transport vehicles are to be equipped with onboard GPS and a locked/secure place for inventory and money.
- Each owner and all permittees of all cannabis activities requiring land use permit approval shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.

If the Board elects to continue on a path to adopt a regulatory framework a key policy question is not only how to regulate cannabis distribution but where it should be permitted, and at what scale and intensity. Given the potential for quality of life impacts, allowable zones should be carefully considered. To evaluate potential zones for cannabis distribution facilities Planning Staff first evaluated allowable uses in all Zoning Classifications, eliminating zones where this type of operation is not an existing allowable use, or a similar in nature use. Data was collected to define locations of sensitive receptors, separation buffers from sensitive receptors and zones that could possibly accommodate a distribution business use. Maps will be available for use as work continues through the process of creating regulatory framework. Furthermore, these maps will be for reference in creating an ordinance but will not reflect specific parcels that will be considered for permits. All prospective properties will require detailed review upon the submittal of an application.

The following is a summary of staff’s findings and recommendations for potential distribution locations.

Staff Recommendations Related to Location:

- **Staff recommends that cannabis distribution sites of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W-2-M Zones.**
- **Staff recommends that cannabis distribution sites of any type be prohibited in the Temecula Valley Wine Country Policy Area Zones, WC-W, WC-WE, WC-E, WC-R, C/V AND C-C/V.**
- **Staff recommends that cannabis distribution sites be considered within the following zones, subject to obtaining a discretionary land use permit:**
 - Commercial Zones (C-1/C-P and the C-P-S)
 - Industrial Park Zone (IP)
 - Manufacturing Zones (M-SC, M-M, M-H)

The following table summarizes the recommended zones for consideration of cannabis distribution permits.

		Zone					
		Commercial		Industrial	Manufacturing		
Land Use Type	State License Type	General Commercial	Scenic Hwy. Commercial	Industrial Park	Manufacturing-Service Commercial	Manufacturing-Medium	Manufacturing-Heavy
		C-1/C-P	C-P-S	I-P	M-SC	M-M	M-H
Distribution							
Distributor	11	LUP	LUP	LUP	LUP	LUP	LUP
Distributor Transport Only	13	LUP	LUP	LUP	LUP	LUP	LUP

MANUFACTURING / PROCESSING FACILITIES

Manufacturing facilities involve the processing, production, preparation, holding, storing, packaging, and labeling of cannabis or cannabis products (edibles/topicals) either directly or indirectly or by extraction and/or infusion methods, that packages or repackages cannabis or cannabis products, or labels or relabels its containers. Cannabis manufacturing also includes any holding, or storing of components and ingredients. For cannabis extraction State law requires that manufacturers use a professional engineer,

certified, closed-loop extraction system specifically designed to prevent any volatile solvents from being released into the atmosphere.

The categories of cannabis manufacturing that can be considered include:

- **Type 6 License** – Manufacturing that involves nonvolatile solvents or the utilization of any solvent used in the cannabis extraction process that is non-volatile, generally including water (dry ice), butter/oil, heat press, Carbon Dioxide (CO₂) and ethanol.
- **Type 7 License** – Manufacturing that involves volatile solvents or the use of any solvent that gives off vapors or fumes at room temperature and is, or produces, a flammable gas or vapor that, when present in the air in sufficient quantities, will create explosive or ignitable mixtures. These volatile substances, related to cannabis manufacturing include, butane, hexane and propane.
- **Type N** – Manufacturing that involves the production of edible products or topical products using infusion methods but that do not conduct extractions.
- **Type P** – Manufacturers that only package or repackage cannabis products or label or relabel the cannabis product container.

Each type of manufacturing category is licensed by the California Department of Public Health (CDPH) as follows:

Manufacturing	
Land Use Type	State License Type (CDPH)
Level 1- Non-Volatile Solvents	6
Level 2 - Volatile solvents	7
Infusion Only	N
Packaging & Labeling Only	P

Concerns related to the Manufacturing of Cannabis Products – Infused products, concentrates and edibles are the fastest growing consumer desired product and account for almost 50% of cannabis sales in states that have legalized cannabis. It is expected that cannabis manufacturing will be a highly sought after use due to the growing popularity of infused products and edibles. Of greatest concern related to cannabis manufacturing is the risk of explosion and fire related to volatile extraction which requires that large quantities of volatile gases and industrial solvents be stored and handled onsite. Other concerns include, employee exposure to CO₂ and cannabis dust, harmful vapors, theft by employees, which can become a source of unpermitted sales or contaminated production of products that are harmful to consumers.

Regulatory Considerations:

- Safety during the extraction process
- Product contaminations
- Pest Control/fumigation
- Potential asphyxiation hazards
- Airspace contaminates

The following sample range of recommendations are related to cannabis manufacturing:

- State law requires that all extraction be performed with closed-loop extraction equipment certified by a licensed California Professional Engineer, which is intended to increase safety during the process. **Staff recommends that the required certification of the closed loop system be submitted to the Department of Environmental Health.**

Sample recommended development standards include:

- Prior to commencing operations, a cannabis manufacturing business shall be subject to a mandatory building inspection, and must obtain all required permits and approvals which would otherwise be required for any business of the same size and intensity operating in that zone. This includes but is not limited to obtaining any required building permit(s), Fire Department approvals, Environmental Health Department review and inspections and other zoning and land use permit(s) and approvals, as deemed needed per the permit entitlement conditions.
- All employees of cannabis manufacturing facilities shall be required to certify in food handling
- All extraction technicians employed by a cannabis manufacturing facility shall be trained and certified.
- The installation of flammable gas detection devices and fire suppression systems shall be required on all cannabis manufacturing buildings.
- All cannabis manufacturing facilities that perform extraction processes should be required to perform those activities in a room dedicated to extraction activities.
- Each owner and all permittees of all cannabis activities requiring land use permit approval shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.

Staff Recommendations Related to Location:

- **Staff recommends that cannabis manufacturing facilities of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W-2-M Zones.**
- **Staff recommends that cannabis manufacturing facilities of any type be prohibited in the Temecula Valley Wine Country Policy Area Zones, WC-W, WC-WE, WC-E, WC-R, C/V and C-C/V.**

- **Staff recommends that cannabis manufacturing facilities be considered on property exhibiting the following zones subject to a discretionary land use permit being obtained:**
 - Industrial Park Zone (IP)
 - Manufacturing Zones (M-SC, M-M, M-H)

The following table summarizes the recommended zones for consideration of cannabis manufacturing permits.

		Zones			
		Industrial	Manufacturing		
Land Use Type	State License Type	Industrial Park	Manufacturing-Service Commercial	Manufacturing-Medium	Manufacturing-Heavy
		I-P	M-SC	M-M	M-H
Manufacturing					
Level 1- Non-Volatile Solvents	6	LUP	LUP	LUP	LUP
Level 2 - Volatile solvents	7	LUP	LUP	LUP	LUP
Type N	N	LUP	LUP	LUP	LUP
Type P	P	LUP	LUP	LUP	LUP

TESTING / LABORATORIES

Cannabis testing facilities are a facilities where cannabis and cannabis products are tested for potency, quality, and health and safety requirements. These facilities are integral to the cannabis regulation network, as every cannabis-related product must be tested and certified before it can be ultimately sold to the end users. Most State commercial cannabis licensees must hold an A-license to engage in recreational commercial cannabis activity and an M-license to engage in medicinal commercial cannabis activity and in most cases an A-licensees may only do business with A-licensees, and M-licensees may only do business with M-licensees. The exception is testing laboratories, which may test cannabis goods for both types. A licensee holding a commercial cannabis testing license may not hold another State license. A testing laboratory must only intake a product from a person who is employed by a facility that possesses a distribution license.

The categories of cannabis testing facilities, that can be considered include:

- **Testing/laboratories (Type 8 License)** – Testing laboratories that test cannabis for THC, cannabinoids, contaminants, impurities and other compounds. Testing laboratories will be

an integral part of the cannabis regulation network, as every cannabis-related product and batch must be tested and certified before it can be transferred to distributors for ultimate sale to end users. To ensure independent, unbiased results, testing license (Type 8) holders may not hold any other license type.

Cannabis testing laboratories are licensed by the California Bureau of Cannabis Control (BCC) as follows:

Testing	
Land Use Type	State License Type (BCC)
Testing/laboratories	8

Concerns related to the Testing of Cannabis Products:

The BCC's has placed a strict oversight of Type 8, testing/laboratory licenses, along with the strict requirements that cannabis testing laboratories be independent. Beyond that, the activities performed at cannabis testing laboratories are similar in nature to other laboratories. Staff believes that there is a relatively low risk associated with such uses. Additionally, due to the supply chain structure established by the State, there is not likely to be a proliferation of cannabis testing laboratories, as they will typically be located in close proximity to other cannabis uses such as cultivation and manufacturing.

Regulatory Considerations:

- Safety during testing process
- Disposal of tested product
- Security and product transfer
- Product on-site security

Sample recommended development standards include:

Each application shall include an operations plan detailing how cannabis will be received, secured, tested, and destroyed upon completion.

- Requiring permitted facilities to be closed to the general public; prohibiting distributor deliveries and pick-ups between the hours of, for example, 7:00 p.m. and 8:00 a.m.
- Require that in no case shall cannabis plants or product be visible from a public or private road, sidewalk, park or and common public viewing area.
- Require applicants to submit a detailed security plan to include, background checks for all employees, lighting, security video cameras, alarm systems, and secure area for cannabis storage, surveillance video (that captures both inside and outside images).
- Require applicants requesting permits to provide an operation management plan(s) to include inventory control measures, tracking methods and a principal inventory tracking assignment.

- Each owner and all permittees of all cannabis activities requiring land use permit approval shall maintain clear and adequate records and documentation demonstrating that all cannabis or cannabis products have been obtained from and are provided to other permitted and licensed cannabis operations. The County shall have the right to examine, monitor, and audit such records and documentation, which shall be made available to the County upon request.
- Cannabis testing laboratories shall obtain a Hazardous Waste Handler Permit from the Riverside County Department of Environmental Health.

Staff Recommendations Related to Location:

- **Staff recommends that cannabis testing facilities of any type be prohibited in all residential zones, R-1, R-1A, R-A, R-R, R-2, R-2A, R-3, R-3A, R-T, R-T-R, R-4, R-5, R-6, R-7, R-D, MU, W-2-M Zones.**
- **Staff recommends that cannabis testing facilities of any type be prohibited in the Temecula Valley Wine Country Policy Area Zones, WC-W, WC-WE, WC-E, WC-R, C/V AND C-C/V.**
- **Staff recommends that cannabis testing facilities be considered on property exhibiting the following zones subject to a discretionary land use permit being obtained:**
 - Commercial Zones (C-1/C-P and the C-P-S)
 - Industrial Park Zone (IP)
 - Manufacturing Zones (M-SC, M-M, M-H)

The following table summarizes the recommended zones for cannabis testing permits.

		Zone					
		Commercial		Industrial	Manufacturing		
Land Use Type	State License Type	General Commercial	Scenic Hwy. Commercial	Industrial Park	Manufacturing-Service Commercial	Manufacturing-Medium	Manufacturing-Heavy
		C-1/C-P	C-P-S	I-P	M-SC	M-M	M-H
Testing							
Testing/Laboratories	8	LUP	LUP	LUP	LUP	LUP	LUP

LAND USE PERMIT IMPLEMENTATION

Should the County move forward with implementing a regulatory approach to permit cannabis-related business, it is staff's recommendation that we do so in a measured way that provides for a "ramp-up" period, and an opportunity to re-evaluate the program on annual basis. We are recommending an approach that sets initial caps on certain types of cannabis-related businesses, which can then be reassessed and adjusted over time as the County gains practical experience in implementing a program.

From staff's perspective, cannabis cultivation and cannabis retail sales pose greater potential impacts to the communities where they would be located, and therefore, should garner some consideration of a cap on the number of permits. Other cannabis business uses such as manufacturing, distribution and testing are similar in intensity and use to other currently permitted land uses and it is not anticipated that, once development standards are applied, influences of these uses will be a negative impact to the community. Options for capping permits for cannabis cultivation and retail sales businesses could include a countywide cap (in the unincorporated area) or a per District cap.

Considerations on potential caps for each of the use types are as follows:

Retail Sales - Given the potential a concentration of retail sales cannabis businesses in the unincorporated County area care should be taken in order to avoid land use incompatibility and conversion of much needed diverse retail services. Options for the Board's consideration related to a cap on the number of permits include:

- A. **No limit on cannabis retail sales permits.** This would allow an open door for any number of permit seekers.
- B. **A consistent maximum number of cannabis retail sales permits in each District.** – Placing a cap on cannabis retail sales permits, one set number in each District.
- C. **A maximum number of cannabis retail sales permits County wide.** – Placing a cap on the number of retail sales permits in the entire County unincorporated area. This cap would be for the initial phase-in and would be re-evaluated annually. This could be based on the population in the unincorporated county area in each District, or other considerations.
- D. **A maximum number of retail sales permits based on cannabis retail sales type (license).** – Permits could be capped based on the type of license. For example, a maximum number of Type 10 licenses (Storefront) could be allowed, while not placing a cap on the Type 9 (non-storefront, delivery only) retailer.

Commercial Cultivation - Given the potential for a vast amount potential cannabis cultivation permits being sought and due to the large amount of available acreage in the unincorporated County area, care should be taken in order to avoid land use conversion, negative community impacts and to allow for staff to ramp up efforts for permitting and enforcement. Options for the Board's consideration related to a cap on the number of cultivation permits include:

- E. **No limit on cannabis cultivation permits.** This would allow an open door for any number of permit seekers.
- F. **A consistent maximum number of cannabis cultivation permits in each District.** – Placing a cap on cannabis cultivation permits, a set number in each District. This cap would be for the initial phase-in and would be re-evaluated annually.
- G. **A maximum number of cannabis cultivation permits County wide.** – Placing a cap on the number of cultivation permits in the entire County unincorporated area. This cap would be for the initial phase-in and would be re-evaluated annually.
- H. **A maximum number of cannabis cultivation permits based on cultivation type (license).** – Permits could be capped based on the type of license. For example, a maximum number of Type 2 (Small) and Type 3 licenses (Medium), could be allowed, while not placing a cap on the Specialty and nursery licenses. This cap would be for the initial phase-in and would be re-evaluated annually.

Manufacturing, Distribution & Testing - Given that the County could have competitive advantages in the sectors of manufacturing, distribution and testing, and that community impacts may be well addressed with proper siting and development standards, staff suggests the Board consider no ultimate cap on these sectors.

Analysis on Dispensaries – Staff reviewed several options related to implementation of the new, highly sought after, commercial cannabis permits. The unknown number of applicants that will be seeking a permit, the potential for a large number applicants that may seek a permit shortly upon an ordinance adoption and the unknowns related to actual impacts of a regulated scheme were all considerations. Not capping the number of allowable permits could lead to a large influx of applications required to be processed at once. Also, issues related to concentration of use, staff’s ability to process an assumed large number of permits for this use, while continuing the completion of other land use cases were also considered.

Staff reviewed agencies that have already, or are, in the process of creating a regulatory scheme and compared allowable or proposed allowable dispensary permits per the applicable area population. The table below reflects much of that research:

Dispensaries by Population

City	Population	Maximum Permitted Dispensaries	Max. No. Dispensaries to Population
Berkeley, CA	121,230	4	1:30,310
Blythe	19,660	2	1:9,830
Coachella	45,550	4	1:11,388
Denver, CO	682,540	204	1:3,346

Kern County	311,010	32	1:9,719
Lake Elsinore	62,090	10	1:6,209
Los Angeles	1,053,030	100	1:10,530
Moreno Valley	206,750	10	1:20,675
Oakland, CA	426,070	8	1:53,259
Palm Desert	50,740	6	1:8,457
Sacramento, CA	493,020	30	1:16,434
San Francisco,	874,220	28	1:31,222
San Jose, CA	1,046,080	16	1:65,380
Seattle, WA	704,352	198	1:3,557
Sonoma County	151,370	9	1:16,819
Stanislaus County	114,890	7	1:16,413
		Mean Ave.+/-	1:19,600

This table reflects an average yield of about one dispensary per 19,600 persons. Riverside County’s unincorporated population is estimated at 379,000 for 2017. Applying the same average ratio to Riverside County yields about 19 dispensaries. Considering only the Riverside County agencies yields a ratio of about one dispensary per about 9,500 persons. Applying that ratio to the unincorporated population of the County yields about 38 dispensaries.

Analysis on Cultivation – As stated above, it is anticipated that there is great potential for a vast amount of cannabis cultivation permits being sought. Staff believes that due to the large amount of available acreage in the unincorporated County area, in order to avoid land use conversion, negative community impacts and to allow for staff to ramp up efforts for permitting and enforcement a cap on cannabis cultivation permits should be considered. HdL Companies, the County’s consultant has prepared potential permitting scenarios, a low number (22), a moderate number (44) and a high number (55) of cultivation permits. Additionally considered was the CFDA survey of potential permit seekers, by type of permit, in the State. That survey projected about 27 permits for the unincorporated County area. Because Riverside County has a potential for many areas where cultivation could be appropriate, it is recommended that the number of cultivation permits be capped at 50, County wide.

Staff Recommendation on Dispensary & Cultivation Cap:

Staff recommends Option C - A maximum number of cannabis retail sales permits, based on population, of 19 and Option G, - A maximum number of cultivation permits County wide of 50. – Staff reviewed several options related to capping permits and determined that these options would be the most reasonable. **Staff further recommends this as a “ramp-up” implementation.** It is recommended that this total cap be held for the first year of regulation. After the initial year Staff will have collected permit data and will be able to make further recommendations to the Board at that time.

APPLICANT SELECTION PROCESS

As described above, to ensure the establishment of safe and accessible commercial cannabis uses, all applications for commercial cannabis uses would be subject to the County’s land use permitting process and any other applicable regulations (e.g. Environmental Health permits and building permits). If the Board establishes ultimate or interim caps on the number of businesses to be permitted for any use, it is

anticipated that the County may need to establish a selection process to determine how available permits will be allocated. If a selection process is needed, below are samples of options for the Board's consideration:

- A. **Utilizing the RFP and scoring process.** Under this scenario, the County would solicit proposals for establishment of a commercial cannabis use. The proposals would be vetted for completeness and only accepted for qualifying properties located outside of any Board approved buffer areas. The proposals would then be scored utilizing a pre-defined and approved scoring system. The proposals with the highest scores would then be invited to submit a formal land use permit application, the application would be processed under the County land use permit process and would be subject to denial, or conditional approval, by the hearing body. If a permit was denied, the highest ranked proposal just below the initial cut-off could be invited to apply until the cap on permits is reached.

The screening process could be done in phases. For instance, the County could initially invite submission of concise and simple pre-proposals (less detailed and costly to complete than full proposals), review and rank the pre-proposals, then invite the proponents with the highest ranking pre-proposals to submit full proposals which would be screened again to determine who would be invited to submit a formal land use permit application

- B. **Utilizing a 'First-in' process.** Under this scenario applicants would submit entitlement applications and staff would process normally. If site locations conflict with separation development standards (if adopted by the Board) then the completed application package that came in first would be able to be considered for a permit, while the conflicting one would not be recommended for approval. That second applicant could, however, wait until the first application's permit is deemed approved or denied and if denied, then that second application could be considered.
- C. Some agencies have opted for using a **lottery system**. Under this scenario, the County would solicit proposals for establishment of a commercial cannabis use. The proposals would be vetted for completeness and only accepted for qualifying properties located outside of any Board approved buffer areas. Applications that are deemed complete would enter the lottery and selected within the cap imposed by the Board.

Staff Recommendation:

Staff recommends option A – This option allows for a fair and unbiased point system and allows the land use decisions to be thoughtfully considered.

ATTACHMENT C

Cannabis Comments

	C	D	E	I	J
	District	Area	Name	Comment Summary/Notes	Position
1	1	Riverside	Anonymous	Form completed. See form..	Oppose
3	1		Amie Kinne	Concerned: shut down illegal growing. Do not wait for several complaints, as people are scared to complain; clearly spell out requirements; enforce existing gun laws; maintain water quality; reservations about self-monitoring programs (provide backup for these programs).	Regulate
4	1	Woodcrest	Nathan Westphal	We need better distance requirements for commercial grows. In western Riverside County, more specifically Lake Mathews area is mostly zoned agriculture. Most of the homes are 2+ acre lots. This means that property lines are between 300-600 ft. So if zoning is consistent with what it currently is for schools etc. then there will be the ability to have commercial grows right next to homes. This is unacceptable. It needs to be 1 mile or more to safely be away from homes with kids that play through the neighborhoods.	Regulate
5	1	Lake Elsinore	Carissa Hainsworth	Please impose a tax on marijuana sales. Please use the tax money to make our county look beautiful and to continue to minimize the traffic problems.	Regulate
6	1	Meadowbrook	Andrew Madrid	Form completed. See form..	Regulate
7	1	Lake Elsinore	Ryan Morrell	Inquiry on County's permitting policy. "Will County be issuing temporary permits in January?"	Support
8	1	Elsinore	Chynna	With the progression of Prob 64 through-out the state and the popular vote of the people. I believe the county of Riverside should be on board with the cannabis movement. We should allow cannabis based businesses to run as long as they are regulated and comply with the ordinances their county makes; such as 1000ft away from schools, churches, child care, library's etc.. I believe most unincorporated riverside should allow cultivation, and manufacturing with compliance of zoning regulations. For example land zoned agricultural or commercial, should be allowed to cultivate or manufacture (non-combustible products such as edibles, & topicals) as long as they meet the regulations of the ordinance set in place.	Support
9	1		Coltin	You should allow medical and recreational marijuana and tax the shops that are in place now. VETERANS WHO APPLY SHOULD GET PRIORITY FOR THERE SERVES TO OUR COUNTRY AND COMMUNITY.	Support
10	1		Jon Lopez	The county really needs to allow these business in the unincorporated parts of riverside county. They should allow medical and recreational. They should give veterans who apply priority.	Support
11	1	Lake Elsinore	Rivers Morrell	Good evening, My name is Ryan Morrell and I live in an unincorporated area in Riverside County near Lake Elsinore. My family and i have never conducted business in the cannabis industry nor grown cannabis however we see this now as a business opportunity. My father is a successful attorney with over 30 years of litigation experience and I am an investment advisor who manages and oversees clients investments while also managing BlackPacific Capital investment funds. I have attended the Bureau of Cannabis Control seminar and have spoken to many individuals/companies about this upcoming opportunity. We have run	Support
12	1	Lake Elsinore	John Johnson	Form completed. See form..	Support
13	1	Lake Elsinore	Chynna	Form completed. See form..	Support
14	2	Corona	Laurie Gehley-Paiz	Take a look at the impact legalized marijuana is having in Colorado...increased homelessness, cannabis odor, increased drug related school violations, etc.	Oppose
15	2	Corona	Marivel Castaneda	I am totally against cannabis. I do not think it is a good idea to allow establishments to sell it within a 7 -10 mile radio to schools and housing communities. Hate, Crime and DUIs will increase.	Oppose
16					

Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
17	2	Corona	Laurie Paiz	Develop and utilize methods for determining intoxication levels such as with alcohol so that being under the influence while driving is more closely monitored and taken seriously by law enforcement. Community members have expressed they don't feel law enforcement cares if people are using and driving. Much more community education of the laws is needed. Many community members still believe because recreational use is legal that it's also legal to use in public and while or before driving. Personally I want marijuana dispensaries in my neighborhood as much as I want bars, liquor stores and stripe clubs...I do not welcome associated criminal activity of those kinds of establishments. I'd also request expeditious follow up by code enforcement of reports of illegal dispensaries in our communities. Recently a dispensary popped up less than a quarter mile from two schools in Corona; a middle school and private elementary school.	Regulate
18	2	Corona	Christa Bergreen	Form completed. See form..	Regulate
19	2	Eastvale	Guisen Liu	I support cannabis business in unincorporated area of Riverside county, some many cannabis growers in that area making money while county getting nothing, we need more fund for our county to support education health care.	Support
20	3	Idyllwild	Catherine Dearing	Thanks County for obtaining compliance/closure of three (3) cannabis dispensaries in Idyllwild. Encouraged no dispensaries in Idyllwild due to the limited access law enforcement and high amount of defenseless population (elderly). Homeless encampments and home burglaries increasing already. Impaired drivers (under the influence) would worsen existing high hazard roads conditions. Do not allow repeal of prohibition regulation.	Oppose
21	3	Idyllwild	Camille Ewing	Do not allow cannabis businesses in Idyllwild. Example of issues in Trinity County. Cannabis theme businesses do nothing to enhance or add to the overall well-being of the community. Oppose cannabis businesses.	Oppose
22	3	Idyllwild	Dawn Miller	Opposed cannabis vendors selling cannabis in Idyllwild. Crime in area increase and seems to be related or revolves around drug issues. Cannabis business not consistent with community goal, and cannabis business will hurt existing visitor (tourist) business.	Oppose
23	3	Idyllwild	Vicki Jakubac	Disagrees with Prop. 64. Does not like neighbor growing cannabis. Worried about contact from neighbor spoking. Small children (Grandchildren) spelling spoke from cannabis use is concerning. Rights violated to allow cannabis. Idyllwild has a "pot hotel" in proximity to this commenter's home.	Oppose
24	3	Aguanga	Gail Hebets	Many unincorporated areas have little or no presence (up to 1 hour response time to 911 call) making it hard to allow cannabis. Illegal growers in 92536 - 92539.	Oppose
25	3	Anza	DS	Terrible Idea. Kids will have access to cannabis. Driving hazards (under the influence). Health implecations. Regulations are so lax.	Oppose

Cannabis Comments

C		D	E	I		J
District	Area	Name	Comment Summary/Notes		Position	
1	3 Hemet	Karen Fracisco	We've lived next door to an illegal pot grow site for 3 years (over 100 plants outdoor and indoor) The County has been good about abatement when notified. We live in the beautiful hills above Hemet with larger lots. The residents have been under siege by these organized SE Asian farmers. The smell is overpowering for months during "harvest", we cannot keep windows open anymore at night. Barbed wire, lights at night, drilling and construction at night, tarps for fencing, lots of traffic. We fear fire out here because of overburdened residential electrical circuits at the site. The grow site is at 40901 Gibbel Road, Hemet. Please don't allow a license here!		Oppose	
26	3 Idyllwild	Annamarie Padula	Although I realize that Medical Marijuana has its benefits, I am against the sale of over the counter cannabis to every Tom, Dick & Harry for recreational use. Three shops have been closed down in Idyllwild and since then, misdemeanor crimes have also dropped. Is there a correlation, I think so.		Oppose	
27	3 Idyllwild	Nancy Borchers	I appreciate the laws that are in effect now. It would be difficult to regulate sales of cannabis in the unincorporated areas with the present level of law enforcement personnel. Idyllwild is host to the Idyllwild Arts Academy which draws high school students from all over the world. Their parents expect them to be safe here. With the accompanying traffic, noise, crime and danger Riverside County will not be able to keep these children safe if the laws were to allow sales here. The Hayseed Hotel advertises itself as a Bud and Breakfast wanting it to be a cannabis destination. The Sheriff's department has been called numerous times due to noise and violence. Please keep the laws that prevent sales of cannabis in unincorporated areas.		Oppose	
28	3 Idyllwild	James Mettler	I do NOT want cannabis businesses allowed to be in unincorporated Riverside County. Living in Idyllwild, it is bad enough to walk down the street and gag from the cannabis fumes emanating from some vehicles as they drive by (even though this is illegal, it is already common) or smell its use in public places. People who really want/need cannabis can go get it where it is approved. Idyllwild (and other unincorporated areas) do not need to encourage its use or increase fire dangers by approving sales locations outside of cities that do allow sales.		Oppose	
29	3 Aguanga	Gail Hebets	Never in the unincorporated areas.		Oppose	
30	3 Anza	Lynn	There should not be large scale growing in R/R. For the past four years large scale growing has been going on in this area and this has been reported many times. They are taking over this area. The County government has done nothing to take care or even control the problem . It is out of state growers. Why has this been going on for many years.		Oppose	
31						

Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
32	3	Anza	Adrianna	I do not agree with the legalization of Marijuana. The huge plant fields make this whole valley stink, raises the amount of dogs on the loose, more work for animal control to deal with. They sap up the water resources. More theft of water and people's personal items. Not enough police officers available for the area to catch the thieves that come with the Marijuana fields. Seen more grow trailers catch on fire up here in the last than I have seen in my 25 years of life	Oppose
33	3	Anza	John Wilhelm	Please do not permit commercial cannabis grows in non incorporated Anza. We presently have very little law enforcement assistance in the area to deal with existing issues. Inviting strangers to our neighborhoods to rape the land & drain water resources does nothing to promote our community. We are thoroughly invested in our Anza Valley and propose to create and promote family environment & community - this would be difficult if not impossible with presence of transient commercial cannabis farmers coming in setting up harvesting then leaving with 100% of monies generated, and leaving us - the community - to remedy the trash & litter left, stray 'guard' dogs reproducing gone feral & destroying ranch pets & animals, etc. Our children have too little to do in this town - we are trying to raise families out here. WE ABSOLUTELY DO NOT NEED COMMERCIAL POT FARMERS LITERALLY IN OUR BACK YARD!!	Oppose
34	3	Aguanga	Dawn Collins	...Please do not allow commercial marijuana farming in unincorporated areas of Riverside County for the following reasons: -do not have the water in our area to support marijuana farms; one farm left us with no water - hate to think of us being surrounded by farms -smell is awful, affecting local children and schools (when the cooling system gets turned off because it's too hot to sleep; we all went to work and school tired) -sounds prejudice, but didn't like the crowd that marijuana farms attract - they bring in scary dogs like pit bulls and don't always tie them up. Before they started to come in our areas our children could go hiking and not worry. -they are not invested in the community - they rape the land (clear the beautiful indigenous growth and use 55 gallon drums of chemicals on the plants which go into the soil) they don't live out here or raise children here.	Oppose
35	3	Anza	Valerie Stanol	Our little town is overwhelmed with a skunky stench four times a year when the cannabis product is cut. Some people are not affected by the cloud, but for those of us who run reputable businesses, not only is it embarrassing but it prevents people like me as well as my clients to comfortably walk outside. Young children often comment on how their throats and eyes hurt, and I am afraid for my growing livestock who don't have a choice but to inhale it. I also have to explain the greenhouse hovels left to the wind when the growers disappear for whatever reasons they seem fit. My water level has dropped from 18 GPM to 2 GPM, which the well companies say probably isn't due to the drought alone. This angers me that I will have to foot the \$20,000 bill to drill a deeper well because of their illegal activities. My property value in turn has dropped and I have no recourse. The sheriffs say they are already understaffed to monitor this pestilence now ingrained in our previously clean, respectful community. It makes me sick in every way.	Oppose

Cannabis Comments

	C	D	E	I	J
	District	Area	Name	Comment Summary/Notes	Position
1	3	Anza	Thomas Firth	I have to wonder if our illustrious Supervisors had commercial grows throughout their lovely neighborhoods, and had to smell the skunk odor 7 days a week, 24 hours a day, would they be so accommodating? I also wonder if they are really naive enough to believe that the majority, (or any, for that matter) of these large grows are actually going to "comply"? I also wonder if they have ever considered the damage from chemicals the outdoor grows are causing when these chemicals run off after a rain into our drainages? All the Asian grows out near the Beauty Mountain Wilderness are a prime example. There's is an illegal, black market primarily out of state. You people are worthless. "Can't see it from my house" mentality.	Oppose
36	3	Anza	Rebecca Stewart	We do not want the marijuana grows here, it has brought a demographic of Mong/ Cambodia/ Mexican from out of our area. They leave the land behind them full of trash and dogs abandoned up here in Anza. Trashing our sacred land. This is not okay for our Anza Community.	Oppose
37	3	Anza	Lynn Smothers	I can't run a horse training business from home because I live in a R/R area. I see all this pot growing as a business and it is a commercial business.. Why is there a difference it is all commercial anyway you look at it. If they pay taxes to the County it is a business and that is not aloud in the R/R areas . Please help me understand why it is one sided.	Oppose
38					
39	3	Anza	Dona Phillips	...JUST SAY NO...	Oppose
40	3	Idyllwild	Emily Heebner	Form completed. See form..	Oppose

Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
	3	Anza	Crystal Jackson	I would like to see more transparency as far as where investment Capitol is coming from and where any monies collected are planned to go. I would like to see revenues that may be generated from this going back into the community. I would like to see revenues going to law enforcement, programs to help combat the effects of the opioid crisis that is heavily affecting Anza and programs for our community to educate our kids. I think it's important to limit the number of grows to a realistic number that will not take more than their share of water. It needs to be regulated just like any agribusiness would. Finally, it is important to this community that the growers and their employees conduct themselves in a respectful manner towards their neighbors.	Regulate
41	3	Aguanga	Laura Alexander	1. All zoning laws should be adhered to. 2. No commercial growing in Rural Residential of any type. 3. All grows should be grown indoors or greenhouse. This would cut down on the smell. 4. Illegal grows should be handled, find the money to hire the staff. Then, after so long you will get your money back in taxes and fees from the grows.	Regulate
42	3	Aguanga	Audrey Turpin	IT IS NOT FAIR TO EXPECT FAMILIES LIVING IN UNINCORPORATED AREAS OF THE COUNTY TO SHOULDER THE HARDSHIP OF COMMERCIAL CANNABIS GROWS. IT SHOULD BE REGULATED AND PERMITTED ONLY IN COMMERCIAL AREAS OF THE COMMUNITY. ENFORCEMENT IN RURAL AND UNINCORPORATED AREAS IS NEAR IMPOSSIBLE AS IT HAS BEEN FOR THE LAST 5 YEARS. COMMERCIAL GROWS BELONG IN THE COMMERCIAL ZONES NOT WHERE FAMILIES ARE! INCREASED TRASH,POLLUTION,TRAFFIC HAS DESTROYED OUR RURAL LIFESTYLE. NOT INCLUDING THE POISON AND FUMES THAT IS DESTROYING OUR WATER TABLE AND GROUND. COUNTY SUPERVISORS AND LAW ENFORCEMENT HAS FAILED US.	Regulate
43	3	Murrieta	Laura Turner	Cannabis Waste and legislation compliance.	Regulate
44	3	Idyllwild	T	I think two dispensaries/retail outlets and a grow farm in a community with barely 3500 full time residents (Idyllwild) is overkill beyond comprehension. We already have a drug problem, and crimes associated with that, as well as a burgeoning homeless population, legal or illegal there should be a limit on just how many outlets can be allowed	Regulate
45					

Cannabis Comments

	C	D	E	I	J
	District	Area	Name	Comment Summary/Notes	Position
1	3	Anza	Tim Ivetun	<p>the address is a mailing address above, our physical address is 36821 la via de paz / 54430 bautista cyn rd., Anza Ca 92539. When we bought this property in 2011, it was a quiet street with minimal traffic being only that there were only 4 houses past our house on a dead end. 3 years ago a "artificial turf truck" started to put in a green house at the end of our street. and the 2 properties in front were starting an open marijuana grow. The generators, noises and smells coming from these properties. The last two years we have complained to sheriffs and code enforcement, regarding generators and radios being on 24 hour a day. Trucks, cars and quads/motorcycles coming up and down the street all hours of the day. UPS and FedEx trucks everyday as well. You would think this was an industrial park or shopping center. Our animals were affected by this as well. We have 8 laying chickens that produce approximately 8 to 10 eggs a day starting in April but by the middle of June, they completely stop laying eggs and many times do not start laying again until end of November. Our well water gets a strange smell and film on it during these months as well. I'm not sure what it is and have not had it tested. But in three years, we went from 3 marijuana grows with in a 1000 yards from my house to 12 Illegal grows 1000 yards from my house. I have 2 boys under the age of 13 years old. I am sure that lots of these properties that are growing are connected to each other for the vehicles go from property to property. I don't think the county would permit 12 liquor stores in a square mile but they will allow 12+ illegal marijuana grows in a rural residential neighborhood? If this was to be any other business they would need permits, pay fees and taxes. Why don't they? Our neighbors across the street moved in two years ago and finally was fed up with the harassment from the growers calling Animal Control on their dogs. I was surprised that they let their 3 girls walk home from the school bus stop. I have videos of the traffic and the quads fish tailing rocks onto the neighbors dogs and property. Them driving by and yelling at our dogs and obscenities to my wife and kids. We have videos of this as well. I was forced off the road one day because we called the sheriffs regarding a generator and radio playing 24 hrs for several days. As a tax paying citizen, what rights do we have? So if wanted to open any business or grow marijuana, I don't need to file permits to grade, drill wells, build buildings, grow and distribute products? Or pay local, state, income or sales taxes? Be untouchable by the police or local agencies?</p>	Regulate
46					
	3	Idyllwild	Marlene Pierce	<p>Please note that I am the current President of the Pine Cove Property Owners Assoc. Our 800 plus members and board have been extremely concerned about the marijuana issue in our unincorporated areas of Idyllwild and Pine Cove. We have spoken with code enforcement officers and thanked them for following up and closing the shops in Idyllwild. Marijuana is an on-going issue and we sincerely hope that Country Supervisors will support residents in unincorporated areas with appropriate legislation.</p>	Regulate
47					
	3	Anza	Ana Ku	<p>The Riverside County should allow all cannabis activities to include cultivation, dispensary, distribution, etc., in the unincorporated areas so long as the county controls it and regulate it, keeping the small and rural farmers in mind.</p>	Regulate
48					

Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
49	3	Rancho California (Temecula)	Anthony Migliore	Any marijuana groves should not be allowed in any area zoned as "residential." ie. RR, or any zone that has "residential." Heavy licensing and monitoring is indicated for any commercial growing and only in commercial zoned areas and inside of buildings or greenhouses. The county needs to support better enforcement of illegal groves in residential ptoperties to reduce crime and preserve property values. Place my name on the list for community support and leadership.	Regulate
50	3	Rancho California (Hemet)	Bill Donahue	All growing, except a small number of plants for personal use, should be limited to inside growing. No commercial growing in any residential areas including RR. Testing required of all commercial growers for pesticides and other ground-water contaminants. Violations should be treated the same way as other abated nuisance violations. The property owner is sent a notice to correct the violation within 30 days. Failure to make the correction in a timely manner will be followed up by the County using their labor forces to abate this violation. The property owner should be billed for ALL costs of abatement including all law enforcement hours. That bill for abatement should be attached to the property tax bill. Failure to pay the bill, just like failure to pay the taxes can lead to a tax-lien sale.	Regulate
51	3	Hemet-San Jacinto	Sylvia Gyimesi	Before a license is issued the neighbor should be notified and given the right to approve or disapprove to the plan to grow. Licenses should not be given to those with criminal / misdemeanor records, esp for drug related offenses, there should be large incorporated grows away from homes and people. no small home grown so to speak The license for the grow should be posted for all public to see that it is a legal grow. Grows without the proper licensing should be shut down immediately.	Regulate
52	3	Aguanga/Anza	Robert Scott	We live in Aguanga/Anza, a place popular with growers. If they are going to be operated like businesses, they need to be regulated like businesses. Where is their wastewater going? (Answer: Currently, into the water table) What is their fire safety plan? (Answer: Currently, none) Where is their trash going? (Answer: Currently, anywhere they can dump it) PLEASE VIGOROUSLY INSPECT THESE SO CALLED BUSINESSES AND SHUT THEM DOWN UNTIL THEY COMPLY WITH CODE! THEY ARE NOT WANTED HERE!	Regulate
53	3	Aguanga	Mark	I sell Real Estate here in Aguanga and also live here. Over the last 2 plus years there has been a huge influx of people coming here to grow MJ. They usually make no secret of their intentions and if they do, the truth of theirs reasons are soon revealed. The majority of MJ growers are not growing for medical reasons nor are they growing 6, 12 or 24 plants. They are for profit groups that most of the time have multiple properties. Growing on vacant land is rampant and the county officials need to prioritize eliminating this problem. They are easy to spot and neighbors of these parcels are the first to know and suffer. I could go on and on. Aggressively enforce building codes and listen to peoples complaints when they are called in I can see almost 12 grows from my home and most of these are on undeveloped parcels which I have called Code Enforcement about, but little has changed.	Regulate

Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
54	3	Sage/Hemet	Steven Cardey	As a concerned home owner in Sage Ca I am very worried about large grow operations and where they will get there water. I don't think it's right for them to use from the same aquifer that I use for drinking water. Wells are drying up in the higher elevation areas and this will certainly speed that up. I say if you do allow large grow operations them make them bring water to it either by paying to bring city water or by trucking it in water trucks. That being said. I think it is a great opportunity for mom and pop operations who already own and live on properties and have a well system. Just limit the amount of plants to 100 or under. The problem is the permits are so expensive that only people with money will have a chance. And there is an example of making the rich richer. If you could make it reasonably affordable and regulate it you might take a lot of people off public assistance. You need to take a part of the fees and start a task force who can over see it. You need to make the grow operations post an official sign legible from the road so officials know it's a legal operation, then it will be easy to bust the illegal ones that can't get a sign without paying and being permitted. Maybe one with a simple scanner code on it so it can't be easily counterfeited. Just some ideas.	Regulate
55	3	Aguanga	Debbie Skinner	Limit to Indoor and Greenhouse only and 1 acre or less of grow space so there will be less impact on the environment (saves water, reduces odor) and let it remain a small cottage industry. This way, we keep the big commercial, mono-cropping corporations and illegal grows away from the cannabis industry, which was developed by small growers in the first place. Would make it quite easy to spot the giant grows and enforce laws if giant grows are all illegal.	Regulate
	3	Sage/Hemet	Sage Town Association	The Sage Town Hall Association has heard from over 1,000 of the residents in Sage and the overwhelming sentiment is against allowing commercial cannabis production in residential and rural residential areas. While legal, commercial cannabis growing in Riverside County can supply some much needed tax revenue, the illegal growing must be curtailed. Illegal growers often pick very rural areas in an effort to hide their activities. This has very negative consequences. Many people in these rural communities are finding their wells dried up because of the volume of water being pumped to support these illegal grows. Anza Electric Cooperative serves electricity to many of these rural homes and they have announced that the high electrical usage by some of these growers have stretched their ability to deliver these services to the breaking point. Their highest electric bill for a residential customer, growing cannabis is over \$5,000 per month. That is almost 200 times the average bill for a residential customer. For these reasons no commercial cannabis growing should be approved in areas without public water systems and electric infrastructure capable of meeting that demand. The solution to illegal growers may be to treat it like any other public nuisance. When Counties discover public nuisances on a property, a notice is sent to the property owner giving that owner 30-60 days to correct the nuisance. When that owner fails to correct the nuisance the County may employ people to make those corrections and bill the owner for the cost of this correction. Since the removal of illegal cannabis grows often involves numerous police and code enforcement personnel, these billings to property owners would provide a revenue stream for the County to offset the cost of enforcement and ensure that the commercial cannabis growing done within this County is well regulated and producing the tax revenues desired.	Regulate
56					
57	3	Idyllwild	Anonymous	Form completed. See form..	Regulate
58	3	Temecula	Joshua Clark	Form completed. See form..	Regulate
59	3	Temecula	Danny Martin	Form completed. See form.	Regulate

Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
60	3	Anza	Zoe Poulin	Growing of cannabis for medicinal purposes should be allowed as permitted by law. Cannabis helps replace medicine after surgery and medicine for dog. Large (commercial) growers are a problem, but don't punish people with medicinal needs due to commercial cannabis.	Support
	3	East of WC	Judy	New permits should apply to any commercial entity that has had a collective before 2016. Permitting process should be inclusive and fair to all collectives that have been as legal as possible. "Green Zones" (other jurisdictions designation) become valuable and expensive for collective to afford. RC in unique position to allow collective that may provide taxes. Market and supply/demand will regulate the market eventually. RC should be the go to place for agriculture: overall land values will increase affecting taxes.	Support
61					
62	3	Idyllwild	Mim Andrews	Legalize marijuana. Limit on number of businesses for sale. Idyllwild has 3, which is too many.	Support
63	3	Idyllwild	Scott Fagergren	Support local commercial cannabis establishments, i.e. stores, related retail, and growing.	Support
	3	Idyllwild	Ryan Jackson	Advocate cultivation, distribution, and recreational retail sales of Cannabis in the unincorporated areas of the County; heavy taxes and regulations; tax allocation to awareness, drug-free activities, and education for youth.	Support
64					
	3	East of WC	Judy	We were a 'legal' collective formed in 2013. We did everything we could to be legal. We paid our taxes and now we are facing shutting down because we can't find an approved area less than 1/2 million dollars. We helped people with terminal cancer and didn't make money like that. Please approve unincorporated Riverside County for collectives that are on agricultural zoned land. We do a lot of free hospice work and now we are not able to help them. Please allow medical delivery services that were licensed in the unincorporated areas.	Support
65					

Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
	3	Anza	Kendall Steinmetz	<p>In 2016 the voters of California passed Prop 64. Legislation by initiative is the purest form of democracy. It is truly the will of the people. It is now time for You to follow the law. Many nations are completely decriminalizing all drugs. While other countries and incorporated cities in California are complying with the will of the people fueling prosperity to small farmers Riverside County has kicked the can down the road for at least another year stymieing economic development here.</p> <p>Last year, I watched Code Enforcement take down my neighbors. Destroying property AND creating new code violations in the process. This must stop. To use the complaints of bigoted, hateful neighbors to raid citizens property for no other reason is fueling a Hatfield/McCoy reality in our community. This too must stop. To use ethnic or racial slurs against American entrepreneurial farmers IS unAmerican. This must stop also.</p> <p>As far as the water issue. By law, properties with permitted houses and/ or wells may pump all the water they want. That is what a permit permits. County initiated scientific studies have revealed that Anza valley's water table is relatively stable. That's a fact. In reality the potato fields here in Anza are irresponsible wasteful water users. Using old technology "Rainbird" type sprinklers that use as much as 16 GPM each. They use hundreds at a time for hours on end, watering walkways as well with copious amounts of runoff. If one wanted to make a case against potatoes and grape vineyards, which I do not. It could be rightfully stated that both can and are distilled into hard alcohol which can kill you DEAD if enough is consumed in a short amount of time. This cannot be stated about cannabis. Let alone the mounting scientific evidence of the real, true medical properties of cannabis. Such as the fact that the cannabinoid THC kills cancer cells by apoptosis. The groundbreaking studies and findings of the "Father of the EndoCannabinoid System", Dr. Raphael Mechoulam are known and awarded worldwide and are almost nonexistent here in our corporate run media in America. If one wants to poison oneself with chemotherapy, which was developed from the warfare poison Mustard gas or irradiate oneself with radiation, another cancer causer. That is your free choice. The cannabinoid THC ONLY kills the cancer cells while leaving surrounding healthy cells alone. The cannabinoid CBD helps in the healing of damaged cells. The fact that much if not most federal and state legislation is created by corporate lobby money is clearer than ever.</p> <p>BUT THE TRUTH SHALL PREVAIL!</p>	Support
66					
	3	Idyllwild	Linda Hartman	<p>I have visited both shops here in Idyllwild. Now closed Both were clean and friendly I do not smoke but use the CBD oils for my diabetes and chronic pain from a car accident in 2016 I am 59 yrs old. The benefit both of having a shop here in town and the ability to walk in to buy the oils is beneficial to my health I have my medical recommendation as well I feel safer having a location here in Idyllwild. The other shops I have visited have made me feel uneasy and not safe. The one shop here on 243 and Pine Crest is a good environment The owners are helpful and friendly I do understand that a lot of older women do not like or understand the business I feel 100% it is safer then most liquor stores or bars. We voted to have shops and to have Cannabis legal Make it easy for the medical needs of the elderly or cancer patients</p>	Support
67					

Cannabis Comments

1	C District	D Area	E Name	I Comment Summary/Notes	J Position
	3	Idyllwild	Susan Weisbart	<p>I am and have been a medical marijuana user, living in Idyllwild, Ca. I did vote for the legalization of recreational marijuana. My overall opinion when it comes to recreational marijuana is that it should be no different than liquor. It could be sold in liquor stores with all the precautions that are in place for liquor, including taxes and enforcement efforts. And while I know that medical marijuana is no different than what will be offered as recreational, I also know that the taxing and regulations will prove to be different. I know that a number of counties and cities in California have opted for delivery only and have allowed no brick and mortar storefronts for medical marijuana only I am in favor of such a plan.</p> <p>Most importantly is the perception of the typical buyer. Why would there be a difference between a party getting drunk/high between liquor and marijuana?? There should not be. And those that abuse any drug of any kind....not the kind of people any town wants to attract. But it happens!</p> <p>On the other side of things - law enforcement - difficult at best with today's budget constraints...therefore I certainly hope that there are enough taxes collected on the recreational marijuana to cover the many kinds of enforcement that will be necessary to keep the peace, everywhere in the county - and most especially in the unincorporated county areas.</p> <p>And may I add that I believe a limit to the number of dispensaries in each town or area should the County decide to allow brick and mortar stores, by way of full screening and then lottery would be fair. But the problem would be different categories. For instance an inn up here wants their entire property to be cannabis friendly - meaning guests can smoke anywhere on the property, with a promise to operate their own dispensary on the grounds. How would this impact a proposed limit on the number of dispensaries/collectives in any specific area?? In addition to this, Idyllwild has one liquor store and two grocery stores, one who can sell all types of liquor and one that can sell only beer and wine. There is one pharmacy. So for our small population, how many cannabis stores is too many?? And should there be a designated area (obviously away from our one school)??</p> <p>One more question/concern: The building owners - can they be held responsible for renting to an illegal business, to a convicted felon, etc.??</p>	Support

Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
	3	Idyllwild	David Ledbetter	<p>My wife has recently been diagnosed with Stage 4 Cervical cancer. She is undergoing treatment at this time, and the use of CBD oils and Cannabis products have helped ease her pain and nausea. It has allowed her to sleep easier and helped her appetite to where it is easier for her to eat , thus getting needed nutrients to help combat cancer and recover from Chemotherapy and radiation treatments.</p> <p>These products have also helped reduce her pain levels to where she very rarely uses Opioids to help her pain. This helps her to not form an Opioid addiction.</p> <p>By having a dispensary available, she can pick up products easily and in a safe controlled environment. Staff that work at these dispensaries are knowledgeable in what they sell, and can recommend product on what her needs are, much like a pharmacist. Staff treat their products as medical treatment, not as a way to "get high".</p> <p>Product is clean and safely produced and money is not going to "street gangs".</p> <p>Having a dispensary nearby makes it easy for her to get needed help in living with cancer. She has a doctors recommendation for cannabis. When she did try to obtain products before having her card, every dispensary she tried ,which were only three, refused her service until she received her card.</p> <p>Please consider allowing dispensaries in unincorporated areas of the country. They do good for people in certain medical situations.</p> <p>I just sent in comments on the benefits of CBD and cannabis for cancer and how it has helped my wife , who is dealing with Stage 4 Cervical cancer. Thought you might like to see this article also.</p> <p>CBD and cannabis products are helping her.</p> <p>https://www.cancer.org/treatment/treatments-and-side-effects/complementary-and-alternative-medicine/marijuana-and-cancer.html</p>	Support
69					
	3	Idyllwild	John Squires	<p>I AM NOT SURE WHAT DIFFERENCE IT MAKE IF IT IS AN UNINCORPORATED AREA OR NOT, THERE IS A CVS ON EVERY CONNER. AS LONG AS THE DISPENSARY FOLLOWS THE STATE LAW IT SHOULD NOT MAKE ANY DIFFERENCE WHERE IN THE COUNTRY IT IS LOCATED.</p>	Support
70					
	3	Idyllwild	Woody Henderson	<p>Please protect medical marijuana. I understand the older people in our community are sending concerns about this topic they don't properly understand. I believe it is recreational they are opposed to. I personally have no use for marijuana but my wife is a medical user for her Sjogrens. It is the only thing that allows her to live a normal life. Please greenlight a medical marijuana dispensary in our town of Idyllwild.</p>	Support
71					

Cannabis Comments

	C	D	E	I	J
	District	Area	Name	Comment Summary/Notes	Position
72	3	Idyllwild	Giovanni	<p>Objections to dispensaries for medical distribution for cannabis vs. a shop selling recreational cannabis are two different issues. You could allow one without the other depending on where your true objection lies. Many people use cannabis instead of chemically created pharmaceuticals and they are not "criminals" or even "criminally inclined". It is almost as if people who have no use for cannabis (for whatever reasons they are objecting) feel they need to exert their opinion about it as enforcement for others to live under, as they opine one should. Many people choose alternative sources of medication outside of big pharma and whether or not I agree with their choices, it is their life and not illegal. People who have chosen cannabis as a medication should not be painted as a criminal.</p> <p>I mean, I don't stand around outside the bars in town opining as people leave I think they have had too much to drink and drive, or too much to drink for any reason. I don't stand around outside of restaurants telling people not to have dessert because they are clearly already obese and either have or will have diabetes causing further issues with our insurance system.</p> <p>If you want to regulate something then regulate it; if you want to tax it then do so. However, don't lump all users of cannabis into one group, that you then demonize entirely. It is unfair and inaccurate.</p>	Support
73	3	Rancho California (Temecula)	Judy	<p>As a property owner and resident of Riverside Unincorporated area we wish you would utilize the Agricultural area of this area for cultivation of both hemp and cannabis. We think this would be a financial boom to areas in Riverside that are suffering from no opportunity.</p> <p>Anza would be a another perfect place for zoning cultivation. Cannabis is accepted there and the land values are low. If you would zone Anza and the surrounding areas for cultivation it would help land values and bring in new taxes to Riverside.</p> <p>We believe you should have be zoned Residential Rural, or Agricultural to cultivate. Keep it out of Riverside city and the highly populated areas. Keep it in the agricultural areas.</p>	Support
74	3		Steve Armond Wilkerson	<p>I have been living in the unincorporated area of Temecula/Hemet for 30 years now. I'm a family farm that was hoping to be able to get a state lic for commercial cannabis cultivation. They have put a hold on it because of the County's position on it. I'm a by the book person that follows the rules. So the current ban on commercial cultivations. Is really hurting me and my families ability to the participate in this thriving industry. We are 2 miles up a dirt road. The community pays to maintain our own roads. I understand you alls concerns, but don't hurt the regular person trying to run a legal business. I'm middle age with 6 children 5 in college 1 on the way soon. This opportunity could really make the difference. If the folks who want to follow the rules are not allowed. It will open up the illegal market for those who don't care about the rules. Please lift the ban it will be good for all parties and create the tax revenue needed.</p>	Support
76	3	Anza	Judy Bailey-Savage	<p>I own property in Anza and want to see revenue from the pot growers. Please pass any and all legislation in opening up Anza as a grow area. Our property values will go up.</p>	Support
77	3	Anza	Amy Ku	<p>Form completed. See form.</p>	Support

Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
78	4	Palm Desert	Paul Robie	Hicksville Motel, 23481 Hwy 243/Banning Idyllwild Rd, Pine Cove. Code Enforcement case #1703408. My name is Paul Robie and I am the President of the Coulter Pines Mobile Home Park, which is 55 and older. Our park located next to the Hicksville Motel. Their Zoning is R-3A Village tourist/Residential. They are holding weddings/large groups of people that are making loud noise, music and loud talking and yelling with vile language. They get drunk and have parties until way past 1:00am. They use their parking lot to hold receptions for the weddings. Now they are advertising "Bud and breakfast" Idyllwild's Hicksville Pines resort is embracing cannabis tourism as 420-friendly place to stay. We have been putting up with the loud noise and vulgar language now we have to put up with the use of Cannabis. We have 46 units in our park which are owned by senior's and we bought because we enjoy the mountains and especially to be quite, and NOT have people smoking pot next door. PLEASE DO SOMETHING ABOUT THIS	Oppose
79	4	Sky Valley	Rick	Form completed. See form..	Oppose
80	4	Rancho Mirage	David Middleton	I am a property owner in Pine Cove. The Hicksville Motel, adjacent to our property, have announced plans to allow the use of cannabis on their grounds. We are already adversely affected by the loud noise coming from the business. I do not want to be adversely affected by the use of cannabis, such as second hand smoke. I want the cannabis regulations to prohibit the release of smoke from cannabis from a business, public place or private property, within 1000 feet of any residence or business that objects to it.	Regulate
81	4	Sky Valley	Neil Ludlan	I'm relaying some concerns expressed by some citizens of Sky Valley. <ul style="list-style-type: none"> * First, we want to preserve our zonings, and prevent NEW possibilities for commercial operations in residential areas. * Next, where growing operations are permitted, we want to know that there will be enough police presence to monitor any problems that may affect the peace and safety of our valley. * Finally, we want legal operations to be set up in a way that displaces, rather than encourages, black- or gray-market operations. commercial grows would spring up all over the valley. The crime element , the odors, the black market potential, the unregulated operations due to the lack of monitoring and police presence will destroy the peace and safety of our valley.	Regulate
82	4	Palm Springs	Jocelyn Kane	Although I do not live in an unincorporated area of the county, I am interested in seeing the whole county of riverside benefitting from this newly regulated industry. Especially from taxes collected. Therefore, I would strongly suggest that the county create a position that would work exclusively with the county agencies and the city municipal governments on cannabis policy, regulation and enforcement. A hub and spoke model works the best. The Cannabis industry, from seed to sale, is quite varied and requires some knowledge in many areas including cultivation, manufacturing, distribution and retail. Hope you consider this soon.	Regulate
83	4	Sky Valley	Neil Ludlan	Previously, I have asked you to ensure that no NEW parcels be zoned for commercial operations in Sky Valley. Now I realize that cultivation of agricultural crops is permitted in R1 and RA zones, so I wish to tighten that request. Please ensure that marijuana is not considered the same as other agricultural crops, and ensure that no plots close to existing homes be made eligible for its cultivation. And please ensure that those who have already started commercial marijuana grows in Sky Valley without permits (and there is at least one) be stopped and fined.	Regulate

Cannabis Comments

	C	D	E	I	J
	District	Area	Name	Comment Summary/Notes	Position
84	4	Sky Valley	Noel Ragsdale	Form completed. See form..	Regulate
85	4	Blythe	Duc Tran	Please allow commercial cannabis cultivation in Riverside county.	Support
86	5	Moreno Valley	Will Rodgers	Cannabis cultivation and sales is against Federal Law. California does not have a waiver or any authority to ignore that.	Oppose
87	5	Cherry Valley	John Harrington	please do not place undue restrictions on individuals ability to grow for their own use either indoor or outdoor. reasonable limits under the new law should be supported	Oppose
88	5	Quail Valley/	Rosita Whittaker	In my opinion, the legalization of marijuana simply gives convicts an open door to grow and sell it illegally,	Oppose
89	5	Nuevo	Robert Howard	I realize that cannabis for recreational use is legal. I haven't read the prop. but, I, being conservative, am not looking forward to the problems that will arise. Some things that might help is to keep the dispensaries a good distance for the places the youth might gather. Maybe keep them away from the inner cities., out to the outer boundaries on heavily trafficed roads. Well California we did it again , no wonder people and businesses are leaving in droves. The overnment here is at least to say is a joke ! Time for Texas !!	Oppose
90	5	Nuevo	Christina Heldoom	I am absolutely OPPOSED to any and all dispensaries or anything associated with marijuana in my town of Nuevo. We have enough issues with lack of law enforcement out here without the county allowing these things in our town.	Oppose
91	5	Romoland	Susan Hamilton	Form completed. See form.	Oppose
92	5	Romoland	James Spiegel	For the last two years I have called the Sheriff Dept. on marijuana grows in our neighborhood. Nothing ever happens. The grows just get bigger and bigger. There is a new one underway right behind us. These aren't just a few dozen plants, they are in the hundreds on a single lot. In 2017 there four big grows within a quarter mile of our house. My big complaint with these grows is that they stink to high heaven. Also I sincerely believe there is a criminal element involved in the supply chain. If the people who want to grow kept it to a low number per lot it wouldn't be a problem. Where we live the lots are all one acre or more. An amount of twelve per lot would be o.k., but this two hundred per lot has got to stop. You cant even sit out in your backyard because it wreaks of skunkweed.	Regulate
93	5	Nuevo	Alma Villalobos	We should regulate it as we need the money for our County.	Regulate
94	5	Romoland	James Spiegel	Form completed. See form..	Regulate
95	5	Cabazon	Robert Mayo	11.14.17 - Cannabis Business software and app by Trellis: www.trellisgrows.com. 11.8.17 - Growing outdoors organically with no energy demands. Specific questions for property in Cabazon. 11.7.17 - Leasing of acreage in the unincorporated areas of RC. Specific questions on subject: lease land legally to cannabis growers; form legal cannabis Grow-Co-Op with several individuals who grow cannabis on same land? Wants Riverside to prosper with tax money from cannabis. 11.6.17 - Allow everyone to participate and don't exclude anybody. Do not exclude anyone like Desert Hot Spring's industrial area cultivation zone does. Excluding helps the "Black Market for cannabis." Everyone must be able to sign up, pay taxes, and help the County set up cannabis system.	Support

Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
96	5	Cabazon	Robert Mayo	<p>I just want to point out that the longer the County delays making any decisions regarding cannabis and the unincorporated areas, more people will be putting cannabis seeds in the ground very soon. This is the planting season and start season for all the cannabis growers. They will pay your taxes or ignore you.. Its your choice, if you want to delay the year for an expensive fall cannabis vote, then expect many thousands of people to start planting their crops without your blessings.</p> <p>I just want to point out the obvious, the longer the county delays, the more money you lose and the expenses of sheriffs and District attorneys continue to go up. Not to mention the incarceration aspects and costs involved.</p> <p>Lets get smart and have the supervisors approve cannabis business's in the unincorporated areas of Riverside County.</p>	Support
97	5	Cabazon	Robert Mayo	<p>11.3.17 - Here are my concerns on planning for cannabis in the unincorporated areas.</p> <p>I own 15 acres zoned w-2-15 in Cabazon.</p> <ol style="list-style-type: none"> 1- Everyone who wants a permit to work with cannabis should be allowed to work if they are law abiding citizens. No one should be turned down because of a lack of permits. Denying permits will only create a black market in cannabis. 2- Farm by phone I would like to see Riverside County develop an app for cell phones so all cannabis farmers can farm by phone. This means all business data will go through a phone. We will also need a phone number for a local agricultural representative that we can talk to with a simple phone call. Usually the phone will handle all needs, but when we need a person we will contact our local Representative. The app will be changed as needed and things evolve and change. 3- Cannabis taxes can be used for local schools and students. These taxes can be used to train students for lifelong careers. 4- Prop 64 legalized marijuana. There should be no restrictions on home owners grown 24 plants or less. No prohibitions if outdoor pot is in a backyard , behind a fence no matter how close to a school or park. 5- Cannabis businesses will employ many people creating jobs and work employing thousands of people in Riverside County, There should be no restrictions on employment. Riverside County should set a cannabis job center. Farmers who need help will ask for help and job seekers can seek referral to cannabis jobs that need to be filled. 6-This is opportunity for Riverside County to help employ citizens and for farmers to help create a tax base to help grow Riverside County. 	Support
98	5	Cabazon	Robert Mayo	<p>11.3.17 (2) - About cannabis in the unincorporated parts of Riverside County, Set backs on property for growing cannabis, currently rescue vehicles need a 20 foot road required by law.</p> <p>Set backs from property lines should be no more than 20 feet from the property lines to allow emergency vehicles and to grow cannabis.</p> <p>To make the setbacks larger than 20 feet from the street are an undue hard ship on property owners that want to grow cannabis. To ask for a larger set back is a punishment meant to restrict cannabis growers. Prop. 64 has made marijuana legal. We do not need to add restrictions just to punish people that want pay taxes and keep cannabis out of the black market. Please do NOT make property line set backs larger than 20 for property owners that want to grow cannabis legally.</p>	Support

Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
	5	Cabazon	Robert Mayo	<p>11.3.17 (3) - Cannabis farmers and manufacturers want to pay tax and stay away from the black market. Riverside County has the responsibility to make this new cannabis business field as painless as possible.</p> <p>1- We business people are going to need a phone application run by Riverside County. Farm from phone, if you want.</p> <p>2- We are going to need a bank. Hopefully we the farmers will bank with Riverside County.</p> <p>3- Sales and Distribution. Farmers are going to need to sell their products.</p> <p>Hopefully Riverside County Agricultural resources will be there to help sell our products and transfer said sales , banking included.</p> <p>4- Hopefully Riverside County will step up to the plate and take charge.</p> <p>The farmers are going to need guidance and a helping hand to make this work.The farmers will need a lot of</p>	Support
99	5	Cabazon	Robert Mayo	<p>re: cannabis</p> <p>re re: Estate Grown</p> <p>I think an individual grower of cannabis should have the opportunity to grow, harvest, dry , manufacture and sell retail a product if they so desire.</p> <p>This is called " branding ". The purpose of branding is to show case a superior product. In the field of Wine, this is called " Estate Bottling."</p> <p>This is a product that shows a real love and concern about all organic cannabis grown locally from one farm.</p> <p>We might call this "Estate Grown."</p> <p>Branding is a very important part of the world nowadays.</p> <p>The Riverside County planning dept needs to help these farmers and businesses out , so they can succeed.</p> <p>The best way to carry this out is with a phone application.</p> <p>Farming by phone, will contain all the vertical state and local compliance's, business and tax applications of branding to make this possible. It should be simple for Riverside County and simple for the farmers.</p> <p>A farmer simply chooses how much they will participate in the Vertical business column, from grower to manufacturing to retail.</p> <p>If the farmer decides to grow and retail, it should be an easy process for the farmer to join.</p> <p>Riverside County should provide an easy farm by phone application to accomplish this task.</p>	support
100					

Cannabis Comments

	C	D	E	I	J
1	District	Area	Name	Comment Summary/Notes	Position
	5	Nuevo	Alfredo Lopez	Yes please! It is time for small communities like ours your in Nuevo to both join in the economic benefits of full legalization when it comes to the Cannabis industry, in both its cultivation and sales. Unlike our city counterparts we here Nuevo and Lakeview have much more land at our disposal. The fact is cannabis is a plant which gives us consumers a plethora of products. Products which are both safer because they are natural and non-toxic which we here in our small community can take advantage of to build a thriving and healthy local economy. It is not fair that both the government and big corporations should have a say or Monopoly in the benefits of both the economy and culture that cannabis can create. This plant I believe should profit the individual and his or her local economy, which would help build a strong community. The key is to keep it local and because Nuevo and Lakeview both have big properties some 5 to 10 or even 15 Acres, that can be used to both cultivate the plant and house product Manufacturing. By both cultivating and keeping the manufacturing local for all products that can be created by this plant, our communities would see a whole new industry or Industries flourish. That means new jobs, new opportunities, new growth! And the fact is cities like Perris Moreno Valley and even Riverside could not compete with rural areas like Nuevo and Lakeview when it comes to both cultivation and Manufacturing. It's long overdue for this plant to be legalized, cultivated, and converted into every possible product it can produce.	Support
101					
102	5	Cabazon	Robert Mayo	Form completed. See form.. Land owner in Dist. 5.	Support
103	5	Beaumont	Reuben E. Dominguez	Form completed. See form..	Support
104	N/A	N/A	No Information	Form completed. See form..	Oppose
105	N/A	N/A	Maximus Ortiz	What is the process to being able to speak at the upcoming public March 20th update meeting for the Board of Supervisors on federally illegal recreational marijuana businesses's?	Oppose
106	N/A	N/A	Blair Mitchell	No driving within an hour of smoking cannabis.	Regulate
	N/A	N/A	Ben Clymer Jr.	A workable solution for the County on cannabis implementation: A Countywide tax similar in effect to taxation on alcohol. Individual cities could set their own policies subject to County tax. Designated "zones" for agricultural production of cannabis. Local cities could set individual retail policy. Designated percentage of revenue to go to law enforcement for said areas (local buy in).	Regulate
107					
108	N/A	N/A	Richard Martin	There should be no commercial activity of Cannabis in a residential area .	Regulate
	N/A	N/A	Dr. Panagiotis Theodoropoulos	Form completed. See form..	Regulate
109	N/A	N/A	Andrew Ruiz	Form completed. See form..	Regulate
110					
111	N/A	N/A	No Information	Form completed. See form..	Regulate
112	N/A	N/A	Nicholas Stannard	Permitting dispensaries would generate significant tax revenue.	Support
	N/A	N/A	Rivers Judson Morrell	I think the County needs to adopt the necessary ordinances/regulations promptly in order to comply with the votes of the people of not only the State, but the County as well. The law has been in effect for more than a year, yet the County has done basically nothing. Many other Counties, and cities throughout the State have been able to "get their act together", and get this done. What does this say about Riverside County, if after a year, they have nothing.	Support
113					

Cannabis Comments

	C		D	E		I	J
	District	Area		Name		Comment Summary/Notes	Position
1	N/A	N/A	N/A	N/A		I strongly feel AUMA Regulations should be put into place within city limits as well as unincorporated Riverside. This is not fair to the voters of Riverside who voted to have access to Cannabis in our city.	Support
114	N/A	N/A		Richard W. Moxley		The people have spoken at the polls. Let the legalized use of, and sale of, cannabis proceed. Too many medical benefits to list here, but the only way to see the development of the medicinal strains is to legalize it.	Support
115							
116	N/A	N/A	N/A	Duc Tran		Please allow the commercial cannabis cultivation in unincorporated area of riverside county.	Support
117	N/A	N/A	N/A	Josh		I support Proposition 64 with state regulations	Support
	N/A	N/A		Richard Ku		I believe we should move forward in allowing for the selling, distribution, manufacturing, transferring and testing of cannabis in the county of riverside, including the un-incorporate areas of the county. In many of the un-incorporate areas, there are real need for providing better education, healthcare and social programs to help out these un-develop areas and by allowing cannabis business to coming to the county, it will bring new jobs, business and big tax revenue for the county. If we don't do it, we will miss out all the tax revenue to other county like Los Angeles as many of these cannabis biz will move to Los Angeles county if we don't.	Support
118							
119	N/A	N/A	N/A	Douglas Palmer		I am writing to encourage the County of Riverside to allow commercial cannabis businesses, especially small-	Support
121	N/A	N/A	N/A	No Information		Form completed. See form..	Support

Flores, Robert

From: nathan@raglm.org
Sent: Saturday, October 14, 2017 5:36 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Nathan Westphal
Address 23435 Rolling Meadows Drive
Email nathan@raglm.org
Phone 951-286-4572
Comment We need better distance requirements for commercial grows. In western Riverside County, more specifically Lake Mathews area is mostly zoned agriculture. Most of the homes are 2+ acre lots. This means that property lines are between 300-600 ft. So if zoning is consistent with what it currently is for schools etc. then there will be the ability to have commercial grows right next to homes. This is unacceptable. It needs to be 1 mile or more to safely be away from homes with kids that play through the neighborhoods.

Flores, Robert

From: upacreek ranch1@gmail.com
Sent: Sunday, October 15, 2017 8:01 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name AUDREY TURPIN
Address 43820 SCRUB OAK AGUANGA CA
Email upacreek ranch1@gmail.com
Phone 951-852-1708
Comment IT IS NOT FAIR TO EXPECT FAMLIES LIVING IN UNINCORPRATED AREAS OF THE COUNTY TO SHOULDER THE HARDSHIP OF COMMERCIAL CANNABIS GROWS. IT SHOULD BE REGULATED AND PERMITTED ONLY IN COMMERCIAL AREAS OF THE COMMUNITY. ENFORCEMENT IN RURAL AND UNINCORPRATED AREAS IS NEAR IMPOSSIBLE AS IT HAS BEEN FOR THE LAST 5 YEARS. COMMERCIAL GROWS BELONG IN THE COMMERCIAL ZONES NOT WHERE FAMLIES ARE! INCREASED TRASH,POLLUTION,TRAFFIC HAS DESTROYED OUR RURAL LIFESTYLE. NOT INCLUDING THE POISON AND FUMES THAT IS DESTROYING OUR WATER TABLE AND GROUND. COUNTY SUPERVISORS AND LAW ENFORCMENT HAS FAILED US.

Flores, Robert

From: tekhunter@hotmail.com
Sent: Monday, October 16, 2017 12:46 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Will Rodgers
Address	Moreno Valley
Email	tekhunter@hotmail.com
Phone	7143151507
Comment	Cannabis cultivation and sales is against Federal Law. California does not have a waiver or any authority to ignore that.

Flores, Robert

From: johnjayharrington@gmail.com
Sent: Monday, October 16, 2017 12:58 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name john harrington
Address 40470 pippin way cherry valley ca 92223
Email johnjayharrington@gmail.com
Phone 9517960119
Comment please do not place undue restrictions on individuals ability to grow for their own use either indoor or outdoor. reasonable limits under the new law should be supported

Flores, Robert

From: blairsmark8@gmail.com
Sent: Tuesday, October 17, 2017 9:43 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name blair mitchell
Address 40050 calle yorba vista
Email blairsmark8@gmail.com
Phone 951-445-3399
Comment Good day All.
67yo NamVet started smoking Mexican dirt weed back in '65 when it was cool....and the pot was weak....we didn't know it back then compared what's on the market today....let me tell you! I see young men pull on a THC vape pen on their way to work and I am amazed....I have a medical marijuana card for my new knee's, hips, back and both shoulders! So, yes - I've sat down and lit the pipe at 9:am....once! I got nothing done or even got off the couch for a good hour +.....even in the evening, if I light up, I don't drive for a the first hour....So, I'm hoping your signage in the stores will show at least this safeguard! I know that's not what your looking for....but that's it for today.....

Flores, Robert

From: Lgehley@gmail.com
Sent: Tuesday, October 17, 2017 2:25 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Laurie Paiz

Address Corona 92881

Email Lgehley@gmail.com

Phone 8583546509

Comment Develop and utilize methods for determining intoxication levels such as with alcohol so that being under the influence while driving is more closely monitored and taken seriously by law enforcement. Community members have expressed they don't feel law enforcement cares if people are using and driving. Much more community education of the laws is needed. Many community members still believe because recreational use is legal that it's also legal to use in public and while or before driving.

Personally I want marijuana dispensaries in my neighborhood as much as I want bars, liquor stores and stripe clubs...I do not welcome associated criminal activity of those kinds of establishments.

I'd also request expeditious follow up by code enforcement of reports of illegal dispensaries in our communities. Recently a dispensary popped up less than a quarter mile from two schools in Corona; a middle school and private elementary school.

Flores, Robert

From: benjr@benclymers.com
Sent: Wednesday, October 18, 2017 8:31 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Ben Clymer Jr
Address	104 Mission Grove Parkway
Email	benjr@benclymers.com
Phone	951.315.8962
Comment	A workable solution for the County on cannabis implementation: A Countywide tax similar in effect to taxation on alcohol. Individual cities could set their own policies subject to County tax. Designated "zones" for agricultural production of cannabis. Local cities could set individual retail policy. Designated percentage of revenue to go to law enforcement for said areas (local buy in).

From: lturner@cannabiswasterecycling.com
Sent: Wednesday, October 18, 2017 12:48 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Laura Turner
Address 39819 Falcon Way
Email lturner@cannabiswasterecycling.com
Phone 951.834.2276

Comment I have created CWR SoCal, a waste management company with a mission to maintain California food and green waste diversion compliance within the cannabis industry. In all the discussions about the regulations going on, no one is talking about waste. CWR SoCal, along with others in the cannabis waste repurposing field, provides the necessary solutions for compliance, through cannabis waste management plans, products, and services.

CalRecycle established legislation for commercial businesses disposing of 4 cubic yards of waste weekly, requiring mandatory organics recycling. This means that even if their waste has been blended in the 50/50 cannabis/organic matter ratio, it is mandatory it be recycled through an organics program and not dumped in a landfill. Many businesses are not aware of this legislation. We would like to do our part to make sure that Riverside County businesses are not only informed, but compliant.

Our solution will not only create jobs within Riverside communities, but kill pathogens, including salmonella and e-coli, create useable compost in less than 30 days, release no greenhouse gases, act as an organic pest repellent, eliminate worry over insects, rodents, or noxious odors. If we can be of any assistance with regards to helping the cannabis industry in Riverside county in keeping its environmental compliance in check, please, consider contacting us.

Flores, Robert

From: Coltinbarody@gmail.com
Sent: Thursday, October 19, 2017 11:27 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Colti n
Address	17212 grand ave
Email	Coltinbarody@gmail.com
Phone	9517640690
Comment	You should allow medical and recreational marijuana and tax the shops that are in place now. VETERANS WHO APPLY SHOULD GET PRIORITY FOR THERE SERVES TO OUR COUNTRY AND COMMUNITY.

Flores, Robert

From: jonlopez037@gmail.com
Sent: Friday, October 20, 2017 2:50 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	jon lopez
Address	17090 grand
Email	jonlopez037@gmail.com
Phone	9517678878
Comment	The county really needs to allow these business in the unincorporated parts of riverside county. They should allow medical and recreational. They should give veterans who apply priority.

Flores, Robert

From: tlmawebmaster@rctlma.org
Sent: Monday, October 23, 2017 3:46 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name

Address

Email

Phone

Comment I strongly feel AUMA Regulations should be put into place within city limits as well as unincorporated Riverside. This is not fair to the voters of Riverside who voted to have access to Cannabis in our city.

Flores, Robert

From: dfmiddletonphd@gmail.com
Sent: Monday, October 23, 2017 6:49 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name David Middleton
Address POB 612 Rancho Mirage CA 92270
Email dfmiddletonphd@gmail.com
Phone 760 399 6855
Comment I am a property owner in Pine Cove. The Hlcksville Motel, adjacent to our property, have announced plans to allow the use of cannabis on their grounds. We are already adversely affected by the loud noise coming from the business. I do not want to be adversely affected by the use of cannabis, such as second hand smoke. I want the cannabis regulations to prohibit the release of smoke from cannabis from a business, public place or private property, within 1000 feet of any residence or business that objects to it.

Flores, Robert

From: looneylindalee58@yahoo.com
Sent: Wednesday, October 25, 2017 1:32 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Linda Hartman

Address PO Box 646

Email looneylindalee58@yahoo.com

Phone 951 659-3879

Comment I have visited both shops here in Idyllwild. Now closed Both were clean and friendly I do not smoke but use the CBD oils for my diabetes and chronic pain from a car accident in 2016 I am 59 yrs old. The benefit both of having a shop here in town and the ability to walk in to buy the oils is beneficial to my health I have my medical recommendation as well I feel safer having a location here in Idyllwild. The other shops I have visited have made me feel uneasy and not safe. The one shop here on 243 and Pine Crest is a good enviroment The owners are helpful and friendly I do understand that a lot of older women do not like or understand the business I feel 100% it is safer then most liquor stores or bars. We voted to have shops and to have Cannabis legal Make it easy for the medical needs of the elderly or cancer patients

Thank you for your time

Flores, Robert

From: sweisbart@yahoo.com
Sent: Wednesday, October 25, 2017 3:06 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Susan Weisbart
Address PO Box 278
Email sweisbart@yahoo.com
Phone 7605783593

Comment I am and have been a medical marijuana user, living in Idyllwild, Ca. I did vote for the legalization of recreational marijuana. My overall opinion when it comes to recreational marijuana is that it should be no different than liquor. It could be sold in liquor stores with all the precautions that are in place for liquor, including taxes and enforcement efforts. And while I know that medical marijuana is no different than what will be offered as recreational, I also know that the taxing and regulations will prove to be different. I know that a number of counties and cities in California have opted for delivery only and have allowed no brick and mortar storefronts for medical marijuana only I am in favor of such a plan.

Most importantly is the perception of the typical buyer. Why would there be a difference between a party getting drunk/high between liquor and marijuana??? There should not be. And those that abuse any drug of any kind....not the kind of people any town wants to attract. But it happens!

On the other side of things - law enforcement - difficult at best with today's budget constraints...therefore I certainly hope that there are enough taxes collected on the recreational marijuana to cover the many kinds of enforcement that will be necessary to keep the peace, everywhere in the county - and most especially in the unincorporated county areas.

And may I add that I believe a limit to the number of dispensaries in each town or area should the County decide to allow brick and mortar stores, by way of full screening and then lottery would be fair. But the problem would be different categories. For instance an inn up here wants their entire property to be cannabis friendly - meaning guests can smoke anywhere on the property, with a promise to operate their own dispensary on the grounds. How would this impact a proposed limit on the number of dispensaries/collectives in any specific area??? In addition to this, Idyllwild has one liquor store and two grocery stores, one who can sell all types of liquor and one that can sell only beer and wine. There is one pharmacy. So for our small population, how many cannabis stores is too many??? And should there be a designated area (obviously away from our one school)???

One more question/concern: The building owners - can they be held responsible for renting to an illegal business, to a convicted felon, etc.??

Thank you for your careful consideration to this matter, I know it is a difficult one.

Flores, Robert

From: tlmawebmaster@rctlma.org
Sent: Wednesday, October 25, 2017 3:45 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Richard W. Moxley
Address	po box 3130
Email	
Phone	8186918109
Comment	The people have spoken at the polls. Let the legalized use of, and sale of, cannabis proceed. Too many medical benefits to list here, but the only way to see the development of the medicinal strains is to legalize it.

Flores, Robert

From: S_ssage@yahoo.com
Sent: Wednesday, October 25, 2017 6:24 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	T
Address	Buchanan
Email	S_ssage@yahoo.com
Phone	
Comment	I think two dispensaries/retail outlets and a grow farm in a community with barely 3500 full time residents (Idyllwild) is overkill beyond comprehension. We already have a drug problem, and crimes associated with that, as well as a burgeoning homeless population, legal or illegal there should be a limit on just how many outlets can be allowed

From: ddledbetter5@gmail.com
Sent: Thursday, October 26, 2017 7:37 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name David Ledbetter
Address P.O. Box 174 Idyllwild Ca 92549
Email ddledbetter5@gmail.com
Phone 951-719-7254
Comment My wife has recently been diagnosed with Stage 4 Cervical cancer. She is undergoing treatment at this time, and the use of CBD oils and Cannabis products have helped ease her pain and nausea. It has allowed her to sleep easier and helped her appetite to where it is easier for her to eat , thus getting needed nutrients to help combat cancer and recover from Chemotherapy and radiation treatments. These products have also helped reduce her pain levels to where she very rarely uses Opioids to help her pain. This helps her to not form an Opioid addiction.
By having a dispensary available, she can pick up products easily and in a safe controlled environment. Staff that work at these dispensaries are knowledgeable in what they sell, and can recommend product on what her needs are, much like a pharmacist. Staff treat their products as medical treatment, not as a way to "get high".
Product is clean and safely produced and money is not going to "street gangs".
Having a dispensary nearby makes it easy for her to get needed help in living with cancer. She has a doctors recommendation for cannabis. When she did try to obtain products before having her card, every dispensary she tried ,which were only three, refused her service until she received her card.
Please consider allowing dispensaries in unincorporated areas of the country. They do good for people in certain medical situations.

Flores, Robert

From: ddledbetter5@gmail.com
Sent: Thursday, October 26, 2017 7:51 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name David Ledbetter
Address P. O. Box 174 Idyllwild CA 92549
Email ddledbetter5@gmail.com
Phone 951-719-7254
Comment I just sent in comments on the benefits of CBD and cannabis for cancer and how it has helped my wife , who is dealing with Stage 4 Cervical cancer. Thought you might like to see this article also. CBD and cannabis products are helping her.
<https://www.cancer.org/treatment/treatments-and-side-effects/complementary-and-alternative-medicine/marijuana-and-cancer.html>

Flores, Robert

From: ryan@ancientalchemy.net
Sent: Thursday, October 26, 2017 11:33 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Ryan Jackson
Address 53456 Four Chimneys Road
Email ryan@ancientalchemy.net
Phone 7607772418
Comment I advocate the cultivation, distribution, and the recreational retail sales of Cannabis in Riverside Counties Unincorporated areas. I think it needs to be heavily taxed and regulated. With portions of that tax proceeds being allocated to "youth awareness" Providing "drug-free" activities and education for youth in the counties they are profiting from the sales. Thanks for your consideration in this matter.

Flores, Robert

From: scott@fogerloger.com
Sent: Friday, October 27, 2017 12:46 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Scott Fagergren
Address	52680 Chickadee Ln
Email	scott@fogerloger.com
Phone	7602140993
Comment	As residents of Idyllwild, we support the local establishment of cannabis stores, related retail establishments and the right for individuals to grow their own plants.

Flores, Robert

From: pndspr.u@gmail.com
Sent: Friday, October 27, 2017 7:36 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	DS
Address	35073 Pipe Creek Rd
Email	pndspr.u@gmail.com
Phone	9516595586
Comment	<p>This is a terrible idea. We want to dumb down our society by legitimizing recreational pot.</p> <ol style="list-style-type: none">1. I fear for our kids that WILL have access to it and 'what can go wrong' with that?2. Slower reaction time behind the wheel or any situation, is that what we want on our roads? Especially the freeways.3. Tiredness and always hungry, do we really need to be anymore tired than we are and snack anymore? Our country is overweight and lazy already.4. Memory loss and more confused; why add this to our already aging population that deals with that now?5. Cancer increases from smoking it. <p>I can keep going. Why would anyone even suggest this stupid idea with just the 5 reasons I listed? These 5 should be good enough reasons to reject a MJ society. The regulations are so lax it's almost funny.</p>

Flores, Robert

From: mimandrews@aol.com
Sent: Saturday, October 28, 2017 12:17 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Mim Andrews
Address	PO Box 193, Idyllwild, CA
Email	mimandrews@aol.com
Phone	951-663-0463
Comment	I totally agree with legalized marijuana, but think there should be some limit on the number of businesses able to sell it. Idyllwild currently has 3, and I think that is too many.

Flores, Robert

From: greenoaksranch@gmail.com
Sent: Monday, October 30, 2017 1:33 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name judy

Address 39100 air park drive

Email greenoaksranch@gmail.com

Phone 951-216-8862

Comment I believe the new permits should apply to any commercial entity that has had a collective before 2016. This permitting process should be inclusive and fair to all the collectives that have already been as legal as possible. I see many areas where they designate a 'green zone' and many times those zones become so valuable that the real medical collectives can't afford to operate.

Riverside County is in a unique position to allow the Collectives to continue to serve patients and provide taxes to the county. The market and supply and demand will regulate the market eventually. As a taxpayer in Riverside County I hope you open up all of Riverside County to cultivation. Lets be the go to place for agriculture. Overall land values will increase and more taxes will be paid.

Flores, Robert

From: zobiep@yahoo.com
Sent: Monday, October 30, 2017 5:34 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Zoe Poulin
Address Po Box 390686 Anza, Ca
Email zobiep@yahoo.com
Phone 7602773015
Comment I would just like to say that Medical people who have their reps. should be allowed to grow their legal limit of 12 per card, 24 per parcel, if both have cards.
After trying edibles, I was able to come off Percocet for a back surgery. It works so well I don't have to eat nearly as much, as I had to take of the painkillers. I give my blind dog a little everyday to relieve her eye pressure, something the medicines couldn't do.
I know there are a large amount of grows way over the limits. They don't even live here! The large grows are the problem. I understand there isn't enough money to take them all down, but please don't punish us Legal Medical people.
Sincerely,
Zoe

Flores, Robert

From: g.hebets@gmail.com
Sent: Monday, October 30, 2017 7:07 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Gail Hebets

Address 49525 Cherokee Court aguanga ca 92536

Email g.hebets@gmail.com

Phone

Comment Just what we need in unincorporated areas. NOT!! WE HAVE NO POLICE HERE. IT TAKE UP TO AN HOUR FOR SOME OF OUR 911 CALLS. I ABJECT TO THIS IN unincorporated AREAS! We have so many illegal growers now in our area! 92536 - 92539. But NO one cares!

Gail Hebets

From: vjakubac@mail.com
Sent: Tuesday, October 31, 2017 8:11 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Vicki Jakubac

Address 25110 Marion Ridge Dr.

Email vjakubac@mail.com

Phone 951-659-0160

Comment I was horrified by the passage of Proposition 64. The fact that it passed shows what a sorry state, we as a civilization, are in. I think it is a blight on our society and communities. When did it become OK and acceptable to do drugs and now to openly grow and sell them? Why are so many people dependent on drugs and alcohol these days anyway?

None of this is not OK with me. I am a law biding citizen, but the state of California does not reward those of us who function within the law. Time and time again laws are passed that hurt, rather than help, those of us who lead decent and respectable lives. Prop 64 should have never even been on the ballot in the first place. This is just another case where my rights are constantly trampled by those who wish to live lives that are seedy and disrespectful.

My neighbor grows this disgusting plant in his back yard and now I cannot enjoy my yard as I am forced to smell his plants any time I step outside. My husband job depends on him having clean drug tests and now he must worry about spending time outside working in our yard for fear this stuff will get into his system. From what he as ready online, it is a possibility. I can no longer hang my clothes out to dry in the beautiful fresh air and sunshine because the smell of his plants permeates my clothes. Once again, the rights of the law abiding citizens are trampled in favor of those who want to lead less than exemplary lives. What about when my grandchildren come to visit me? A small child should not have to breath air that is permeated with the smell of someone's marijuana plants. Then there is the smoke. Those who grow it smoke it and for years now we have smelled it as several of our neighbors smoke it. Where are my rights? I choose to live a drug free life, but that doesn't seem to matter to my neighbors or my government.

I am tired of dealing with drunks and druggies. If their lives are so bad that they must resort to drinking and doing drugs to get through life, then we need to take a long hard look at our society and where we are going wrong. You shouldn't have to be high or drunk to have fun or to get through life. These people are selfish and do not care about anyone else's rights or wants or needs. Only their own. Idyllwild was a lovely little mountain hamlet when we moved up here in 1995. Now, it is full of bikers, brew pubs, wineries, tattoo parlors, pot shops and now a pot hotel which is located just a few doors down from my home. Why wasn't I asked about this? No one took into consideration the fact that maybe we don't want a pot hotel in our neighborhood, but once again, the rights of those who do, prevail. I find this to be an appalling and sorry state of affairs that our county, state and country are now in. I worry for my grandchildren as I wonder what kind of a world they will have to live in. We sure are going down hill fast and I pray that someone in the government will come to their senses soon!

From: notarydawnmiller@gmail.com
Sent: Thursday, November 02, 2017 4:48 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Dawn Miller

Address 52390 Laurel Trl Idyllwild CA 92549

Email notarydawnmiller@gmail.com

Phone 951 659-0444

Comment

I am against vendors selling cannabis in our Idyllwild unincorporated area. We have had a rash of crimes involving robberies and car thefts. It always seems to revolve around drug issues. Also, Idyllwild is a small town that visitors enjoy for its down-home feel. A cannabis shop on every other corner does not support the goal of our tiny community. This hurts our businesses, which depend on visitors to survive.

Selling cannabis appears to be a big money business. We had 3 cannabis facilities open up illegally after the law to legalize it came into effect. If the county decides to make it possible to open up this type of business in our area, I cannot imagine the number that would open up here if it was actually legal to do so.

Flores, Robert

From: rmayoca@gmail.com
Sent: Friday, November 03, 2017 7:32 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Robert Mayo

Address 1200 Punta Gorda St. # 39, Santa Barbara , Ca. 93103

Email rmayoca@gmail.com

Phone 805-680-8724

Comment Dear Riverside County Planning, (11/3/2017)
The pdf form you offer on cannabis planning is not working. The red submit buttons are not working. (for apple and pc computers.)
Here are my concerns on planning for cannabis in the unincorporated areas.
I own 15 acres zoned w-2-15 in Cabazon.

1- Everyone who wants a permit to work with cannabis should be allowed to work if they are law abiding citizens. No one should be turned down because of a lack of permits. Denying permits will only create a black market in cannabis.

2- Farm by phone..... I would like to see Riverside County develop an app for cell phones so all cannabis farmers can farm by phone. This means all business data will go through a phone. We will also need a phone number for a local agricultural representative that we can talk to with a simple phone call. Usually the phone will handle all needs, but when we need a person we will contact our local Representative. The app will be changed as needed and things evolve and change.

3- Cannabis taxes can be used for local schools and students. These taxes can be used to train students for lifelong careers.

4- Prop 64 legalized marijuana. There should be no restrictions on home owners grown 24 plants or less. No prohibitions if outdoor pot is in a backyard , behind a fence no matter how close to a school or park.

5- Cannabis businesses will employ many people creating jobs and work employing thousands of people in Riverside County, There should be no restrictions on employment. Riverside County should set a cannabis job center. Farmers who need help will ask for help and job seekers can seek referral to cannabis jobs that need to be filled.

6-This is opportunity for Riverside County to help employ citizens and for farmers to help create a tax base to help grow Riverside County.

Thank you for this opportunity to help input the cannabis system.
Also please fix your other cannabis questionnaire that is NOT working .

Robert Mayo
11-3-2017
Friday,

Flores, Robert

From: rmayoca@gmail.com
Sent: Friday, November 03, 2017 9:32 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Robert Mayo

Address 1200 Punta Gorda St. # 39

Email rmayoca@gmail.com

Phone 805-680-8724

Comment Dear Riverside County Planning Dept,

About cannabis in the unincorporated parts of Riverside County,

Set backs on property for growing cannabis,

currently rescue vehicles need a 20 foot road required by law.

Set backs from property lines should be no more than 20 feet from the property lines to allow emergency vehicles and to grow cannabis.

To make the setbacks larger than 20 feet from the street are an undue hard ship on property owners that want to grow cannabis. To ask for a larger set back is a punishment meant to restrict cannabis growers. Prop. 64 has made marijuana legal. We do not need to add restrictions just to punish people that want pay taxes and keep cannabis out of the black market. Please do NOT make property line set backs larger than 20 for property owners that want to grow cannabis legally.

Thank you,
Robert Mayo
11/3/2017
Friday

Flores, Robert

From: rmayoca@gmail.com
Sent: Friday, November 03, 2017 11:44 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Robert Mayo
Address 1200 Punta Gorda St. # 39
Email rmayoca@gmail.com
Phone 805-680-8724
Comment Cannabis farmers and manufacturers want to pay tax and stay away from the black market. Riverside County has the responsibility to make this new cannabis business field as painless as possible.

- 1- We business people are going to need a phone application run by Riverside County. Farm from phone, if you want.
- 2- We are going to need a bank. Hopefully we the farmers will bank with Riverside County.
- 3- Sales and Distribution. Farmers are going to need to sell their products. Hopefully Riverside County Agricultural resources will be there to help sell our products and transfer said sales , banking included.
- 4- Hopefully Riverside County will step up to the plate and take charge. The farmers are going to need guidance and a helping hand to make this work. The farmers will need a lot of help. Lets all help each other out and make a success of this cannabis venture.

Thank you ,
Robert Mayo
Owner of 15 acres in Cabazon, Ca.
November 3, 2017, Friday

Flcres, Robert

From: rmayoca@gmail.com
Sent: Saturday, November 04, 2017 9:49 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Robert Mayo
Address 1200 Punta Gorda St. # 39
Email rmayoca@gmail.com
Phone 805-680-8724
Comment 11-4-2017

Dear Planning Dept.
re: cannabis
re re: Estate Grown

I think an individual grower of cannabis should have the opportunity to grow, harvest, dry, manufacture and sell retail a product if they so desire. This is called "branding". The purpose of branding is to show case a superior product. In the field of Wine, this is called "Estate Bottling."
This is a product that shows a real love and concern about all organic cannabis grown locally from one farm. We might call this "Estate Grown."

Branding is a very important part of the world nowadays.
The Riverside County planning dept needs to help these farmers and businesses out, so they can succeed.
The best way to carry this out is with a phone application.
Farming by phone, will contain all the vertical state and local compliance's, business and tax applications of branding to make this possible. It should be simple for Riverside County and simple for the farmers.
A farmer simply chooses how much they will participate in the Vertical business column, from grower to manufacturing to retail.
If the farmer decides to grow and retail, it should be an easy process for the farmer to join.
Riverside County should provide an easy farm by phone application to accomplish this task.

Thank you,
Best regards,
Robert Mayo
Cabazon, Ca.

Flores, Robert

From: ooberga@yahoo.com
Sent: Saturday, November 04, 2017 2:17 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Nicholas Stannard
Address	54345 south circle
Email	ooberga@yahoo.com
Phone	951 4747145
Comment	If dispensaries `were permitted in unincorporated areas it would generate significant tax revenue.

Flores, Robert

From: rmayoca@gmail.com
Sent: Monday, November 06, 2017 9:20 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Robert Mayo

Address 1200 Punta Gorda St. # 39

Email rmayoca@gmail.com

Phone 805-680-8724

Comment 11-6-2017
Monday,

Re: Cannabis
re re: allow everyone to participate, don't exclude anybody

Dear Planning Dept.

Please do not exclude any law abiding citizen from participating in the Cannabis business in the Unincorporated areas of Riverside County.

Desert Hot Springs has an industrial area cultivation zone.
This excludes all citizens who are outside of the cultivation zone.
This is not fair to all involved, it rewards a few and excludes many.
This will only help the " Black Market for cannabis."
Everyone must be able to sign up and agree to pay taxes and help Riverside County set up a cannabis system.

Thank you,
Robert Mayo
Cabazon, ca.

.....

Flores, Robert

From: timawebmaster@rctlma.org
Sent: Tuesday, November 07, 2017 9:24 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name

Address

Email

Phone

Comment 11/7/2017--Tuesday

RE: Cannabis
re re: leasing of acreage in the unincorporated areas of Riverside County

Dear Sirs,

I have several questions,

1--Will I be able to lease my land legally out to single cannabis grower?

2-- Will I be able to form a legal Cannabis GROW-Co-op , with many individuals who will grow cannabis on my land?

I want Riverside County to prosper with tax monies and keep Riverside County happy.

Thank you,
Robert Mayo

Flores, Robert

From: rmayoca@gmail.com
Sent: Wednesday, November 08, 2017 8:57 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Robert Mayo

Address 1200 Punta Gorda St. # 39

Email rmayoca@gmail.com

Phone 805-680-8724

Comment
11/8/2017

re:cannabis
re: growing outdoors organically with no energy demands.

Dear Riverside Planning Dept.

We have 15 acres in Cabazon, ca.

My question is ... Can we grow cannabis outdoors under the sun ,
in the dirt, in a field? Organically?

With permits?

We do not want to grow indoors under lights. We do not believe in growing under artificial lights and environments.

Our goal is to grow an organic seasonal crop once a year outside.

We have no need for energy consuming greenhouses, lights, chemicals and other assorted expenses that damage our environment.

Thank you,
Best regards,
Robert Mayo

.....

Flores, Robert

From: ewing15@sbcglobal.net
Sent: Wednesday, November 08, 2017 12:54 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Camille Ewing
Address PO Box 241, Idyllwild, CA 92549
Email ewing15@sbcglobal.net
Phone 7602248824
Comment Please DO NOT allow cannabis businesses in Idyllwild. Many years ago we bought property in Trinity County to retire to. In the last few years that county has been overrun with cannabis growers and related businesses and the county has suffered for it. It has divided the community with the crime rate going up. When reading the small town newspaper, Trinity Journal, almost every murder, stabbing, shooting has to deal with the marijuana trade. We decided not to retire there because of it, and decided to move and spend our retirement funds in Idyllwild. Cannabis themed businesses do nothing to enhance a community. We strongly oppose any businesses dealing with the dispensing of cannabis. They add nothing to the community and distract from the overall well being of the community.
Bill & Camille Ewing

Flores, Robert

From: Camiek@aol.com
Sent: Thursday, November 09, 2017 1:17 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Amie Kinne

Address 11775 Dawson Canyon Road 92883

Email Camiek@aol.com

Phone 9515298559

Comment As a very rural resident, I'm concerned about several things:
* The illegal grows in areas like mine need to be sought out and shut down. Waiting for dozens of complaints from neighbors isn't fair. People are too scared to do that.
* Security do's and don't's need to be clearly spelled out. Existing gun laws need to be enforced.
* Water quality needs to be maintained. I have reservations about self monitoring programs, please provide a backup.

Flores, Robert

From: grizabella11@yahoo.com
Sent: Sunday, November 12, 2017 8:42 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Catherine

Address Dearing

Email grizabella11@yahoo.com

Phone 951-659-2824

Comment Thank you for closing the three cannabis dispensaries in Idyllwild. Thank you for forcing their compliance after they repeatedly ignored your orders.

It is critical that the unincorporated village of Idyllwild remain free of dispensaries. We are already seeing an increase in homeless encampments and home break-in/burglaries. We have an extremely limited law enforcement presence and a substantial elder population less able to defend against criminals.

Our mountain roads are hazardous enough without an increase in impaired drivers.

Please do not allow the regulation against dispensaries in unincorporated areas to be repealed.

Flores, Robert

From: Robert Mayo <rmayoca@gmail.com>
Sent: Tuesday, November 14, 2017 4:39 PM
To: Cann Planning
Subject: Cannabis software for pc's and phone apps ..Farm by Phone

Dear Cannplann,

www.trellisgrows.com

Trellis—

Makes software for the cannabis business.

I have been told that next year 2018- they will have a phone app for cannabis compliance in the state of California.

Farm by phone apps will help us growers keep track of compliance issues and make out jobs easier.

The more we can do on a phone will be a critical issue.

Thank you.

Best Regards,

Robert Mayo

11-14-2017

Flores, Robert

From: tivetun@gmail.com
Sent: Thursday, November 16, 2017 3:56 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name tim ivetun

Address 27475 ynez rd #217

Email tivetun@gmail.com

Phone 9512967590

Comment the address is a mailing address above, our physical address is 36821 la via de paz / 54430 bautista cyn rd., Anza Ca 92539. When we bought this property in 2011, it was a quiet street with minimal traffic being only that there were only 4 houses past our house on a dead end. 3 years ago a "artificial turf truck" started to put in a green house at the end of our street. and the 2 properties in front were starting an open marijuana grow. The generators, noises and smells coming from these properties. The last two years we have complained to sheriffs and code enforcement, regarding generators and radios being on 24 hour a day. Trucks, cars and quads/motorcycles coming up and down the street all hours of the day. UPS and FedEx trucks everyday as well. You would think this was an industrial park or shopping center. Our animals were affected by this as well. We have 8 laying chickens that produce approximately 8 to 10 eggs a day starting in April but by the middle of June, they completely stop laying eggs and many times do not start laying again until end of November. Our well water gets a strange smell and film on it during these months as well. I'm not sure what it is and have not had it tested. But in three years, we went from 3 marijuana grows with in a 1000 yards from my house to 12 Illegal grows 1000 yards from my house. I have 2 boys under the age of 13 years old. I am sure that lots of these properties that are growing are connected to each other for the vehicles go from property to property. I don't think the county would permit 12 liquor stores in a square mile but they will allow 12+ illegal marijuana grows in a rural residential neighborhood? If this was to be any other business they would need permits, pay fees and taxes. Why don't they? Our neighbors across the street moved in two years ago and finally was fed up with the harassment from the growers calling Animal Control on their dogs. I was surprised that they let their 3 girls walk home from the school bus stop. I have videos of the traffic and the quads fish tailing rocks onto the neighbors dogs and property. Them driving by and yelling at our dogs and obscenities to my wife and kids. We have videos of this as well. I was forced off the road one day because we called the sheriffs regarding a generator and radio playing 24 hrs for several days. As a tax paying citizen, what rights do we have? So if wanted to open any business or grow marijuana, I don't need to file permits to grade, drill wells, build buildings, grow and distribute products? Or pay local, state, income or sales taxes? Be untouchable by the police or local agencies?

Flores, Robert

From: jbars2136@gmail.com
Sent: Thursday, November 16, 2017 8:58 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name James Spiegel

Address 23565 Pico Ave Romoland 92585

Email jbars2136@gmail.com

Phone 951 675 4243

Comment Sirs, My wife and I live in Romoland. Not much left of it, yet it is still part of unincorporated Riverside County. For the last two years I have called the Sheriff Dept. on marijuana grows in our neighborhood. Nothing ever happens. The grows just get bigger and bigger. There is a new one underway right behind us. These aren't just a few dozen plants, they are in the hundreds on a single lot. In 2017 there four big grows within a quarter mile of our house. My big complaint with these grows is that they stink to high heaven. Also I sincerely believe there is a criminal element involved in the supply chain. If the people who want to grow kept it to a low number per lot it wouldn't be a problem. Where we live the lots are all one acre or more. An amount of twelve per lot would be o.k., but this two hundred per lot has got to stop. You cant even sit out in your backyard because it wreaks of skunkweed. Thank You,
James and Shannon Spiegel

Flores, Robert

From: JSquiers@aol.com
Sent: Friday, November 17, 2017 4:07 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	John Squiers
Address	25240 Gail Dr
Email	JSquiers@aol.com
Phone	9516590121
Comment	I AM NOT SURE WHAT DIFFERENCE IT MAKE IF IT IS AN UNINCORPORATED AREA OR NOT, THERE IS A CVS ON EVERY CONNER. AS LONG AS THE DISPENSARY FOLLOWS THE STATE LAW IT SHOULD NOT MAKE ANY DIFFERENCE WHERE IN THE COUNTRY IT IS LOCATED.

Flores, Robert

From: quiltingdrama@verizon.net
Sent: Sunday, November 19, 2017 6:39 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Annamarie Padula
Address 53069 Rockmere Dr., Idyllwild, CA 92549
Email quiltingdrama@verizon.net
Phone 9516595128
Comment Although I realize that Medical Marijuana has its benefits, I am against the sale of over the counter cannabis to every Tom, Dick & Harry for recreational use. Three shops have been closed down in Idyllwild and since then, misdemeanor crimes have also dropped. Is there a correlation, I think so.

Flores, Robert

From: pierce@earthlink.net
Sent: Sunday, November 19, 2017 10:34 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Marlene Pierce
Address 25642 Sunrise Dr, Idyllwild
Email pierce@earthlink.net
Phone 951-808-3632
Comment Please note that I am the current President of the Pine Cove Property Owners Assoc. Our 800 plus members and board have been extremely concerned about the marijuana issue in our unincorporated areas of Idyllwild and Pine Cove. We have spoken with code enforcement officers and thanked them for following up and closing the shops in Idyllwild. Marijuana is an on-going issue and we sincerely hope that Country Supervisors will support residents in unincorporated areas with appropriate legislation.
Thank you,

Flores, Robert

From: nadabo@verizon.net
Sent: Monday, November 20, 2017 7:15 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name nancy borchers
Address 52320 Sylvan Way Idyllwild CA 92549
Email nadabo@verizon.net
Phone 951-659-5758
Comment I appreciate the laws that are in effect now. It would be difficult to regulate sales of cannabis in the unincorporated areas with the present level of law enforcement personnel. Idyllwild is host to the Idyllwild Arts Academy which draws high school students from all over the world. Their parents expect them to be safe here. With the accompanying traffic, noise, crime and danger Riverside County will not be able to keep these children safe if the laws were to allow sales here. The Hayseed Hotel advertises itself as a Bud and Breakfast wanting it to be a cannabis destination. The Sheriff's department has been called numerous times due to noise and violence. Please keep the laws that prevent sales of cannabis in unincorporated areas. Thank you

Flores, Robert

From: Neil@skyvalleyca.com
Sent: Tuesday, November 21, 2017 11:45 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Neil Ludlam
Address 22900 Larsen Lane
Email Neil@skyvalleyca.com
Phone 760-329-9999

Comment I'm relaying some concerns expressed by some citizens of Sky Valley.

* First, we want to preserve our zonings, and prevent NEW possibilities for commercial operations in residential areas.

* Next, where growing operations are permitted, we want to know that there will be enough police presence to monitor any problems that may affect the peace and safety of our valley.

* Finally, we want legal operations to be set up in a way that displaces, rather than encourages, black- or gray-market operations.

Thank you for your attention!

commercial grows would spring up all over the valley. The crime element , the odors, the black market potential, the unregulated operations due to the lack of monitoring and police presence will destroy the peace and safety of our valley.

Flores, Robert

From: giovannicosetti@gmail.com
Sent: Tuesday, November 21, 2017 1:24 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Giovanni

Address PO BOX 869, idyllwild, ca 92549

Email giovannicosetti@gmail.com

Phone 4152309770

Comment

Objections to dispensaries for medical distribution for cannabis vs. a shop selling recreational cannabis are two different issues. You could allow one without the other depending on where your true objection lies. Many people use cannabis instead of chemically created pharmaceuticals and they are not "criminals" or even "criminally inclined". It is almost as if people who have no use for cannabis (for whatever reasons they are objecting) feel they need to exert their opinion about it as enforcement for others to live under, as they opine one should. Many people choose alternative sources of medication outside of big pharma and whether or not I agree with their choices, it is their life and not illegal. People who have chosen cannabis as a medication should not be painted as a criminal.

I mean, I don't stand around outside the bars in town opining as people leave I think they have had too much to drink and drive, or too much to drink for any reason. I don't stand around outside of restaurants telling people not to have dessert because they are clearly already obese and either have or will have diabetes causing further issues with our insurance system.

If you want to regulate something then regulate it; if you want to tax it then do so. However, don't lump all users of cannabis into one group, that you then demonize entirely. It is unfair and inaccurate.

Flores, Robert

From: rickymartinrealtor@gmail.com
Sent: Tuesday, November 21, 2017 6:12 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Richard Martin
Address 1920 E. Rochelle Rd, 1920 E. Rochelle Rd
Email rickymartinrealtor@gmail.com
Phone 7604167777
Comment There should be no commercial activity of Cannabis in a residential area .

Flores, Robert

From: lgehley@gmail.com
Sent: Monday, November 27, 2017 10:04 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Laurie Gehley-Paiz
Address Corona 92881
Email lgehley@gmail.com
Phone
Comment Take a look at the impact legalized marijuana is having in Colorado...increased homelessness, cannabis odor, increased drug related school violations, etc.

Flores, Robert

From: tranduc@ca.rr.com
Sent: Friday, December 01, 2017 11:59 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Duc tran
Address	14925 stephenson blvd, blythe, Ca 92225
Email	tranduc@ca.rr.com
Phone	714-376-0444
Comment	Please allow commercial cannabis cultivation in Riverside county. Many thanks Duc Tran

Flores, Robert

From: paulfrobie@gmail.com
Sent: Wednesday, December 06, 2017 6:36 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Paul Robie
Address 72895 Somera Rd, Palm Desert, California 92260
Email paulfrobie@gmail.com
Phone 760-346-9133
Comment Hicksville Motel, 23481 Hwy 243/Banning Idyllwild Rd, Pine Cove. Code Enforcement case #1703408. My name is Paul Robie and I am the President of the Coulter Pines Mobile Home Park, which is 55 and older. Our park located next to the Hicksville Motel. Their Zoning is R-3A Village tourist/Residential. They are holding weddings/large groups of people that are making loud noise, music and loud talking and yelling with vile language. They get drunk and have parties until way past 1:00am. They use their parking lot to hold receptions for the weddings. Now they are advertising "Bud and breakfast" Idyllwild's Hicksville Pines resort is embracing cannabis tourism as 420-friendly place to stay,. We have been putting up with the loud noise and vulgar language now we have to put up with the use of Cannabis. We have 46 units in our park which are owned by senior's and we bought because we enjoy the mountains and especially to be quite, and NOT have people smoking pot next door. PLEASE DO SOMETHING ABOUT THIS Sincerely,
PAUL ROBIE, PRESIDENT COULTER PINES MOBILE HOME PARK

Flores, Robert

From: ryan@blackpacific-capital.com
Sent: Tuesday, December 12, 2017 9:44 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Rivers Morrell
Address 32784 Ortega Hwy
Email ryan@blackpacific-capital.com
Phone 9493073559

Comment Good evening, My name is Ryan Morrell and I live in an unincorporated area in Riverside County near Lake Elsinore. My family and I have never conducted business in the cannabis industry nor grown cannabis however we see this now as a business opportunity. My father is a successful attorney with over 30 years of litigation experience and I am an Investment advisor who manages and oversees clients investments while also managing BlackPacific Capital investment funds. I have attended the Bureau of Cannabis Control seminar and have spoken to many individuals/companies about this upcoming opportunity. We have run successful business and have no criminal backgrounds whatsoever and believe this new law will be a great help to not only the cities and counties but ourselves.

We have no prior experience and will be hiring consultants, construction workers, HVAC, plumbers, electricians, growers and transportation/waste licensed and taxable companies to complete this process if allowed to cultivate cannabis. However none of this will happen because for it to happen we need a local jurisdiction to permit us before the state does. We ask that you follow the State and allow local residence in unincorporated areas to cultivate cannabis.

Please feel free to contact me at any time via phone or email and I would gladly meet or attend any meeting to further discuss the opportunity this presents to us and others.

Thank you
Ryan Morrell
Founder and Portfolio Manager of BlackPacific Capital

Flores, Robert

From: mikefarraj2013@gmail.com
Sent: Thursday, December 21, 2017 1:46 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Michael Farraj
Address 1218 Hidden Springs Lane - Glendora, CA
Email mikefarraj2013@gmail.com
Phone 951-751-4849
Comment Hello,

To Whom it May Concern:

As part of our discovery for commercial cannabis cultivation, we did engage a very prominent well known businessman from Riverside and he has indicated a keen interest to engage with us on the plan. His willingness extend to the plant being constructed on his land and being an investor which can be confirmed upon request.

Our business plan is far cry from what people would deem conventional business strategy when it comes to cannabis grow, our system design renders the scope and plan 100% self sustaining and we aim to introduce state of the art design platform ranging from building constructs being LEED COMPLIANT and the actual footprint of the technology of the cultivation center being of highest spectrum in energy efficiency.

With California opening the doors on cannabis business re: Prop 64 we would like the opportunity to present the plans and potential have this plant design as the "pilot" against which the rest of systems in California are fashioned and built. We have a professional California Based project management firm that is assisting us in the design package and they stand ready to work all aspects of the business with us and hopefully with your office.

We welcome an opportunity to present you with a business plan and strategy if your office is so inclined for us to do so.

Flores, Robert

From: greenoaksranch@gmail.com
Sent: Sunday, December 24, 2017 5:46 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name judy
Address 39100 air park drive
Email greenoaksranch@gmail.com
Phone 951-216-8862

Comment As a property owner and resident of Riverside Unincorporated area we wish you would utilize the Agricultural area of this area for cultivation of both hemp and cannabis. We think this would be a financial boom to areas in Riverside that are suffering from no opportunity.

Anza would be a another perfect place for zoning cultivation. Cannabis is accepted there and the land values are low. If you would zone Anza and the surrounding areas for cultivation it would help land values and bring in new taxes to Riverside.

We believe you should have be zoned Residential Rural, or Agricultural to cultivate. Keep it out of Riverside city and the highly populated areas. Keep it in the agricultural areas.

Flores, Robert

From: tranduc367@gmail.com
Sent: Sunday, December 24, 2017 10:44 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Duc Tran
Address	13081 Rosalind Dr
Email	tranduc367@gmail.com
Phone	714-376-0444
Comment	Please allow the commercial cannabis cultivation in unincorporated area of riverside county. Many thanks duc tran

Flores, Robert

From: Aku196883@yahoo.com
Sent: Monday, December 25, 2017 12:32 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Ana Ku
Address	37284 polliwog Rd., anza, ca 92539
Email	Aku196883@yahoo.com
Phone	626-487-3198
Comment	The Riverside County should allow all cannibas activities to include cultivation, dispensary, distribution, etc., in the unincorporated areas so long as the county controls it and regulate it, keeping the small and rural farmers in mind.

Flores, Robert

From: jocelynkane65@gmail.com
Sent: Tuesday, December 26, 2017 11:24 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Jocelyn Kane
Address Palm Springs
Email jocelynkane65@gmail.com

Phone

Comment Although I do not live in an unincorporated area of the county, I am interested in seeing the whole county of riverside benefitting from this newly regulated industry. Especially from taxes collected. Therefore, I would strongly suggest that the county create a position that would work exclusively with the county agencies and the city municipal governments on cannabis policy, regulation and enforcement. A hub and spoke model works the best. The Cannabis industry, from seed to sale, is quite varied and requires some knowledge in many areas including cultivation, manufacturing, distribution and retail. Hope you consider this soon. thanks

Jocelyn Kane

Flores, Robert

From: uljoshi@hotmail.com
Sent: Tuesday, December 26, 2017 2:24 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Josh
Address
Email uljoshi@hotmail.com
Phone
Comment I support Proposition 64 with state regulations

Flores, Robert

From: merrafarms@gmail.com
Sent: Wednesday, December 27, 2017 1:23 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Steve Armond Wilkerson

Address 40325 Denise Rd

Email merrafarms@gmail.com

Phone 951-526-4404

Comment Good Afternoon I have been living in the unincorporated area of Temecula/Hemet for 30 years now. I'm a family farm that was hoping to be able to get a state lic for commercial cannabis cultivation. They have put a hold on it because of the County's position on it. I'm a by the book person that follows the rules. So the current ban on commercial cultivations. Is really hurting me and my families ability to the participate in this thriving industry. We are 2 miles up a dirt road. The community pays to maintain our own roads. I understand you alls concerns, but don't hurt the regular person trying to run a legal business. I'm middle age with 6 children 5 in college 1 on the way soon. This opportunity could really make the difference. If the folks who want to follow the rules are not allowed. It will open up the illegal market for those who don't care about the rules. Please lift the ban it will be good for all parties and create the tax revenue needed. Thank you.
Have a Safe and Happy New Year!

Flores, Robert

From: 888herbfarm@gmail.com
Sent: Wednesday, December 27, 2017 6:19 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Richard Ku
Address Polliwog road
Email 888herbfarm@gmail.com
Phone 6264873198
Comment I believe we should move forward in allowing for the selling, distribution, manufacturing, transferring and testing of cannabis in the county of riverside, including the un-incorporate areas of the county. In many of the un-incorporate areas, there are real need for providing better education, healthcare and social programs to help out these un-develop areas and by allowing cannabis business to coming to the county, it will bring new jobs, business and big tax revenue for the county. If we don't do it, we will miss out all the tax revenue to other county like Los Angeles as many of these cannabis biz will move to Los Angeles county if we don't.

Thank you for listening. I am a tax payer in the Riverside County.

Flores, Robert

From: Anthony.migliore@earthlink.net
Sent: Saturday, December 30, 2017 8:27 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Anthony Migliore
Address 38800 calle segovia
Email Anthony.migliore@earthlink.net
Phone 951 206-3362
Comment Any marijuana groves should not be allowed in any area zoned as "residential." Ie. RR, or any zone that has "residential." Heavy licensing and monitoring is indicated for any commercial growing and only in commercial zoned areas and inside of buildings or greenhouses. The county needs to support better enforcement of illegal groves in residential ptoperties to reduce crime and preserve property values.
Place my name on the list for community support and leadership.

Flores, Robert

From: sonnyliu@hotmail.com
Sent: Saturday, December 30, 2017 10:02 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Guisen Liu
Address	13291 DANCY STREET
Email	sonnyliu@hotmail.com
Phone	3106669135
Comment	I support cannabis business in unincorporated area of Riverside county, some many cannabis growers in that area making money while county getting nothing, we need more fund for our county to support education health care.

Flores, Robert

From: Carissaann0117@yahoo.com
Sent: Tuesday, January 02, 2018 9:04 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Carissa Hainsworth
Address 15162 Grand Ave, Lake Elsinore
Email Carissaann0117@yahoo.com
Phone 7148241677
Comment Please impose a tax on marijuana sales. Please use the tax money to make our county look beautiful and to continue to minimize the traffic problems.

Flores, Robert

From: Marivelcastaneda@yahoo.com
Sent: Tuesday, January 02, 2018 10:19 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Marivel Castaneda
Address 27060 Calendula Street, Corona CA 92883
Email Marivelcastaneda@yahoo.com
Phone 951-529-2026
Comment I am totally against cannabis. I do not think it is a good idea to allow establishments to sell it within a 7 -10 mile radio to schools and housing communities. Hate, Crime and DUIs will increase.

Flores, Robert

From: jimm391730@aol.com
Sent: Wednesday, January 03, 2018 5:10 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name James Mettler
Address 54715 Pine Crest Ave., PO Box 894, Idyllwild, CA 92549
Email jimm391730@aol.com
Phone 951-306-2119
Comment I do NOT want cannabis businesses allowed to be in unincorporated Riverside County. Living in Idyllwild, it is bad enough to walk down the street and gag from the cannabis fumes emanating from some vehicles as they drive by (even though this is illegal, it is already common) or smell its use in public places. People who really want/need cannabis can go get it where it is approved. Idyllwild (and other unincorporated areas) do not need to encourage its use or increase fire dangers by approving sales locations outside of cities that do allow sales. Thank you.

Flores, Robert

From: berean.training@gmail.com
Sent: Wednesday, January 03, 2018 6:15 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Bill Donahue
Address 39695 Fretag Rd.
Email berean.training@gmail.com
Phone 9512880903
Comment All growing, except a small number of plants for personal use, should be limited to inside growing. No commercial growing in any residential areas including RR. Testing required of all commercial growers for pesticides and other ground-water contaminants. Violations should be treated the same way as other abated nuisance violations. The property owner is sent a notice to correct the violation within 30 days. Failure to make the correction in a timely manner will be followed up by the County using their labor forces to abate this violation. The property owner should be billed for ALL costs of abatement including all law enforcement hours. That bill for abatement should be attached to the property tax bill. Failure to pay the bill, just like failure to pay the taxes can lead to a tax-lien sale.

Flores, Robert

From: sylviaigy@yahoo.com
Sent: Wednesday, January 03, 2018 6:18 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Sylvia Gyimesi
Address 42150 Varnum Rd
Email sylviaigy@yahoo.com
Phone 9517672519
Comment Before a license is issued the neighbor should be notified and given the right to approve or disapprove to the plan to grow.
Licenses should not be given to those with criminal / misdemeanor records, esp for drug related offenses,
there should be large incorporated grows away from homes and people. no small home grown so to speak
The license for the grow should be posted for all public to see that it is a legal grow.
Grows without the proper licensing should be shut down immediately.

Flores, Robert

From: neil@skyvalleyca.com
Sent: Wednesday, January 03, 2018 6:26 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Neil Ludlam
Address 22900 Larsen lane, Sky Valley
Email neil@skyvalleyca.com
Phone 760-329-9999
Comment Previously, I have asked you to ensure that no NEW parcels be zoned for commercial operations in Sky Valley. Now I realize that cultivation of agricultural crops is permitted in R1 and RA zones, so I wish to tighten that request.
Please ensure that marijuana is not considered the same as other agricultural crops, and ensure that no plots close to existing homes be made eligible for its cultivation.
And please ensure that those who have already started commercial marijuana grows in Sky Valley without permits (and there is at least one) be stopped and fined.

Flores, Robert

From: g.hebets@gmail.com
Sent: Wednesday, January 03, 2018 6:36 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Gail Hebets
Address 49525 Cherokee Court aguanga California 92536
Email g.hebets@gmail.com
Phone 9517632825
Comment Never in the unincorporated areas.

Flores, Robert

From: rosiewhitt2000@gmail.com
Sent: Wednesday, January 03, 2018 6:53 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Rosita Whittaker
Address	28004 Dakota Drive, Quail Valley, CA
Email	rosiewhitt2000@gmail.com
Phone	951-378-8685
Comment	In my opinion, the legalization of marijuana simply gives convicts an open door to grow and sell it illegally, along with other drugs. Pot is Still a drug, and legalization will be a downfall of CA.....

Flores, Robert

From: sparkman5153@yahoo.com
Sent: Wednesday, January 03, 2018 6:56 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Lynn
Address	41625 Jay Dee Lane
Email	sparkman5153@yahoo.com
Phone	1-805 798-0132
Comment	There should not be large scale growing in R/R. For the past four years large scale growing has been going on in this area and this has been reported many times. They are taking over this area. The County government has done nothing to take care or even control the problem . It is out of state growers. Why has this been going on for many years

Flores, Robert

From: nuviewac@juno.com
Sent: Wednesday, January 03, 2018 7:24 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Robert Howard

Address 31206 Park Blvd.

Email nuviewac@juno.com

Phone 951-928-0604

Comment I realize that cannabis for recreational use is legal. I haven't read the prop. but, I, being conservative, am not looking forward to the problems that will arise. Some things that might help is to keep the dispensaries a good distance for the places the youth might gather. Maybe keep them away from the inner cities., out to the outer boundries on heavily trafficed roads. Well California we did it again , no wonder people and businesses are leaving in droves. The overnment here is at least to say is a joke !
Time for Texas !!

Flores, Robert

From: almavillalobos951@yahoo.com
Sent: Wednesday, January 03, 2018 9:40 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	alma villalobos
Address	30900 reservoir ave nuevo ca 92567
Email	almavillalobos951@yahoo.com
Phone	951 575 5334
Comment	We should regulate it as we need the money for our County.

Flores, Robert

From: Gothling06@gmail.com
Sent: Thursday, January 04, 2018 12:31 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Adrianna
Address Po box 390529 Anza can 92539
Email Gothling06@gmail.com
Phone
Comment I do not agree with the legalization of Marijuana. The huge plant fields make this whole valley stink, raises the amount of dogs on the loose, more work for animal control to deal with. They sap up the water resources. More theft of water and people's personal items. Not enough police officers available for the area to catch the thieves that come with the Marijuana fields. Seen more grow trailers catch on fire up here in the last than I have seen in my 25 years of life

Flores, Robert

From: private@private.com
Sent: Thursday, January 04, 2018 6:25 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Robert Scott

Address 555 Private Lane

Email private@private.com

Phone 951-555-5555

Comment We live in Aguanga/Anza, a place popular with growers.

If they are going to be operated like businesses, they need to be regulated like businesses.

Where is their wastewater going? (Answer: Currently, into the water table)

What is their fire safety plan? (Answer: Currently, none)

Where is their trash going? (Answer: Currently, anywhere they can dump it)

PLEASE VIGOROUSLY INSPECT THESE SO CALLED BUSINESSES AND SHUT THEM DOWN UNTIL THEY COMPLY WITH CODE! THEY ARE NOT WANTED HERE!

Flores, Robert

From: Johnkatwilhelm@aol.com
Sent: Thursday, January 04, 2018 8:41 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name John wilhelm

Address 56850 Ramsey rd, 57140 Ramsey rd, 38800 Bahrman rd plus 3 more properties in Anza

Email Johnkatwilhelm@aol.com

Phone 951-763-4040

Comment Please do not permit commercial cannabis grows in non incorporated Anza. We presently have very little law enforcement assistance in the area to deal with existing issues. Inviting strangers to our neighborhoods to rape the land & drain water resources does nothing to promote our community. We are thoroughly invested in our Anza Valley and propose to create and promote family environment & community - this would be difficult if not impossible with presence of transient commercial cannabis farmers coming in setting up harvesting then leaving with 100% of monies generated, and leaving us - the community - to remedy the trash & litter left, stray 'guard' dogs reproducing gone feral & destroying ranch pets & animals, etc.
Our children have too little to do in this town -
we are trying to raise families out here.
WE ABSOLUTELY DO NOT NEED COMMERCIAL POT FARMERS LITERALLY IN OUR BACK YARD!!!

Flores, Robert

From: m_oldar@hotmail.com
Sent: Thursday, January 04, 2018 8:45 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Mark
Address 39981 Reed Valley Rd. Aguanga
Email m_oldar@hotmail.com
Phone 951 587 1930

Comment I sell Real Estate here in Aguanga and also live here. Over the last 2 plus years there has been a huge influx of people coming here to grow MJ. They usually make no secret of their intentions and if they do, the truth of theirs reasons are soon revealed.
The majority of MJ growers are not growing for medical reasons nor are they growing 6, 12 or 24 plants. They are for profit groups that most of the time have multiple properties. Growing on vacant land is rampant and the county officials need to prioritize eliminating this problem. They are easy to spot and neighbors of these parcels are the first to know and suffer.
I could go on and on.
Aggressively enforce building codes and listen to peoples complaints when they are called in
I can see almost 12 grows from my home and most of these are on undeveloped parcels which I have called Code Enforcement about, but little has changed.
I welcome any feedback.

Mark Oldar

Flores, Robert

From: collincastle@yahoo.com
Sent: Thursday, January 04, 2018 8:54 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Dawn Collins
Address 48430 Indian Trails Rd.
Email collincastle@yahoo.com
Phone 9517670591
Comment As a 19 year resident of Aguanga, a former teacher at a public school located in Aguanga (Cottonwood School), a mother of teenagers who went to high school at Hamilton High in Anza, and a concerned citizen I would like to briefly share my experiences these last three years of living around illegal marijuana farming and based on these experiences submit my recommendation.

Water:

20 acre Property next to us was purchased 3 yrs ago for the sole purpose of growing marijuana. The growers did not live there, used the house for them and their workers to stay. Had as many as 12 different cars speeding in and out of there tearing up 2 miles of dirt private maintained road. (they did not help maintain) Had 800 to 1000 marijuana plants around property. Also, house and garage were full; couldn't count those plants. Left water running outside over night and ran our well dry. This is when we had 2 teenage boys going to high school - they couldn't take showers. We had no water. My husband went over to the property (no one was home) and found hose on and small pond. He turned off the water and by the next day we had water again. Later in the season they were using water at full force as plants matured. Our well ran out of water on a regular basis. We had to get water first thing in the morning because by later afternoon after they watered their plants all day we knew our well would be dry. We always had plenty of water before they started their illegal marijuana farm.

Smell:

As the plants matured they put out a terrible smell. We had to turn off our swamp cooler because our house reeked. This is during 100 degree temperatures. The smell permeated our clothing and my teenage sons went to school smelling like marijuana. As a kindergarten teacher, I too went to school smelling like marijuana. Sounds bad, but a lot of my students came to school reeking like marijuana because they too lived near illegal marijuana farms. The corner where we kept their backpacks reeked and one day a kindergarten student's backpack smelled so bad that I sent it to the office.

recommendation:

Please do not allow commercial marijuana farming in unincorporated areas of Riverside County for the following reasons:

- do not have the water in our area to support marijuana farms; one farm left us with no water - hate to think of us being surrounded by farms
- smell is awful, affecting local children and schools (when the cooling system gets turned off because it's too hot to sleep; we all went to work and school tired)
- sounds prejudice, but didn't like the crowd that marijuana farms attract - they bring in scary dogs like pit bulls and don't always tie them up. Before they started to come in our areas our children could go hiking and not worry.
- they are not invested in the community - they rape the land (clear the beautiful indigenous growth and use 55 gallon drums of chemicals on the plants which go into the soil) they don't live out here or raise children here.....

Thank you for reading this. Until we lived next to marijuana growers we didn't really have an opinion. Wow, all I can say is that it's awful in so many ways and negatively affects so many hard

working people and their families.

From: stanolstable@msn.com
Sent: Thursday, January 04, 2018 10:48 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Valerie Stanol
Address 44405 Broken Wheel Trail
Email stanolstable@msn.com
Phone 9514922375
Comment Our little town is overwhelmed with a skunky stench four times a year when the cannabis product is cut. Some people are not affected by the cloud, but for those of us who run reputable businesses, not only is it embarrassing but it prevents people like me as well as my clients to comfortably walk outside. Young children often comment on how their throats and eyes hurt, and I am afraid for my growing livestock who don't have a choice but to inhale it. I also have to explain the greenhouse hovels left to the wind when the growers disappear for whatever reasons they seem fit. My water level has dropped from 18 GPM to 2 GPM, which the well companies say probably isn't due to the drought alone. This angers me that I will have to foot the \$20,000 bill to drill a deeper well because of their illegal activities. My property value in turn has dropped and I have no recourse. The sheriffs say they are already understaffed to monitor this pestilence now ingrained in our previously clean, respectful community. It makes me sick in every way.

Flores, Robert

From: lecil_hadley@hotmail.com
Sent: Thursday, January 04, 2018 12:27 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name THOMAS FIRTH
Address 58395 ramsey rd,
Email lecil_hadley@hotmail.com
Phone 9517630405

Comment I have to wonder if our illustrious Supervisors had commercial grows throughout their lovely neighborhoods, and had to smell the skunk odor 7 days a week, 24 hours a day, would they be so accommodating? I also wonder if they are really naive enough to believe that the majority, (or any, for that matter) of these large grows are actually going to "comply"? I also wonder if they have ever considered the damage from chemicals the outdoor grows are causing when these chemicals run off after a rain into our drainages? All the Asian grows out near the Beauty Mountain Wilderness are a prime example. There's is an illegal, black market primarily out of state. You people are worthless. "Can't see it from my house" mentality.
Thomas Firth, anza, CA.

From: h2ocustomplumbing31@yahoo.com
Sent: Thursday, January 04, 2018 7:09 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Steven Cardey
Address 34700 Empty Saddle trl
Email h2ocustomplumbing31@yahoo.com
Phone 951 903 6717

Comment As a concerned home owner in Sage Ca I am very worried about large grow operations and where they will get there water. I don't think it's right for them to use from the same aquifer that I use for drinking water. Wells are drying up in the higher elevation areas and this will certainly speed that up. I say if you do allow large grow operations them make them bring water to it either by paying to bring city water or by trucking it in water trucks. That being said. I think it is a great opportunity for mom and pop operations who already own and live on properties and have a well system. Just limit the amount of plants to 100 or under. The problem is the permits are so expensive that only people with money will have a chance. And there is an example of making the rich richer. If you could make it reasonably affordable and regulate it you might take a lot of people off public assistance. You need to take a part of the fees and start a task force who can over see it. You need to make the grow operations post an official sign legible from the road so officials know it's a legal operation, then it will be easy to bust the illegal ones that can't get a sign without paying and being permitted. Maybe one with a simple scanner code on it so it can't be easily counterfeited. Just some ideas.

Flores, Robert

From: debbie.skinner@pawsonclaws.us
Sent: Friday, January 05, 2018 7:23 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Debbie Skinner
Address	42480 Wilson Valley Road
Email	debbie.skinner@pawsonclaws.us
Phone	9515513879
Comment	<p>Limit to Indoor and Greenhouse only and 1 acre or less of grow space so there will be less impact on the environment (saves water, reduces odor) and let it remain a small cottage industry. This way, we keep the big commercial, mono-cropping corporations and illegal grows away from the cannabis industry, which was developed by small growers in the first place.</p> <p>Would make it quite easy to spot the giant grows and enforce laws if giant grows are all illegal.</p>

Flores, Robert

From: dpalmer@douglaspalmer.net
Sent: Friday, January 05, 2018 3:24 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Douglas Palmer
Address 307 6th Street
Email dpalmer@douglaspalmer.net
Phone 3104302851

Comment I am writing to encourage the County of Riverside to allow commercial cannabis businesses, especially small-scale cultivation & processing, to operate within the unincorporated areas of the County.

I am writing specifically to encourage the county to recognize the needs of smaller-scale potential growers, mom-and-pop processing operations & dispensaries, and small private growers to be allowed to benefit economically from the potential boom likely to be seen from legalized cultivation and processing operations within the county. This economic boom should not be limited to only those who already have big money - but also those willing to turn good, honest work into potential profits for the local economy while following the letter of the (proposed) law.

I am sure that you are hearing from the big money investors, grow operations, and corporate sponsors looking to get permits for big operations like the one being constructed in Desert Hot Springs. They have a lot of money and lobbyists, and will certainly be heard by the County during this consideration period. And they deserve to be.

But, I would encourage the County Supervisors to remember to consider the unrepresented "little guy" - especially within the current political climate and the socioeconomic backdrop of increasing wealth disparity and growing income inequality on the national stage.

The history of Riverside County - and its small-scale agricultural and ranching heritage - has always embodied the spirit of the private farmer and rancher. And, I truly believe, that to keep the County's rich cultural spirit and culture alive, that it should hold true as a new crop is introduced into the local economy.

Specifically, I suggest that county zonings such as R-A, R-D, and R-R must be considered as possible small-scale locations just as much as the larger A zones. Demographics show that these R-A, R-D, and R-R zones are traditionally owned and run as small-scale, independent agricultural operations that most benefit the local economy and local job prospects.

Personally, I am very interested in starting a small-scale cultivation operation in such a zone within Riverside County - and investing my time & hard-earned savings in property and in paying for local labor and contributing to local taxes. I've been visiting and viewing potential properties within the county, and have already secured bank financing for purchasing land in these zones, and for legal fees, and for hiring staff. I would absolutely love to support the local economy, and participate in Riverside County's leadership in the Southern California market for allowing small-scale cultivation and processing operations to flourish, right alongside the larger big-money-backed interests - all within its vision to preserve the private farming and ranching heritage so central to the history of many of the unincorporated areas.

I sincerely thank you for your time and consideration, and thank you in advance for looking out for the "little guy."

Flores, Robert

From: cmheld1911@gmail.com
Sent: Sunday, January 07, 2018 1:09 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Christina Helldoorn
Address	29317 Harley Ct Nuevo CA 92567
Email	cmheld1911@gmail.com
Phone	951-928-9535
Comment	I am absolutely OPPOSED to any and all dispensaries or anything associated with marijuana in my town of Nuevo. We have enough issues with lack of law enforcement out here without the county allowing these things in our town.

Flores, Robert

From: stewartanza@icloud.com
Sent: Sunday, January 07, 2018 1:22 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Rebecca Stewart
Address	39595 Crams Corner Drive
Email	stewartanza@icloud.com
Phone	9518524073
Comment	We do not want the marijuana grows here, it has brought a demographic of Mong/ Cambodia/ Mexican from out of our area. They leave the land behind them full of trash and dogs abandoned up here in Anza. Trashing our sacred land. This is not okay for our Anza Community.

Flores, Robert

From: Suntechres951@gmail.com
Sent: Sunday, January 07, 2018 3:00 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Alfredo Lopez

Address 31357 Brown St.

Email Suntechres951@gmail.com

Phone 9514288117

Comment Yes please! It is time for small communities like ours your in Nuevo to both join in the economic benefits of full legalization when it comes to the Cannabis industry, in both its cultivation and sales. Unlike our city counterparts we here Nuevo and Lakeview have much more land at our disposal. The fact is cannabis is a plant which gives us consumers a plethora of products. Products which are both safer because they are natural and non-toxic which we here in our small community can take advantage of to build a thriving and healthy local economy. It is not fair that both the government and big corporations should have a say or Monopoly in the benefits of both the economy and culture that cannabis can create. This plant I believe should profit the individual and his or her local economy, which would help build a strong community. The key is to keep it local and because Nuevo and Lakeview both have big properties some 5 to 10 or even 15 Acres, that can be used to both cultivate the plant and house product Manufacturing. By both cultivating and keeping the manufacturing local for all products that can be created by this plant, our communities would see a whole new industry or Industries flourish. That means new jobs, new opportunities, new growth! And the fact is cities like Perris Moreno Valley and even Riverside could not compete with rural areas like Nuevo and Lakeview when it comes to both cultivation and Manufacturing. It's long overdue for this plant to be legalized, cultivated, and converted into every possible product it can produce. Please vote Yes! Thank you, and GODBLESS YOU ALL!

Flores, Robert

From: Blopez951@outlook.com
Sent: Sunday, January 07, 2018 9:05 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Bethany Lopez
Address	31357 Brown st.
Email	Blopez951@outlook.com
Phone	9513805727
Comment	Cannabis would be legalized because it has many benefits including health and even textile uses. It is a plant not a drug.

Flores, Robert

From: jrtshort@yahoo.com
Sent: Wednesday, January 10, 2018 9:17 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Laura Alexander
Address	44531 Howard Rd
Email	jrtshort@yahoo.com
Phone	9517631413
Comment	<ol style="list-style-type: none">1. All zoning laws should be adhered to.2. No commercial growing in Rural Residential of any type.3. All grows should be grown indoors or greenhouse. This would cut down on the smell.4. Illegal grows should be handled, find the money to hire the staff. Then, after so long you will get your money back in taxes and fees from the grows.

Flores, Robert

From: Kenkc6cwe@gmail.com
Sent: Wednesday, January 10, 2018 12:47 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Kendall Steinmetz
Address P.O. Box 391873 Anza, Ca.92539
Email Kenkc6cwe@gmail.com
Phone (760)500-2402

Comment Thank you for taking input. I intend to comment this evening at the Community Meeting in Anza, 2/10/18.
I am a 65 year old Anza property owner. I like many others in Anza and millions of others nationwide have been persecuted for over 50 years by your draconian drug war. I've been in your jails and prisons for this plant. In 2016 the voters of California passed Prop 64. Legislation by initiative is the purest form of democracy. It is truly the will of the people. It is now time for You to follow the law. Many nations are completely decriminalizing all drugs. While other counties and incorporated cities in California are complying with the will of the people fueling prosperity to small farmers Riverside County has kicked the can down the road for at least another year stymieing economic development here.
Last year, I watched Code Enforcement take down my neighbors. Destroying property AND creating new code violations in the process. This must stop. To use the complaints of bigoted, hateful neighbors to raid citizens property for no other reason is fueling a Hatfield/McCoy reality in our community. This too must stop. To use ethnic or racial slurs against American entrepreneurial farmers IS unAmerican. This must stop also.
As far as the water issue. By law, properties with permitted houses and/ or wells may pump all the water they want. That is what a permit permits. County initiated scientific studies have revealed that Anza valley's water table is relatively stable. That's a fact. In reality the potato fields here in Anza are irresponsible wasteful water users. Using old technology "Rainbird" type sprinklers that use as much as 16 GPM each. They use hundreds at a time for hours on end, watering walkways as well with copious amounts of runoff.
If one wanted to make a case against potatoes and grape vineyards, which I do not. It could be rightfully stated that both can and are distilled into hard alcohol which can kill you DEAD if enough is consumed in a short amount of time. This cannot be stated about cannabis. Let alone the mounting scientific evidence of the real, true medical properties of cannabis. Such as the fact that the cannabinoid THC kills cancer cells by apoptosis. The groundbreaking studies and findings of the "Father of the EndoCannabinoid System", Dr. Raphael Mechoulam are known and awarded worldwide and are almost nonexistent here in our corporate run media in America. If one wants to poison oneself with chemotherapy, which was developed from the warfare poison Mustard gas or irradiate oneself with radiation, another cancer causer. That is your free choice. The cannabinoid THC ONLY kills the cancer cells while leaving surrounding healthy cells alone. The cannabinoid CBD helps in the healing of damaged cells. The fact that much if not most federal and state legislation is created by corporate lobby money is clearer than ever.
BUT THE TRUTH SHALL PREVAIL!
I am encouraging Anza farmers and voters to unite! To form a local growers union, guild, or association to put an end to bigoted misinformation and propaganda.
Thank You.

Flores, Robert

From: greenoaksranch@gmail.com
Sent: Thursday, January 11, 2018 4:47 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name judy
Address 39100 air park drive
Email greenoaksranch@gmail.com
Phone 951-216-8862
Comment We were a 'legal' collective formed in 2013. We did everything we could to be legal. We paid our taxes and now we are facing shutting down because we can't find an approved area less than 1/2 million dollars. We helped people with terminal cancer and didn't make money like that. Please approve unincorporated Riverside County for collectives that are on agricultural zoned land. We do a lot of free hospice work and now we are not able to help them. Please allow medical delivery services that were licensed in the unincorporated areas.

Thanks

Flores, Robert

From: RJM@RJMLawFirm.com
Sent: Thursday, January 11, 2018 5:50 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Rivers Judson Morrell
Address	27201 Puerta Real, Suite 470
Email	RJM@RJMLawFirm.com
Phone	949-305-1400
Comment	I think the County needs to adopt the necessary ordinances/regulations promptly in order to comply with the votes of the people of not only the State, but the County as well. The law has been in effect for more than a year, yet the County has done basically nothing. Many other Counties, and cities throughout the State have been able to "get their act together", and get this done. What does this say about Riverside County, if after a year, they have nothing.

Flores, Robert

From: karenfracisco40997@yahoo.com
Sent: Monday, January 22, 2018 9:37 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name	Karen Fracisco
Address	40997 Gibbel Road
Email	karenfracisco40997@yahoo.com
Phone	9512823336
Comment	<p>We've lived next door to an illegal pot grow site for 3 years (over 100 plants outdoor and indoor) The County has been good about abatement when notified. We live in the beautiful hills above Hemet with larger lots. The residents have been under siege by these organized SE Asian farmers. The smell is overpowering for months during "harvest", we cannot keep windows open anymore at night. Barbed wire, lights at night, drilling and construction at night, tarps for fencing, lots of traffic. We fear fire out here because of overburdened residential electrical circuits at the site. The grow site is at 40901 Gibbel Road, Hemet. Please don't allow a license here!</p>

Flores, Robert

From: chynnaparks@yahoo.com
Sent: Thursday, January 25, 2018 2:03 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Chynna
Address Ortega Hwy, Lake elsinore
Email chynnaparks@yahoo.com
Phone 714-770-4938
Comment Hello,

With the progression of Prob 64 through-out the state and the popular vote of the people. I believe the county of Riverside should be on board with the cannabis movement. We should allow cannabis based businesses to run as long as they are regulated and comply with the ordinances their county makes; such as 1000ft away from schools, churches, child care, library's etc.. I believe most unincorporated riverside should allow cultivation, and manufacturing with compliance of zoning regulations. For example land zoned agricultural or commercial, should be allowed to cultivate or manufacture (non-combustible products such as edibles, & topicals) as long as they meet the regulations of the ordinance set in place.

Is the meeting in March a public meeting? I now many individuals that would like to attend if it is.

Sincerely,
Chynna

Flores, Robert

From: Cjpat76@outlook.com
Sent: Wednesday, February 14, 2018 9:12 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Crystal Jackson
Address 37860 Jack Lane Anza CA
Email Cjpat76@outlook.com
Phone 7607772098
Comment I would like to see more transparency as far as where investment Capitol is coming from and where any monies collected are planned to go. I would like to see revenues that may be generated from this going back into the community. I would like to see revenues going to law enforcement, programs to help combat the effects of the opioid crisis that is heavily affecting Anza and programs for our community to educate our kids. I think it's important to limit the number of grows to a realistic number that will not take more than their share of water. It needs to be regulated just like any agribusiness would. Finally, it is important to this community that the growers and their employees conduct themselves in a respectful manner towards their neighbors.

Flores, Robert

From: rmayoca@gmail.com
Sent: Wednesday, February 07, 2018 10:58 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Robert Mayo
Address 1200 Punta Gorda St. # 39
Email rmayoca@gmail.com
Phone 8056808724

Comment
February 7, 2018

Dear Riverside County Cannabis Planning Dept,

I just want to point out that the longer the County delays making any decisions regarding cannabis and the unincorporated areas, more people will be putting cannabis seeds in the ground very soon. This is the planting season and start season for all the cannabis growers.

They will pay your taxes or ignore you..

Its your choice, if you want to delay the year for an expensive fall cannabis vote, then expect many thousands of people to start planting their crops without your blessings.

I just want to point out the obvious, the longer the county delays, the more money you lose and the expenses of sheriffs and District attorneys continue to go up. Not to mention the incarceration aspects and costs involved.

Lets get smart and have the supervisors approve cannabis business's in the unincorporated areas of Riverside County.

Thank you,
Best Regards,
Robert Mayo

.....

Flores, Robert

From: Leach, Charissa
Sent: Monday, March 12, 2018 3:59 PM
To: Cann Planning
Subject: FW: RE: Community Input Worksheet for Cannabis Program

From: Andrew Ruiz [<mailto:andrewdruez@yahoo.com>]
Sent: Friday, December 15, 2017 7:20 AM
To: Leach, Charissa <cleach@rivco.org>; Cann Planning <CannPlanning@rivco.org>
Subject: RE: RE: Community Input Worksheet for Cannabis Program

Thank you, Charissa! I'll follow up with you in February.

[Sent from Yahoo Mail on Android](#)

On Thu, Dec 14, 2017 at 1:43 PM, Leach, Charissa <cleach@rivco.org> wrote:

From: Andrew Ruiz [<mailto:andrewdruez@yahoo.com>]
Sent: Thursday, December 14, 2017 12:49 PM
To: Cann Planning <CannPlanning@rivco.org>; Leach, Charissa <cleach@rivco.org>
Subject: Re: RE: Community Input Worksheet for Cannabis Program

Good Afternoon,

I am just following up on the email below.

Thank you

[Sent from Yahoo Mail on Android](#)

On Mon, Dec 4, 2017 at 9:51 PM, Andrew Ruiz

<andrewdruez@yahoo.com> wrote:

Good Evening Charissa,

My apologies for the late reply, I thought I didn't get a reply, but I must have missed this e-mail! My answers are in green:

1. Does the Planning Commission/County have a proposed timeline as to when they will take their proposed ordinance to the Board and begin their licensing program?

The hope is that staff will be able to present any proposed ordinance and/or ordinance changes to the Board of Supervisors next summer.

Thank you. It sounds like *maybe* full licensing could happen at the end of 2018? Will it need to go through the Planning Commission first? If so, when do you anticipate that to happen?

Yes – the proposed zoning ordinance amendments are required to go to PC. We anticipate a PC hearing in late spring/early summer and a board meeting late summer.

2. Is there an ad hoc committee on cannabis and if so, can I participate as a potential licensee to provide input from a business owner's perspective?

The ad hoc committee was established for the Board's initiation. There is no plan to create an ad hoc committee for the creation of any proposed regulations, as we will be including numerous county departments and the impacts to those departments in the creation of any proposed regulations. If you would like to provide input I would be more than happy to meet with you or you can provide your input in writing. Once we have drafted some draft regulations we will be gathering further input from the public.

Yes, I would be happy to meet and provide my input. I would suggest looking at Sonoma County's Cannabis website and review their ad hoc committee findings. In my opinion, there was benefit in having an ad hoc committee in that situation and some of their findings might be applicable to Riverside County.

3. How is zoning going to be determined and how can I request a certain area be considered for zoning for cannabis cultivation?

Until the State provides their regulations, we have not determined what zones would be considered for what, if any licenses. You may send me any information or, set up a meeting with me and I would be happy to discuss your particular concerns.

The State has now released their emergency regulations. By chance have you determined the zones? Yes, let's schedule a meeting. Can you give me some times/dates that work for you?

We have not determined zones and will be ready to meet after we prepare a draft set of regulations. Most likely those draft regulations will be ready to vet with the public February/March.

Thank you,

Andrew

On Friday, November 3, 2017, 8:27:02 AM PDT, Cann Planning <CannPlanning@rivco.org> wrote:

Andrew – Thank-you for participating in our information gathering efforts. Regarding your questions:

Charissa Leach, P.E.

Assistant TLMA Director -

Community Development

Riverside County

Phone: (951) 955-6097

Fax: (951) 955-1811

email: cleach@rivco.org



From: Andrew Ruiz [<mailto:andrewdrui@yahoo.com>]
Sent: Thursday, November 02, 2017 9:45 PM
To: Cann Planning <CannPlanning@rivco.org>
Subject: Community Input Worksheet for Cannabis Program

Good Evening,

Attached is my completed worksheet. I also have the following questions:

1. Does the Planning Commission/County have a proposed timeline as to when they will take their proposed ordinance to the Board and begin their licensing program?
2. Is there an ad hoc committee on cannabis and if so, can I participate as a potential licensee to provide input from a business owner's perspective?
3. How is zoning going to be determined and how can I request a certain area be considered for zoning for cannabis cultivation?

Please let me know if you have any questions.

Thank you,

Andrew

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[County of Riverside California](#)

Flores, Robert

From: Leach, Charissa
Sent: Monday, March 12, 2018 4:01 PM
To: Cann Planning
Subject: FW: Marijuana.

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

From: Judy Bailey-Savage [mailto:greenoaksranch@gmail.com]
Sent: Monday, September 25, 2017 8:04 PM
To: Leach, Charissa <cleach@rivco.org>
Subject: Marijuana.

I own property in Anza and want to see revenue from the pot growers. Please pass any and all legislation in opening up Anza as a grow area. Our property values will go up.

Judy bailey
951-216-8862

Sent from my iPhone

Flores, Robert

From: Leach, Charissa
Sent: Monday, March 12, 2018 4:01 PM
To: Cann Planning
Subject: FW: MARIJUANA

From: Dona Phillips [mailto:flygo51@gmail.com]
Sent: Monday, September 25, 2017 12:22 PM
To: Leach, Charissa <cleach@rivco.org>
Subject: MARIJUANA

Hi Charissa,

I was at the MAC meeting in Anza last week. I know Jerry sees what is so special about our town, I could feel he has a heart connection with how amazing and special our area is. Certainly one of the last true wilderness areas in Southern California. I look forward to you getting to know the true value of our small town.

My family has had the honor to own/steward land here for over 40 yrs. We came here for the life style, to raise our family in a clean friendly environment. What we've worked for and toward all of our adult lives is now being threatened by a group of people, not from our country, who came here on the promise of unlimited free water and a low police presence to illegally farm pot for profit. They have no interest in us or our community, they're here to grow and transport pot.

Terwilliger Valley, on the south east end of Anza is a pristine wilderness area. We are bordered on the east by the Anza Borrego State Park, to the south is BLM, to the west, the Beauty Mtn Wilderness area...so as you might guess, pretty amazing spot.

On this land is where the Checkerspot Butterfly is attempting her comeback from the brink of extinction.

Currently listed on the endangered species list.

Our area is rich in history and certainly one of the last of her kind in all of Southern California. The Pacific Crest Trail goes right down my street. Currently the hikers have to pass through many dangerous large grows to get through. Having our land here is our American Dream". We've worked hard for over 40 yrs. to get to this point...only to be surrounded by Asian/Vietnamese pot growers that now the Supervisors say they can't get out...that they've "lost the war on drugs", that they're "throwing in the towel" Really!!

We voted to not have large grows here. At a time when we're trying to convince our young people the value of their voice, their vote...all has failed our voice back here.

In the past 3 yrs these growers have taken over my neighborhood. They grow all yr around, indoors in the winter...HUGE fire safety issue, in a known high risk fire area, and outdoors all summer, HUGE environmental issues concerning the over use of a limited water supply, the pollution of our water supply due to the use of banned pesticides and fertilizers that the sheriff said are commonly found on these grows.

Yes we report them, however if they only have a thousand plants that's no longer big enough to bust...

You try living with the odor. Its horrible! And this time of yr its 24/7. Consider this the next time you're relaxing on "your" patio.

It has been suggested that by allowing large commercial grows in, it will force these black market growers out. I was researching how that was working in Colorado and Oregon and as I hope your research has shown you, its not!

Cannabis has been overtaxed, some states won't allow it at all, PENALTIES are weak, and so the black market continues to flourish.


What allowing commercial grows means to me right now is MORE....more pot, now legal and illegal all around me. Law enforcement and legal monitoring overwhelmed and so still unable to protect us and our rights. It would be a victory for the black market.

In my opinion ordinance 925, if enforceable, is perfect for back here. Medical, even recreational needs can be met.

6/12/24 Keep it at that!!

Seriously, do we have to be cattle, doing what everyone else is doing? If you want to grow big you can now go to Cathedral City, Coachella, Desert Hot Springs, Palm Springs, Perris, San Diego, San Jacinto. Can Anza/Terwilliger NOT be like all the others. Our town can once again be known for growing strong healthy FAMILIES instead of pot!!

As has been suggested to us time after time, I now suggest to you who are making these life altering decisions; "JUST SAY NO"

You are in our prayers with every breath. Dona, Tom, Kevin, Sara, Dennis, Devon and Jeff. We are the "Moughans" from TERWILLIGER ☐ 

From: sagetownhall@gmail.com
Sent: Tuesday, March 13, 2018 9:07 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Sage Town Hall Association
Address 31805 Temecula Pkwy #218
Email sagetownhall@gmail.com
Phone 951-288-0903

Comment The Sage Town Hall Association has heard from over 1,000 of the residents in Sage and the overwhelming sentiment is against allowing commercial cannabis production in residential and rural residential areas. While legal, commercial cannabis growing in Riverside County can supply some much needed tax revenue, the illegal growing must be curtailed. Illegal growers often pick very rural areas in an effort to hide their activities. This has very negative consequences. Many people in these rural communities are finding their wells dried up because of the volume of water being pumped to support these illegal grows. Anza Electric Cooperative serves electricity to many of these rural homes and they have announced that the high electrical usage by some of these growers have stretched their ability to deliver these services to the breaking point. Their highest electric bill for a residential customer, growing cannabis is over \$5,000 per month. That is almost 200 times the average bill for a residential customer. For these reasons no commercial cannabis growing should be approved in areas without public water systems and electric infrastructure capable of meeting that demand. The solution to illegal growers may be to treat it like any other public nuisance. When Counties discover public nuisances on a property, a notice is sent to the property owner giving that owner 30-60 days to correct the nuisance. When that owner fails to correct the nuisance the County may employ people to make those corrections and bill the owner for the cost of this correction. Since the removal of illegal cannabis grows often involves numerous police and code enforcement personnel, these billings to property owners would provide a revenue stream for the County to offset the cost of enforcement and ensure that the commercial cannabis growing done within this County is well regulated and producing the tax revenues desired.

Flores, Robert

From: Sparkman5153@yahoo.com
Sent: Tuesday, March 13, 2018 4:08 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Lynn SMOTHERS
Address 41625 Jay Dee Lane , Anza
Email Sparkman5153@yahoo.com
Phone 805 7980132
Comment I can't run a horse training business from home because I live in a R/R area. I see all this pot growing as a business and it is a commercial business.. Why is there a difference it is all commercial anyway you look at it. If they pay taxes to the County it is a business and that is not aloud in the R/R areas . Please help me understand why it is one sided.pAY3

Flores, Robert

From: noelrags@gmail.com
Sent: Monday, February 12, 2018 1:57 PM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

I would be perfectly happy if the County continues to ban commercial cannabis business in unincorporated areas. I think that the actions of many of the cities in the Coachella Valley to allow some commercial cultivation will create sufficient business opportunities in the County. If the County does contemplate allowing commercial cultivation in unincorporated areas, I think that you should be guided by the regulations adopted by Desert Hot Springs.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

The widespread and unregulated proliferation of commercial cultivation and dispensaries. This can be addressed by the County adopting very strict regulations limiting all commercial cultivation to areas zoned industrial and limiting any dispensaries to areas zoned commercial.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

Yes. The importance of adopted strict regulations limiting commercial cultivation to areas zoned for industrial use was underscored recently in the community in which I live (Sky Valley) when hundreds of illegal cannabis plants were set up under unpermitted open greenhouses on a 5-acre property. Given the need to increase yield, at night the greenhouses were brilliantly lit by grow bulbs (one for each plant). The light from the greenhouses carried at least a ¼ of a mile. All of this occurred in an area zoned as residential. The illegal activity was completely incompatible with, and totally disruptive of, our residential community. Residents reached out to Code Enforcement and the Sheriff's department and after some time the illegal growing facility was shut down. But this experience underscored how important it is that the County clearly limit any commercial cannabis growing to areas zoned for industrial or manufacturing use -- areas that are widely separated from residential communities. The commercial growing of cannabis is not agriculture, it is industry and should be treated as such in all ways and at all times.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

If the County regulates cannabis businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

I strongly urge you to limit the areas in which cannabis may be commercially grown to those zoned for industrial or manufacturing use ONLY. I recently was able to tour a commercial cannabis facility in Desert Hot Springs and I was very impressed by the great care that this city has taken to ensure that commercial cannabis growing is conducted in a highly regulated and safe environment. Commercial cannabis growing is clearly an industrial enterprise and the degree to which the facility I toured controls all aspects of the growing and harvesting process was truly impressive. These internal controls include: the growing is done inside of a completely enclosed/roofed industrial building, the type of soil in which the plants are grown, the temperature/humidity/lighting in which the growing takes place, the separation of the crops into several rooms so that any contaminants or disease outbreaks can be contained, and a filtration system for the water used to ensure its purity before adding nutrients and fertilizers (especially important as some of the product is now ingested for medical purposes). And then there are the security requirements that the Desert Hot Springs

ordinance requires: massive gates and fencing, security cameras throughout the facility and the outside areas which are linked through the internet as a live feed to the DHS police department and two armed security guards on patrol of the premises 24 hours a day. A comprehensive security system is vital because of the high dollar value of the crop and the presence of large quantities of cash – both of which make these facilities target for criminal activity. I hope that the Board of Supervisors models any ordinance it proposes on this DHS model. All of its requirements are important so that the growing is conducted in a safe and responsible manner.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?

I think that all commercial cannabis cultivation, manufacturing and laboratory testing should be conducted in areas zoned for industrial or manufacturing use ONLY for the reasons set forth in my comments above. I think that commercial cannabis retailing/dispensing should be limited to commercial areas ONLY.

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

Commercial cultivation, manufacturing and laboratory testing.

Is there anything else you would like to tell the County about the location of cannabis businesses?

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

I think the proceeds of any tax imposed on such businesses should be earmarked for education and health care.

What programs or activities would you like to see funded by cannabis tax revenue?

See above.

Do you think the County should tax medical cannabis differently than nonmedical (or “recreational”) cannabis?

I think this would be very difficult to enforce and, thus, I suggest that taxation be uniform and not too high. I think the tax should not be so high -- combined with whatever taxes are imposed by municipal authorities (and the federal government when it finally recognizes that cannabis should not be Scheduled drug) -- that illegal cultivation and sale is not encouraged to continue.

Is there anything else you would like to tell the County about cannabis taxation and revenue?

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

I think any restrictions should follow those developed for alcohol.

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

I think all signage should conform to existing regulations on commercial advertising.

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

I think the County should limit the number of plants that individuals may grow for personal use in their homes/yards to no more than 6 plants.

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

Yes -- I think such outdoor cultivation for personal use should be so limited.

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

Not now.

Is there anything else you would like to tell the County about personal cannabis cultivation?

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

I don't really understand this question. As I have noted elsewhere, I think there should be strict zoning limitations on the areas where cannabis businesses can operate and in those zoned areas, it would be good to have local communities have input on how to prevent negative impacts.

What programs do you think the County should offer to advance economic development in communities where

Not sure what this question means. If it means should the County offer economic incentives for the commercial cultivation and dispensation of cannabis products -- I do not think any such incentive should be provided. I think the economic incentives of the commercial cannabis industry itself are substantial and don't need to be augmented.

**cannabis businesses
locate?**

**Is there anything else you
would like to tell the
County about equity and
economic development as
it relates to the cannabis
industry?**

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Flores, Robert

From: chynnaparks@yahoo.com
Sent: Thursday, January 25, 2018 2:26 PM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Businesses should be allowed to run in unincorporated Riverside, as long as they meet the required ordinances. Land use as agriculture should be able to manufacture non-combustible products such as edibles and topicals and cultivate on their land.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

Allowing enough legal collectives and businesses to open that are regulated. So that the non regulated shops and manufacturers with have to close down. I am worried it will go back to the black market.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

No. Only with the illegal shops trying to hide.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

Yes. I believe all businesses should be at least 600ft away from schools, child related facilities, libraries, etc.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis

sure. Maybe the same distance as schools, 600ft ?

businesses locating near each other?

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

Is there anything else you would like to tell the County about the location of cannabis businesses?

I think unincorporated Riverside should allow manufacturing and cultivation as long as they meet the requirements. I think land zoned agriculture use should be able to manufacture and cultivate as long as they are doing it legally and within the county ordinance.

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

well since the state is already charging the Excise tax on all products, and this is a medical product and not all patients that need to use it as a medicine can afford it. We should keep the tax under 6%.

What programs or activities would you like to see funded by cannabis tax revenue?

Do you think the County should tax medical cannabis differently than nonmedical (or “recreational”) cannabis?

Yes!

Is there anything else you would like to tell the County about cannabis taxation and revenue?

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

it should be treated like alcohols or cigarettes

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

No pot leaf in signage

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

keep it limited to personal use grower of six plants. If they have a cultivation license they should be able to grow for resale and as long as they are licensed and legal.

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

yes

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

Is there anything else you would like to tell the County about personal cannabis cultivation?

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

yes, possible clean up parties etc.

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

offer job opportunities

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

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Flores, Robert

From: chynnaparks@yahoo.com
Sent: Thursday, January 25, 2018 2:22 PM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Businesses should be allowed to run in unincorporated Riverside, as long as they meet the required ordinances. Land use as agriculture should be able to manufacture non-combustible products such as edibles and topicals and cultivate on their land.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

Allowing enough legal collectives and businesses to open that are regulated. So that the non regulated shops and manufacturers with have to close down. I am worried it will go back to the black market.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

No. Only with the illegal shops trying to hide.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

Yes. I believe all businesses should be at least 600ft away from schools, child related facilities, libraries, etc.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis

sure. Maybe the same distance as schools, 600ft ?

businesses locating near each other?

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

Is there anything else you would like to tell the County about the location of cannabis businesses?

I think unincorporated Riverside should allow manufacturing and cultivation as long as they meet the requirements. I think land zoned agriculture use should be able to manufacture and cultivate as long as they are doing it legally and within the county ordinance.

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

well since the state is already charging the Excise tax on all products, and this is a medical product and not all patients that need to use it as a medicine can afford it. We should keep the tax under 6%.

What programs or activities would you like to see funded by cannabis tax revenue?

Do you think the County should tax medical cannabis differently than nonmedical (or “recreational”) cannabis?

Yes!

Is there anything else you would like to tell the County about cannabis taxation and revenue?

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

it should be treated like alcohols or cigarettes

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

No pot leaf in signage

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns? keep it limited to personal use grower of six plants. If they have a cultivation license they should be able to grow for resale and as long as they are licensed and legal.

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places? yes

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

Is there anything else you would like to tell the County about personal cannabis cultivation?

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so? yes, possible clean up parties etc.

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate? offer job opportunities

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

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Flores, Robert

From: C_bergreen@yahoo.com
Sent: Wednesday, January 03, 2018 4:28 PM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Regulate and tax them.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

Not concerned! Finally- let tax it and make some \$\$\$\$

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

No

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

Common sense people- treat it like alcohol.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis

Let's not turn them into Starbucks and have one in every corner- but a little competition never hurt anyone.

businesses locating near each other?

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any? None

Is there anything else you would like to tell the County about the location of cannabis businesses?

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax? Schools- infrastructure and county debt.

What programs or activities would you like to see funded by cannabis tax revenue?

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis? Yes- less tax for medical users. Higher tax for recreational use.

Is there anything else you would like to tell the County about cannabis taxation and revenue?

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal? If required for entry to shops- current ID for purchases---- regulate like alcohol.

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns? Limit number of plants a person can grow. Too many will stink up the neighborhood.

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places? No

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer? Yes

Is there anything else you would like to tell the County about personal cannabis cultivation?

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses? Wish i knew- set limit to # of dispensaries w/in a set area?

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so? Yes- security on site and outreach to community.

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

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Flores, Robert

From: jbars2136@gmail.com
Sent: Sunday, December 24, 2017 8:39 AM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Do not allow in any residential areas, rural or city. I am particularly talking about growing more than a few plants, say 20, because they stink to high heaven. I know because I have a large grow directly behind my house.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

My biggest concern is the work ethic of our county. I used to smoke it and I was a lazy s.o.b. The county cant do anything to change that part of the argument.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

They grow hundreds of plants right behind us, it stinks.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

Yes they should be prohibited. Treat it like alcohol.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis

Its ok to be near one another. Just don't allow grows or retail sales in residential areas.

businesses locating near each other?

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

Cultivators and manufacturers. So far all I have seen is gang involvement.

Is there anything else you would like to tell the County about the location of cannabis businesses?

Any part of the business should not be near homes, schools, parks and churches. This includes rural areas.

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

To increase County revenue.

What programs or activities would you like to see funded by cannabis tax revenue?

Police and Code Enforcement.

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?

No

Is there anything else you would like to tell the County about cannabis taxation and revenue?

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

We must keep it away from the young. We need them contributing to society not sitting on their ass trippin.

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

Same as alcohol.

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

Low profile signs

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

Fine those retailers heavily, even more than alcohol.

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

Too many plants stink. When that smell affects their neighbors it is wrong. No more than twelve plants per lot.

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

Yes I do agree about those locations. Any large outdoor grow should not be allowed near homes.

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

No I am not.

Is there anything else you would like to tell the County about personal cannabis cultivation?

Keep it small. Large grows should be in locations far away from other homes.

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

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District *	Ashley

Flores, Robert

From: jcog323@yahoo.com
Sent: Wednesday, December 06, 2017 3:14 PM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County? The County needs to regulate this industry, and use revenue to combat the black market, and to improve our county.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern? Federal law, not really sure.

Have you experienced negative impacts from illegal cannabis operations near your residence or business? No

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization? no

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses? The state mandate minimum setback requirements are adequate.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis Not really when it comes to manufacturing, or cultivation, but too many retail locations in any one area doesn't seem right.

businesses locating near each other?

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

Cultivation, we have a large suburban population and outdoor and mixed-light grows will be soft-targets for crime.

Is there anything else you would like to tell the County about the location of cannabis businesses?

Don't be too restrictive in your zoning, Please allow in the SP Zone

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

To fight the cannabis black market operators in RivCO and to Emergency Responders as well some drug diversion programs for the schools.

What programs or activities would you like to see funded by cannabis tax revenue?

Cannabis Task Force-Eradication of the black market
Drug Diversion Program-School Program against drug use.

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?

Yes,
Do not tax people for their medicine on the retail level. Make up for it in the Recreational Sales Tax

Is there anything else you would like to tell the County about cannabis taxation and revenue?

The state is already taking 15% there isn't much more room.

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

I think the social impact is yet to be determined, but this does take away some of the taboo and mystique from cannabis which does make it less exciting and appealing to kids.

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

The state guidelines are adequate. These will be businesses that do need to advertise.

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

Retail should be able to advertise their location with signage. The other businesses types don't need physical signs.

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

Make violations costly to the owner/operators if found to be purposefully diverting cannabis to those under the age of 21

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

Doctors can prescribe children a pot card and I have seen this in Riverside County, I think this should be monitored and somehow reported to the county to help stop child abuse/endangerment if it is not due to a true debilitating sickness.

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?	I think the limit should be 3. There will be crime and incidents if people are growing in their backyards, but they also should have the right.
Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?	What about the terminally ill or seriously sick that live near these locations and can't afford to purchase retail medicine year long?
Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?	Please look above.
Is there anything else you would like to tell the County about personal cannabis cultivation?	No
How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?	Require that all RivCo Retail Outlets have at least 75% of their inventory originating from RivCo Cannabis Companies. That way you can license more manufacturers and cultivators to feed our local shops, thereby giving more economic opportunities to the public in the cannabis industry, here in RivCO.
Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?	They should engage with Law Enforcement when loitering and crimes are being committed. In order to minimize this Best Practice Methods must be in place and adhered to.
What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?	I'm not sure.
Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?	no
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Flores, Robert

From: andymadrid@yahoo.com
Sent: Wednesday, November 29, 2017 6:50 PM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Andrew Madrid
Address 20300 Oak Street 92570
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Phone 9176640441

Comment Q: Should the County continue the ban cannabis businesses [sic]?

A: No.

Q: What is the biggest concern about the Legalization of Cannabis in California? What do you think the county could do to address that concern?

A: I want regulation of Cannabis Businesses. I want the impact in the communities in which they operate to be minimized. Licensing and Inspections and enforcement need to be mandatory. Communities where these businesses operate need to benefit directly from the taxes these businesses raise.

Q: Have you Experienced negative impacts from illegal cannabis operations near your residence or business?

A: YES! I've seen illegal grading. Illegal dumping. And Tax evasion!

Q: Please List Any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of Riverside County.

A: Unincorporated parts of Riverside County near LA and Orange County are positioned to benefit greatly from Legalization of Cannabis. These areas could be "cannabis centers" where business are clustered for easy monitoring. They could bring tourism to areas that aren't on the map. The large lots and favorable climate would serve such agro-businesses well. How can the county insure that communities where cannabis business are allowed aren't negatively impacted- and instead are improved?!

Flores, Robert

From: k12rick@aol.com
Sent: Tuesday, November 21, 2017 10:26 AM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

We are residents of sky valley which is an unincorporated area of riverside county. We are of a firm belief that the CANNABIS BAN SHOULD STAY INTACT for the following reasons:

- 1) People that live here enjoy the peace and solitude of rural living. Land is currently zoned R-1, the zoning would have to be legally changed.
- 2) Cannabis grows have been proven to be dangerous. The unincorporated sky valley has no active police enforcement or presence. Many illegal growers already exist here in the valley and the growers feel confident that they can grow without any monitoring and they do.
- 3) Allowing commercial marijuana grows will only be a recipe for disaster. Unfortunately cannabis growers attract an unwanted criminal element. Much of the growing becomes "black Market" orientated because of the "free reign" mentality that unsupervised growing creates.
- 4) We believe that cannabis grows should be restricted to severe monitoring and regulations and limited to industrial/ business parks where they can be watched and embrace high security AND SECURITY would be IMPOSSIBLE IN UNINCORPORATED AREAS.
- 5) There is no doubt that the property values near potential commercial grow sites will plummet because no one wants to live by these operations, because of the odors, pesticides, chemicals, traffic noise, criminal elements, grow light annoyance, and theft potential.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

crime and drug trafficking, black market potential

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

YES, the people that run the illegal grows will be the first to apply for a permit. They must be stopped. They have already proven they are UNFIT to be honest

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

1) black market potential
2) tax evasion, unmonitored production

If the County regulates cannabis businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

yes, there must be strict rules.
property values will drop, that is unfair,
neighbors ought to be allowed to give approval for grows.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?

we think cannabis grows should be restricted to business parks in open lands, NOT RURAL RESIDENTIAL AREAS.

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

The grow operations are the heart beat of illegal activity

Is there anything else you would like to tell the County about the location of cannabis businesses?

please restrict the grows to business, commercial areas. Rural residential is only going to cause public outrage.

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

Yes

What programs or activities would you like to see funded by cannabis tax revenue?

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?

Yes, it should be heavily taxed as only a fraction of the true income is accounted for.

Is there anything else you would like to tell the County about cannabis taxation and revenue?

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

usually marijuana use leads to alcohol, meth, and stronger drugs.

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local

communities to achieve that goal?

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

growing marijuana on a small scale for personal use is o.k

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

Yes!

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

Is there anything else you would like to tell the County about personal cannabis cultivation?

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

regulations, licensing, background checks, monitoring, and restrict grows to business parks.

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

Is there anything else you would like to tell the County about equity and economic development as

it relates to the cannabis industry?

Name * Rick
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District * 4

Flores, Robert

From: jbe6@verizon.net
Sent: Friday, November 17, 2017 11:34 AM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

The County would be foolish to ban the cannibals business and lose out on all the potential tax money. Create regulations to allow the sale of recreational and the continued sale of medical.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

I have no real concerns. People are going to continue to use whether it is legal or not. Look at prohibition and how well that didn't work.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

No, I have not.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

Only that the voters of California voted to make it legal and the County is going against the voters wishes.

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

That is all addressed under Prop 64. Any county ordinance should be in line with the state law under Prop 64.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis

Neutral position.

businesses locating near each other?

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

As long as any of those types of business are legal and comply with state and county regulations, I have no problems with any of them.

Is there anything else you would like to tell the County about the location of cannabis businesses?

Not at this time.

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

It should benefit the community in whatever way is deemed best. Increased funding to law enforcement and animal control would be nice.

What programs or activities would you like to see funded by cannabis tax revenue?

Again, some of this is addressed under Prop 64. Yes, I did actually read the whole text several times.

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?

Absolutely! There is a definite benefit of cannabis for certain medical issues. I would much rather use cannabis to treat my depression issues, sleep issues and chronic neck problems than prescription drugs that are waaaaay worse than cannabis. Granted, there are a lot of people with medical cards that are abusing the system... but there are also a lot that benefit from it.

Is there anything else you would like to tell the County about cannabis taxation and revenue?

Using the revenue will likely continue to be a problem until cannabis is legalized at the federal level. I find it ironic that the District of Columbia- home to our government- allows medical and recreational yet still says it is illegal. Until this is done, I still see problems of collecting the revenue and being able to distribute it to programs allotted to it.

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

People of all ages will continue to use it no matter what the status of legalization is. The county may as well get on board and adopt an ordinance to legalize it, set regulations for sales, set age limits and collect the taxes. In my opinion, cannabis is much less dangerous than cigarettes and alcohol.

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

Same as under Prop 64.

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

Same as under Prop 64.

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

Same as for alcohol sales.

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

It is out there and will continue to be out there and there will always be a black market for it. Youth that really want it will find a way to get it. Educational programs will only go so far.

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

No concerns.

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

Personal cultivation should be allowed as under Prop 64. Just because a person happens to live near a school, park, etc, they should not be prohibited to allow them to grow as allowed by Prop 64. Personal cultivation is limited to a certain number of plants. We are not talking commercial grow operations which falls under a complete different category.

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

I am concerned that not adopting a county ordinance to allow personal cultivation for medical purposes could make it more difficult.

Is there anything else you would like to tell the County about personal cannabis cultivation?

Not at this time.

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Adopt an ordinance to allow the business but don't restrict it so much that it is impossible to comply with. Allow in specific non-residential zones, set specific hours of operation.

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

Treat it the same way liquor stores are regulated. I have been to four different dispensaries in San Diego and in the local area though I only frequent one or two.now All of them have security guards on duty. That should be a requirement for all- whether medical or recreational.

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

I have no idea.

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

Not at this time.

Name *

John Johnson

Email *

jbe6@verizon.net

Street Mailing Address *

17837 Brightman Avenue

City	Lake Elsinore
State	CA
Zip	92530
District *	First District

Flores, Robert

REQUESTED
CONFIDENTIALITY

From: [REDACTED]@bcglobal.net
Sent: Friday, November 17, 2017 9:01 AM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Continue the ban. I live in Idyllwild where we have an ongoing problem with substance abuse and crime. I assert that most cannabis use is not for medical purposes - we know how easy it is to get a prescription - and the last thing we need in Idyllwild is more people driving stoned. Recreational use is already enormously widespread, and while I understand and actually agree with the idea of legalizing and regulating banned substances as a means of undermining organized crime, I do not want to see it made readily available to a population of people already afflicted with substance abuse problems. I don't want pot to be legally available in my rural, low income community.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

First, all my comments exclude those who have real medical needs for cannabis.

I support legalization to reduce the influence of organized crime. My biggest concern is the "lowest common denominator" individuals who see it as a carte-blanche approval to be stoned anywhere and everywhere. Of course there are laws against driving while impaired, but we can't stop the majority of drunk drivers, so how are we now going to stop the stoned drivers? Responsible adults who feel the need to get stoned and who don't cause injury to others can do as they wish from my perspective. But if they injure anyone else, or traumatize anyone else through their negligence (I'm thinking here of walking in front of a car, for example), then we have sacrificed the well-being of an innocent individual to the selfish hedonistic wants of someone else. With more freedom comes more responsibility, and many Americans are not very good overall at understanding that living in a society requires adherence to basic rules and regard for others. Individual freedoms in the extreme means chaos; how could we drive on the roads if everyone was entirely free to do what they wanted while driving? Freedom to legally acquire and smoke pot will be abused, and what we don't know is how much will it be abused. So let's watch other areas of the state and see what happens before making a decision. Give it 5 years and let's LOOK AT THE DATA of crime stats, emergency room admissions, DUI, etc. Then perhaps allow pot in communities with low crime rates and see what that does.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

No. I don't live or work near any dispensaries.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

Please see my comments above.

If the County regulates cannabis businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so,

Dispensaries should be banned from low income and high crime areas. Proximity to schools is irrelevant - children can't buy pot, presumably. I don't understand the concern - is it pedophiles smoking pot in the doorway while kids go by? Children need to be taught about the world, not insulated from it. Many parents are not qualified, even remotely, to raise another human being, but that's a whole other discussion.

Anyone with a DUI on their record should be banned from buying or possessing pot, as they have

what are your specific concerns about cannabis businesses locating near those places or land uses?

demonstrated their inability to make good decisions regarding the priority of their selfish drives vs. the well-being of others.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?

I am unsure of the implications. The only way to know the effects is to look at data for locations where dispensaries are clustered. That shouldn't be hard to find. Perhaps allow the concentration, and then concentrate DUI enforcement several miles out at random distances to enforce the concept that people can't smoke and drive. See my concern below about possible property value effect of clustered dispensaries. I'd not live near such a cluster.

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

None. If regulated properly, I see no significant problems, BUT I have not researched this.

Is there anything else you would like to tell the County about the location of cannabis businesses?

Please see comments above. Keep dispensaries out of Idyllwild/Pine Cove/Mountain Center for the foreseeable future. I don't know if it's true, but I strongly suspect that the presence of pot dispensaries lowers property values. I would absolutely not move into a neighborhood with more than one subtle pot dispensary nearby.

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

Pay for added enforcement.

What programs or activities would you like to see funded by cannabis tax revenue?

Awareness messaging: "If you're stoned and you cause injury or trauma to someone, you're going to pay dearly. You're making a choice when you light up, and that choice can have consequences. Remember that". Please have the courage to say something that blunt and honest.

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?

Medical pot is largely a scam, and I suspect you know that. Legitimate medical use is a special case that while hard to truly discern, does deserve reduced taxation. That said, I don't believe the system has the finesse to deal with it, so I support heavy taxation on all pot sales, and for those who seek it for medical use, there are pills and other means of taking it that exclude the THC. People smoke pot to get stoned. The medicinal properties can be conveyed, I understand, without the mind-altering side-effects. Make medical use only valid for derivatives that exclude THC. Those who argue that they must smoke pot for their medical issue (anxiety, or whatever) - they must pay the taxes. The system isn't perfect, but in light of the abuse, that's the best. The one exception might be diagnosed cancer patients - that's more provable.

Is there anything else you would like to tell the County about cannabis taxation and revenue?

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

No advertising allowed. Direct-to-consumer ads by the pharmaceutical industry have lead to a train-wreck of a medical cost crisis and contributed largely to an opioid epidemic in a population that wants a pill for every problem. NO advertising.

What regulations or restrictions would you like to see regarding publicly

Sign size limitation.

visible signage at a cannabis business, if any?

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

Outdoor personal cultivation: yes - ban it. When I was a kid, I discovered the neighbor was growing big pot plants in his back yard. So of course we would sneak over there at night. That's what is going to happen. In my case it was rural, and at a different time in a different country. Today, kids are going to get hurt, by dogs, guns, etc. Do we really want to contribute to the litigation is likely to follow?

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

No. There are so few real medical need cases that it won't be an issue. Do they really need to smoke pot, or can they take the pills that have the THC removed? I consider the medical pot industry to be largely a complete sham, with limited true cases.

Is there anything else you would like to tell the County about personal cannabis cultivation?

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

What programs do you think the County should

offer to advance economic development in communities where cannabis businesses locate?

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

I have provided you my earnest comments in confidence. I am a Riverside County taxpayer. I DO NOT authorize you to make my comments available to the public in any way that will link my comments to my name, my address, my property, or my email. If you cannot agree to these terms, then please entirely delete my comments. Thank you for respecting my privacy.

Name *

Email *

Street Mailing Address *

City

State

Zip

District *


@sbcglobal.net

Idyllwild


Your folks couldn't find me when I called in.

From: rmayoca@gmail.com
Sent: Wednesday, November 15, 2017 10:08 AM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Riverside county should-- NOT-- continue the ban on cannabis.

Yes, Riverside county should create and regulate cannabis in the unincorporated parts of the county.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

I am concerned Riverside county will --OVER-- Regulate-- cannabis and force it back towards the BLACK MARKET.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

NO problems with cannabis.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

Cannabis should be modern such as ...Farm by phone...meaning it should be able to run a cannabis business by a phone.
Meaning all aspects of the business such as compliance should be easy enough to run a phone app or website to solve all the problems that business encounters.

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

I am not worried about sensitive areas. I think it is old school thinking. Put a 6 foot fence and forget it.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis

Everyone with a clean record that wants to get in to business should be allowed to enter the business. Do not discriminate and say you have to be in a certain location. That will create a black market. Do NOT clump all the business in one area. That is discriminatory against others not in the area.

businesses locating near each other?

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

I do not worry about cannabis. Period.

Is there anything else you would like to tell the County about the location of cannabis businesses?

Spread it out, don't clump it in one area. This is not fair to the citizens.

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

To educate kids in schools.

What programs or activities would you like to see funded by cannabis tax revenue?

Teach kids in high school a trade. Solar and wind technical programs will give the kids in high school jobs when they turn 18.

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?

no opinion on taxes.

Is there anything else you would like to tell the County about cannabis taxation and revenue?

Keep all taxes low enough not to harm the industry. High taxes will drive it to the black market.

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

Kids are smarter than we give them credit for. I think kids will do just fine.

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

no regulations, period.

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

no regulations, to many rules just creates a black market.

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

same rules as alcohol will be enough.

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

Don't be afraid, this will all be okay.

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

People should be able to grow 24 plants at home with NO restrictions.

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

No, I disagree, let people grow at home behind a 6 foot fence in their privacy.

Don't make too many rules.....

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

I have no concerns about personal cultivation.

Is there anything else you would like to tell the County about personal cannabis cultivation?

Don't make this hard for all the people that want to get into the cannabis business.

If you do it will all go to the black market untaxed.

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

These are worries that will be answered with time, not over regulating before we even get started.

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

I will contribute my efforts to teach kids about wind and solar futures. Teach kids how to be wind and solar tech so they have a job and career when the turn 18 and graduate.

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

Wind and solar trade tech programs in high school.

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

Give the farmers and manufacturers plenty of phone apps and software to make our compliance issues easily manageable.

Name *

Robert Mayo

Email *

rmayoca@gmail.com

Street Mailing Address *

1200 Punta Gorda St. #39

City Santa Barbara
State California
Zip 93103
District * land owner cabazon, district 5, 15 acres

Flores, Robert

From: Andrew Ruiz <andrewdruiz@yahoo.com>
Sent: Thursday, November 02, 2017 9:45 PM
To: Cann Planning
Subject: Community Input Worksheet for Cannabis Program
Attachments: Community input Worksheet Packet.pdf

Good Evening,

Attached is my completed worksheet. I also have the following questions:

1. Does the Planning Commission/County have a proposed timeline as to when they will take their proposed ordinance to the Board and begin their licensing program?
2. Is there an ad hoc committee on cannabis and if so, can I participate as a potential licensee to provide input from a business owner's perspective?
3. How is zoning going to be determined and how can I request a certain area be considered for zoning for cannabis cultivation?

Please let me know if you have any questions.

Thank you,

Andrew



OVERVIEW ON CANNABIS REGULATION IN RIVERSIDE COUNTY

Riverside County (County) is seeking the public's input on appropriate regulations for cannabis in the unincorporated County areas. (Unincorporated County areas include all areas of the County except within the limits of a city.) Regulations will include rules for commercial cannabis businesses (e.g., cultivation, manufacturing, and retail sales) and the cultivation of cannabis for personal use at a private residence.

Attached are a series of questionnaires that we are asking stakeholders and constituents to complete and return, as instructed.

The County is seeking input from the constituents and stakeholders to include the public on how the County will draft cannabis regulations in the following areas:

- Where cannabis businesses should locate
- Cannabis taxation & revenue
- Youth access & exposure to cannabis
- Personal cannabis cultivation
- Equity and economic development

I want to talk about something other than the topics picked by the County. Where can I do that?

There are many issues associated with cannabis legalization. It is not possible to set worksheets for all of these issues. However, people are invited to express their views on other issues related to cannabis on below – *'General Concerns About Cannabis Regulation' section - below*

Why isn't this a "town hall" meeting where people can publicly address County officials?

The County is attempting to solicit the maximum amount of public feedback on this important policy area so that the County team has as much input as possible for the development of cannabis regulations. The County has determined that the public is more open and willing to provide written input which is more conducive to obtaining this feedback than "town hall" style meetings which require people to speak in front of a crowd for only minutes.

How will my input be used?

The County wants to ensure that its cannabis regulations are responsive to input from public stakeholders and constituents. This written input will be compiled into a report that will be made available to the public after all input sessions have concluded. The County will use the information from this report to help create its cannabis regulations.

Will what I say become public record?

People's names will not be associated with any particular written comment. A person should not write down any personal or confidential information they do not wish to become public.



What if I think of other comments or concerns after completing this packet?

People are welcome to submit comments online at <http://planning.rctlma.org/Home/Cannabis.aspx>.

You must submit your comment no later than **January 7, 2018**. The County will continue to receive and consider comments after January 7, 2018, but late comments will not be included in the report documenting public feedback.

Where can I go for additional information about cannabis regulations for unincorporated Riverside County?

For more information about cannabis regulations in unincorporated of Riverside County, please visit <http://planning.rctlma.org/Home/Cannabis.aspx>.

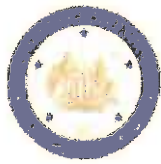
GENERAL CONCERNS ABOUT CANNABIS REGULATION

BACKGROUND:

Cannabis legalization in the State represents a dramatic change for many Californians. Some are apprehensive about what legalization will mean for their communities and future generations. Others are excited and supportive of this change. Some topic areas not selected for individual worksheet input include:

- Concerns about health and community impacts from cannabis legalization
- The equitable enforcement of new criminal penalties associated with cannabis
- Environmental sustainability
- Licensing application requirements and operational requirements for cannabis businesses

There are countless other topics and issues related to cannabis legalization. Below are some questions to help people express their views on topics not otherwise being covered on individual worksheets.



QUESTIONS:

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Cannabis is already grown and sold in unincorporated areas of Riverside County. This is an opportunity for the County to work to drive out the illegal operators and allow for legal operations to establish themselves and be taxed to generate revenue for the County.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

California has a unique challenge compared to states like Colorado and Washington due to the gray area market that currently operates under SB 420/Prop 215. Southern California is home to the largest cannabis industry in the world (multi-billion dollar) and its businesses mostly operate in a gray area that needs to now transition to a completely legitimate business model. The County needs to closely monitor California's cannabis market and make change as necessary, as it will be constantly changing for many years to come.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

Allowing for illegal or gray area operations to operate in the County impact me as a consumer of the product as illegal operations sell to gray area dispensaries that operate in the County. The current product being sold has no pesticide regulation, lab testing as required for the very first time under MAUCRSA. It's sanitarily equivalent to making alcohol in a bathtub, something done during the alcohol prohibition.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

The California cannabis industry is about to experience a major change due to the introduction of MAUCRSA and the transition/elimination of the gray area market. The County needs to lay a foundation that will attract and retain cannabis business owners for years to come, as the cannabis industry will create competition between jurisdictions and counties. Riverside County has a clear demand for cannabis and they can choose to create the supply or allow for other counties to.



WORKSHEET #1 – WHERE SHOULD CANNABIS BUSINESSES LOCATE?

BACKGROUND:

State law will provide licenses for the following types of cannabis businesses:

- **Cultivators** - Cannabis cultivators plant, grow, harvest, dry, cure, and trim cannabis plants. Cultivation can take place indoors, outdoors, or in enclosed structures such as greenhouses.
- **Manufacturers** - Cannabis manufacturers convert cannabis plants into concentrated cannabis products (e.g., hash) and edibles such as cookies, brownies, and candy. Some, but not all, manufacturers utilize volatile solvents, such as butane, to process cannabis plants.
- **Distributors** - Cannabis distributors procure, sell, and transport cannabis and cannabis products between cultivators, manufacturers, and retail locations.
- **Microbusiness** - Cultivation of cannabis on an area less than 10,000 square feet and to act as a licensed distributor, Level 1 manufacturer, and retailer under this division.
- **Nursery** - Produces only clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of cannabis.
- **Testing Laboratories** - Testing laboratories test cannabis and cannabis products prior to sale at retail for potency, chemical residues and pesticides, and contaminants such as mold, insects, and hair.
- **Retailers** - Retailers sell cannabis and cannabis products to consumers.

DRAFT State law rules about where cannabis businesses can locate:

The draft State law provides that cannabis businesses must be at least 600 feet from the following “sensitive” land uses:

- Schools (K–12)
- Day cares (including preschools, but not including home day cares with less than 14 children)
- Youth centers (including youth clubs and video arcades)

However, state law lets counties and cities set their own rules.

Potential County rules for unincorporated areas:

The County staff will propose policies about where cannabis businesses can locate through the County’s zoning Ordinance. The County Board of Supervisors will be the ultimate decision makers on which policies will be implemented. Examples of areas that zoning policies for cannabis businesses could be considered are:

- Where to prohibit any cannabis business, i.e. Residential zones
- Determining which zones cannabis testing labs and retailers would be most appropriate
- Determining which zones cultivators, manufacturers, distributors would be most appropriate
- Requirements for commercial cultivation, including whether to allow commercial cultivation
- Development regulations for cannabis businesses
- Concentration of cannabis businesses



QUESTIONS:

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

"Cannabis businesses" is too broad and should be split up into dispensaries, cultivators and manufacturers/laboratories. I don't think manufacturers and cultivators should be near sensitive areas, but dispensaries should be located close to the consumers. I believe at some point in the near future, cannabis dispensaries should be allowed to operate anywhere a tobacco shop does.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?

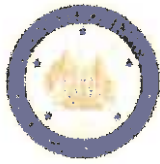
Speaking specifically about dispensaries, having too many of them within such a close proximity would create some sales cannibalization, but competition is a good thing. There should be a "sweet spot" where there are not too many businesses located to close to each other.

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

I have no concerns for any cannabis business.

Is there anything else you would like to tell the County about the location of cannabis businesses?

My family lives in Unincorporated Riverside County, the Eastern Coachella Valley, specifically Thermal. The lots in the area are all zoned for agriculture and are surrounded by other agricultural operations. I am unsure where to request this, but I am requesting that this area be considered for cultivation as I have intent to be a cultivator.



WORKSHEET #2 – TAXATION & REVENUE

BACKGROUND:

Effective January 1, 2018, the state will impose the following taxes on medical and nonmedical (or “recreational”) cannabis:

- A 15% excise tax on all retail sales of cannabis and cannabis products
- A cultivation tax of \$9.25 per ounce of cannabis flowers and \$2.75 per ounce of cannabis leaves
- Medical cannabis purchases will be exempt from state sales tax, which is currently 7.5%

Counties and cities that regulate cannabis can also tax cannabis businesses with voter approval:

State law allows counties and cities to impose their own taxes on cannabis businesses and commercial cannabis activity. Such a tax would need to be approved by voters in that county or city. The type of tax structure a county or city may adopt depends on the specific policies that county or city wishes to advance. Some of the policies that could have a bearing on cannabis taxation include:

- Facilitating the transition from an unlicensed/illegal market to a licensed and regulated market. Some argue that a relatively low tax rate on cannabis businesses would make it easier for licensed businesses to compete with unlicensed/illegal businesses that are not paying taxes.
- Revenue generation. Some argue that tax rates should be designed to generate revenue for cities and counties to fund important programs, including law enforcement and drug prevention programs.
- Discouraging consumption. Some argue that tax rates should discourage consumption by making purchasing cannabis cost-prohibitive for some. While similar strategies have been implemented for tobacco products, others argue that people who cannot afford to buy cannabis legally will be able to buy it easily for less through unlicensed channels.
- Cannabis as medicine. Some argue that counties and cities should tax medical cannabis less than nonmedical cannabis, to ensure those who use cannabis medically can afford it.

How the state will use cannabis tax revenue:

The State of California will use cannabis tax revenue to fund the following:

- Medical cannabis research
- Youth programs (including drug education, prevention, and treatment)
- The prevention and remediation of environmental damage from illegal marijuana producers
- Grants to local health departments and nonprofits to support job placement, drug treatment, and other programs in communities “disproportionately affected by past federal and state drug policies.”



QUESTIONS:

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

The County could allocate excess revenue to make up their budget deficit, build their reserves or could also allocate excess revenue to projects in the areas where cannabis businesses operate as a way of giving back to the community.

What programs or activities would you like to see funded by cannabis tax revenue?

Perhaps if it gets to the point where cannabis is highly successful for the County, and if they are willing, some kind of a branding program for cannabis grown in Riverside County.

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?

Yes, recreational should be taxed at a higher rate.

Is there anything else you would like to tell the County about cannabis taxation and revenue?

Cannabis taxation changed from MCRSA to Prop 64 and from Prop 64 to MAUCRSA. It will most likely change again at the state level. Under MAUCRSA, the actual market value of the product is being used as a tax basis, something the County should consider as well. The County should choose their rate based on what other jurisdictions are doing as well, as the cannabis industry will become competitive between jurisdictions. The County should also consider what it means to be a cannabis business owner in regards to taxation and making sure rates aren't set too high. Just because cannabis is sold at a high dollar amount on the retail end, legitimate cannabis businesses don't make as much as you might think due to federal taxation. IRS 280E does not allow for many normal business expenses to be deducted for cannabis businesses, which means a much higher effective tax rate than all other businesses.



WORKSHEET #3 – YOUTH ACCESS & EXPOSURE WORKSHEET

BACKGROUND:

According to the California Department of Public Health, *“Using cannabis regularly in your teens and early 20s may lead to physical changes in your brain. Cannabis can harm a young person’s memory and ability to learn and pay attention. Some studies suggest a permanent impact as well. These harmful effects may make it harder for youth to achieve their educational and professional goals and impact how successful they are in life. Cannabis use also increases the risk for anxiety, depression, suicide and schizophrenia as well as substance use or abuse.”*

State regulators are paying careful attention to advertising and marketing rules, ways to limit youth access and exposure to cannabis, preventing the sale of cannabis and cannabis products to people under 21, and effective conversations parents can have with youth about cannabis.

In addition, regulators, educators and parents are concerned about edible cannabis products, such as candy, cookies, and brownies infused with cannabis. Unlike smoking cannabis, it can be difficult to tell if a person is eating an edible cannabis product. In some cases, these products can be used by young people more easily than dried cannabis, alcohol, or tobacco products, even on school grounds.

State law restrictions on cannabis advertising and marketing:

- Advertising is prohibited within 1,000 feet of schools, day cares, youth centers, and playgrounds.
- Advertising that is “attractive to children” or intended to encourage youth use is prohibited.
- Billboards are prohibited along all interstate highways and some state highways.
- Advertising placed in broadcast, cable, radio, print, and digital media is restricted to audiences where at least 71.6 percent of the audience members are 21 years of age or older.
- Direct advertising or marketing must utilize age-verification software.

Other state rules are intended to prevent people under age 21 from accessing or being exposed to cannabis:

- All cannabis sold at retail must be in a re-sealable, tamper-evident, and child-resistant package.
- Packages and labels must not be “attractive to children.”
- The possession or consumption of cannabis is prohibited at a school, day care, or youth center while children are present.
- Smoking cannabis is prohibited within 1,000 feet of a school, day care, or youth center while children are present, except at a private residence if smoke is not detectable at the school, day care, or youth center.



QUESTIONS:

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

I have no specific concerns. People under 21 will be exposed to cannabis and it will eventually become accepted as something normal in their eyes, which could potentially lead to cannabis usage. Similar regulations had to happen with alcohol and tobacco and they are exposed to it to this day. Legalization will create stricter regulations to minimize them from being able to attain it.

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

Cannabis marketing should be restricted similarly to alcohol. The County should be aware the cannabis industry has a large underground culture. "Taco Sesh's" are happening around Southern California, where large numbers of cannabis enthusiasts gather and purchase cannabis, similar to a farmers market or a speakeasy from the prohibition.

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

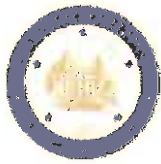
Nothing that can be interpreted as appealing to persons under 21.

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

People under 21 will find ways to access cannabis, just like they find ways to access tobacco and alcohol. The County can only do so much to prevent youth from getting their hands on cannabis or being exposed to it, but allowing for a legitimate industry will make it harder to attain. Cannabis is currently sold in Riverside and San Bernardino Counties to 18+ individuals without a medicinal cannabis prescription. Dispensaries say they are "Prop 64 compliant" and law enforcement does nothing. The first step is to get rid of the gray area businesses that exist today.

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

The legitimization of the cannabis industry is what's going to prevent people under 21 from getting access to cannabis. Cannabis should be looked at similarly to alcohol its age restrictions. The alcohol industry also experienced a prohibition and had a gray area transition, but now we don't think about these types of issues. I feel after some time, cannabis will be seen the same way.



**WORKSHEET #4 –
PERSONAL CULTIVATION WORKSHEET**

BACKGROUND:

State law regarding the cultivation of cannabis for personal nonmedical (or “recreational”) use:

- Adults age 21 and over may grow up to six plants per residence (not per person)
- Plants can be grown indoors or outdoors, provided they are not visible from a public place
- Counties and cities can ban outdoor personal cultivation but not indoor personal cultivation, and counties and cities that ban outdoor personal cultivation are disqualified from receiving state grants to assist with law enforcement, fire protection, and other local programs related to the implementation of cannabis regulations.
- Any regulations for personal cannabis cultivation adopted by counties and cities must be “reasonable.”

State law regarding the cultivation of cannabis for personal medical use:

State law allows the following cultivation for personal medical use:

- A qualified patient with a doctor’s recommendation to consume cannabis to treat a serious medical condition may grow up to 6 mature or 12 immature plants per patient.
- A primary caregiver designated by the qualified patient may grow up to 6 mature or 12 immature plants per qualified patient, for up to 5 patients.
- Counties and cities may limit or ban cultivation for personal medical use.

The County currently bans the cultivation of cannabis except for small amounts of cultivation for personal medical purposes and in specified circumstances:

- The prohibition of cannabis cultivation in the unincorporated areas of the county shall not apply to a person over the age of 21 who engages in the indoor cultivation of six or fewer living cannabis plants within a single private residence or inside a detached accessory structure located upon the grounds of a private residence that is fully enclosed and secured.



QUESTIONS:

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

Firstly to ensure nobody under the age of 21 has access to it, which might be very difficult for some. People will complain about the smell of cannabis when it is flowering.

Little to nothing can be done about it when grown outdoors, but if grown indoors, carbon filters and proper ventilation can minimize and effectively eliminate the smell.

When cannabis is grown indoors, it can be grown in a converted room, a grow tent, or even a modified trash can. Cannabis needs to have light upwards of 24 hours a day during its vegetative state,

several fans (inlet, outlet, circulation), watering systems, timers, etc. so ensuring the electrical system is properly wired and set up would also be a big concern.

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

As long as its not accessible by the youth, I have no issue with cannabis being grown next to those areas. Again, the smell will be a concern as cannabis does have a very strong smell during its flowering stage.

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

Yes, cannabis regulations need to be taken into account for medical patients and recreational users differently, as cannabis has been proven to benefit patients with major diseases, such as cancer.

Is there anything else you would like to tell the County about personal cannabis cultivation?



WORKSHEET #5 – EQUITY AND ECONOMIC DEVELOPMENT

BACKGROUND:

One of the goals of Proposition 64 is to reduce barriers to entry into the regulated cannabis market, especially for individuals from communities that have been most impacted by past drug enforcement policies and the “war on drugs.” Some barriers to entry include:

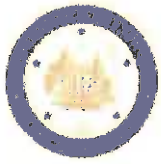
- **Prior drug convictions.** Under Proposition 64, persons who have been convicted of a cannabis-related offense that is no longer illegal under state law are not automatically disqualified from applying for and receiving a license to operate a cannabis business.
- **Lack of access to startup capital.** High startup costs can prevent many people from entering the cannabis marketplace or competing on equal footing with well-funded competitors.
- **Complicated regulations and licensing requirements.** Many “mom-and-pop” cannabis operators find it difficult to navigate and comply with complex cannabis regulations and licensing requirements.

Many argue that reducing these barriers to entry will result in more equitable ownership patterns for cannabis businesses, and increase economic development in communities hardest hit by the “war on drugs.”

Concerns that cannabis legalization might impede equitable economic development:

Some people are concerned that cannabis legalization will negatively impact minority communities and communities struggling with relatively high rates of unemployment, under-employment, and crime. These people worry that an overconcentration of cannabis retailers within these communities could result in negative health, social, and economic outcomes over time, especially for young people exposed to cannabis, and could displace other community-serving businesses such as family restaurants, small grocers, and laundromats. Comparisons have been made to the overconcentration of liquor stores in some of these communities, which sometimes results in elevated rates of alcoholism, crime, and blight.

Under this view, local regulations for cannabis businesses should prevent an overconcentration of cannabis businesses and ensure that cannabis businesses advance economic development within these communities, not impede it.



QUESTIONS:

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Some negative impacts, such as inflation of real-estate prices could possibly be mitigated through not being too specific in allowing certain areas to be zoned for cannabis. In regards to market saturation, the County should consider allowing for only a limited number of licenses (by type) to be issued at time and closely monitoring neighboring jurisdictions and make moves accordingly.

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

Yes, cannabis businesses that are engaged in the community show a commitment that they are not only trying to make money, but to help the community.

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

Yes, this is a great idea, especially in the more undeveloped areas. The land I would like to cultivate in and where my family lives is in Thermal, CA, or the Eastern Coachella Valley. This area is severely undeveloped and if I were granted a license, I would like to see some of the tax revenue go towards helping develop the area.

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

Cannabis can create jobs, improve the County's brand, create tourism, and also create a wide variety of ancillary businesses that support the cannabis industry such as contracting/electrical jobs, construction of new buildings, etc. It all depends on how deep the rabbit hole the County wants to go...



COUNTY OF RIVERSIDE
CALIFORNIA

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State

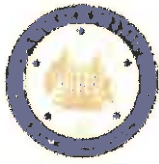
ZIP

Flores, Robert

From: Martinez, Valerie
Sent: Friday, October 13, 2017 1:42 PM
To: Cann Planning
Subject: Data from Community%20input%20Worksheet%20Packet
Attachments: Community%20input%20Worksheet%20Packet.fdf

The attached file contains data that was entered into a form. It is not the form itself.

The recipient of this data file should save it locally with a unique name. Adobe Acrobat Professional 7 or later can process this data by importing it back into the blank form or creating a spreadsheet from several data files. See Help in Adobe Acrobat Professional 7 or later for more details.



OVERVIEW ON CANNABIS REGULATION IN RIVERSIDE COUNTY

Riverside County (County) is seeking the public's input on appropriate regulations for cannabis in the unincorporated County areas. (Unincorporated County areas include all areas of the County except within the limits of a city.) Regulations will include rules for commercial cannabis businesses (e.g., cultivation, manufacturing, and retail sales) and the cultivation of cannabis for personal use at a private residence.

Attached are a series of questionnaires that we are asking stakeholders and constituents to complete and return, as instructed.

The County is seeking input from the constituents and stakeholders to include the public on how the County will draft cannabis regulations in the following areas:

- Where cannabis businesses should locate
- Cannabis taxation & revenue
- Youth access & exposure to cannabis
- Personal cannabis cultivation
- Equity and economic development

I want to talk about something other than the topics picked by the County. Where can I do that?

There are many issues associated with cannabis legalization. It is not possible to set worksheets for all of these issues. However, people are invited to express their views on other issues related to cannabis on below – *'General Concerns About Cannabis Regulation' section - below*

Why isn't this a "town hall" meeting where people can publicly address County officials?

The County is attempting to solicit the maximum amount of public feedback on this important policy area so that the County team has as much input as possible for the development of cannabis regulations. The County has determined that the public is more open and willing to provide written input which is more conducive to obtaining this feedback than "town hall" style meetings which require people to speak in front of a crowd for only minutes.

How will my input be used?

The County wants to ensure that its cannabis regulations are responsive to input from public stakeholders and constituents. This written input will be compiled into a report that will be made available to the public after all input sessions have concluded. The County will use the information from this report to help create its cannabis regulations.

Will what I say become public record?

People's names will not be associated with any particular written comment. A person should not write down any personal or confidential information they do not wish to become public.



What if I think of other comments or concerns after completing this packet?

People are welcome to submit comments online at <http://planning.rctlma.org/Home/Cannabis.aspx>.

You must submit your comment no later than **January 7, 2018**. The County will continue to receive and consider comments after January 7, 2018, but late comments will not be included in the report documenting public feedback.

Where can I go for additional information about cannabis regulations for unincorporated Riverside County?

For more information about cannabis regulations in unincorporated of Riverside County, please visit <http://planning.rctlma.org/Home/Cannabis.aspx>.

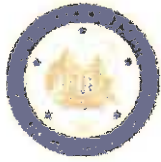
GENERAL CONCERNS ABOUT CANNABIS REGULATION

BACKGROUND:

Cannabis legalization in the State represents a dramatic change for many Californians. Some are apprehensive about what legalization will mean for their communities and future generations. Others are excited and supportive of this change. Some topic areas not selected for individual worksheet input include:

- Concerns about health and community impacts from cannabis legalization
- The equitable enforcement of new criminal penalties associated with cannabis
- Environmental sustainability
- Licensing application requirements and operational requirements for cannabis businesses

There are countless other topics and issues related to cannabis legalization. Below are some questions to help people express their views on topics not otherwise being covered on individual worksheets.



QUESTIONS:

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

yes ban it, should not be Allowed especially here!!!!

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

its everywhere trash in our communities. its awful to be looking at these places!! people putting other people in Danger!

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

yes , people driving Hi.,,ITS NOT OK!!! To put other people in Danger.. i thought id Never see the day that this was legal REDICULOUS!!!

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

I Just think that the County is smarter than this and keep it from being sold!!!!



WORKSHEET #1 –

WHERE SHOULD CANNABIS BUSINESSES LOCATE?

BACKGROUND:

State law will provide licenses for the following types of cannabis businesses:

- **Cultivators** - Cannabis cultivators plant, grow, harvest, dry, cure, and trim cannabis plants. Cultivation can take place indoors, outdoors, or in enclosed structures such as greenhouses.
- **Manufacturers** - Cannabis manufacturers convert cannabis plants into concentrated cannabis products (e.g., hash) and edibles such as cookies, brownies, and candy. Some, but not all, manufacturers utilize volatile solvents, such as butane, to process cannabis plants.
- **Distributors** - Cannabis distributors procure, sell, and transport cannabis and cannabis products between cultivators, manufacturers, and retail locations.
- **Microbusiness** - Cultivation of cannabis on an area less than 10,000 square feet and to act as a licensed distributor, Level 1 manufacturer, and retailer under this division.
- **Nursery** - Produces only clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of cannabis.
- **Testing Laboratories** - Testing laboratories test cannabis and cannabis products prior to sale at retail for potency, chemical residues and pesticides, and contaminants such as mold, insects, and hair.
- **Retailers** - Retailers sell cannabis and cannabis products to consumers.

DRAFT State law rules about where cannabis businesses can locate:

The draft State law provides that cannabis businesses must be at least 600 feet from the following “sensitive” land uses:

- Schools (K–12)
- Day cares (including preschools, but not including home day cares with less than 14 children)
- Youth centers (including youth clubs and video arcades)

However, state law lets counties and cities set their own rules.

Potential County rules for unincorporated areas:

The County staff will propose policies about where cannabis businesses can locate through the County’s zoning Ordinance. The County Board of Supervisors will be the ultimate decision makers on which policies will be implemented. Examples of areas that zoning policies for cannabis businesses could be considered are:

- Where to prohibit any cannabis business, i.e. Residential zones
- Determining which zones cannabis testing labs and retailers would be most appropriate
- Determining which zones cultivators, manufacturers, distributors would be most appropriate
- Requirements for commercial cultivation, including whether to allow commercial cultivation
- Development regulations for cannabis businesses
- Concentration of cannabis businesses



QUESTIONS:

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

NO WHERE IT SHOULD NOT BE ALLOWED AT ALL IN THE COUNTY!!!!

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?

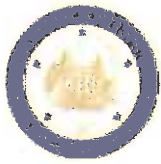
I DONT WANT THIS IN MY HOMETOWN. IT'S BAD ENOUGH PEOPLE GET HI AND DRUNK WE DONT NEED TO BE CONDONING THIS FOR ANY REASON!!!

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

ALL

Is there anything else you would like to tell the County about the location of cannabis businesses?

YES,,,DON TLEGALIZE IT HERE!!!! STRAIGHT OUT SIMPLE, IT'S ALL ABOUT MONEY NOT A SAFE PLACE TO LIVE IN. Although people still do drugs atleast they'll be Punished!! IT'S SAD. IF IT GETS LEGALIZED ITS SAD!!



WORKSHEET #2 – TAXATION & REVENUE

BACKGROUND:

Effective January 1, 2018, the state will impose the following taxes on medical and nonmedical (or “recreational”) cannabis:

- A 15% excise tax on all retail sales of cannabis and cannabis products
- A cultivation tax of \$9.25 per ounce of cannabis flowers and \$2.75 per ounce of cannabis leaves
- Medical cannabis purchases will be exempt from state sales tax, which is currently 7.5%

Counties and cities that regulate cannabis can also tax cannabis businesses with voter approval:

State law allows counties and cities to impose their own taxes on cannabis businesses and commercial cannabis activity. Such a tax would need to be approved by voters in that county or city. The type of tax structure a county or city may adopt depends on the specific policies that county or city wishes to advance. Some of the policies that could have a bearing on cannabis taxation include:

- Facilitating the transition from an unlicensed/illegal market to a licensed and regulated market. Some argue that a relatively low tax rate on cannabis businesses would make it easier for licensed businesses to compete with unlicensed/illegal businesses that are not paying taxes.
- Revenue generation. Some argue that tax rates should be designed to generate revenue for cities and counties to fund important programs, including law enforcement and drug prevention programs.
- Discouraging consumption. Some argue that tax rates should discourage consumption by making purchasing cannabis cost-prohibitive for some. While similar strategies have been implemented for tobacco products, others argue that people who cannot afford to buy cannabis legally will be able to buy it easily for less through unlicensed channels.
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How the state will use cannabis tax revenue:

The State of California will use cannabis tax revenue to fund the following:

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- Grants to local health departments and nonprofits to support job placement, drug treatment, and other programs in communities “disproportionately affected by past federal and state drug policies.”



QUESTIONS:

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

What programs or activities would you like to see funded by cannabis tax revenue?

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?

Is there anything else you would like to tell the County about cannabis taxation and revenue?



WORKSHEET #3 –

YOUTH ACCESS & EXPOSURE WORKSHEET

BACKGROUND:

According to the California Department of Public Health, *“Using cannabis regularly in your teens and early 20s may lead to physical changes in your brain. Cannabis can harm a young person’s memory and ability to learn and pay attention. Some studies suggest a permanent impact as well. These harmful effects may make it harder for youth to achieve their educational and professional goals and impact how successful they are in life. Cannabis use also increases the risk for anxiety, depression, suicide and schizophrenia as well as substance use or abuse.”*

State regulators are paying careful attention to advertising and marketing rules, ways to limit youth access and exposure to cannabis, preventing the sale of cannabis and cannabis products to people under 21, and effective conversations parents can have with youth about cannabis.

In addition, regulators, educators and parents are concerned about edible cannabis products, such as candy, cookies, and brownies infused with cannabis. Unlike smoking cannabis, it can be difficult to tell if a person is eating an edible cannabis product. In some cases, these products can be used by young people more easily than dried cannabis, alcohol, or tobacco products, even on school grounds.

State law restrictions on cannabis advertising and marketing:

- Advertising is prohibited within 1,000 feet of schools, day cares, youth centers, and playgrounds.
- Advertising that is “attractive to children” or intended to encourage youth use is prohibited.
- Billboards are prohibited along all interstate highways and some state highways.
- Advertising placed in broadcast, cable, radio, print, and digital media is restricted to audiences where at least 71.6 percent of the audience members are 21 years of age or older.
- Direct advertising or marketing must utilize age-verification software.

Other state rules are intended to prevent people under age 21 from accessing or being exposed to cannabis:

- All cannabis sold at retail must be in a re-sealable, tamper-evident, and child-resistant package.
- Packages and labels must not be “attractive to children.”
- The possession or consumption of cannabis is prohibited at a school, day care, or youth center while children are present.
- Smoking cannabis is prohibited within 1,000 feet of a school, day care, or youth center while children are present, except at a private residence if smoke is not detectable at the school, day care, or youth center.



QUESTIONS:

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

ITS OK RIGHT FOR KIDS TO GET HIS AND THE COUNTY SAYS IT OK.. ITS HORRIBLE!!!

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

I DONT WANT TO SEE ANY OF THIS,MAKES ARE HOME LOOK LIKE TRASH!!!

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

I SEE ADULTS SELL TO KIDS ALL THE TIME IN PARKINGLOTS AND IS THE COUNTY OK WITH THIS???

Is there anything else you would like to tell the County about youth access and exposure to cannabis?



**WORKSHEET #4 –
PERSONAL CULTIVATION WORKSHEET**

BACKGROUND:

State law regarding the cultivation of cannabis for personal nonmedical (or “recreational”) use:

- Adults age 21 and over may grow up to six plants per residence (not per person)
- Plants can be grown indoors or outdoors, provided they are not visible from a public place
- Counties and cities can ban outdoor personal cultivation but not indoor personal cultivation, and counties and cities that ban outdoor personal cultivation are disqualified from receiving state grants to assist with law enforcement, fire protection, and other local programs related to the implementation of cannabis regulations.
- Any regulations for personal cannabis cultivation adopted by counties and cities must be “reasonable.”

State law regarding the cultivation of cannabis for personal medical use:

State law allows the following cultivation for personal medical use:

- A qualified patient with a doctor’s recommendation to consume cannabis to treat a serious medical condition may grow up to 6 mature or 12 immature plants per patient.
- A primary caregiver designated by the qualified patient may grow up to 6 mature or 12 immature plants per qualified patient, for up to 5 patients.
- Counties and cities may limit or ban cultivation for personal medical use.

The County currently bans the cultivation of cannabis except for small amounts of cultivation for personal medical purposes and in specified circumstances:

- The prohibition of cannabis cultivation in the unincorporated areas of the county shall not apply to a person over the age of 21 who engages in the indoor cultivation of six or fewer living cannabis plants within a single private residence or inside a detached accessory structure located upon the grounds of a private residence that is fully enclosed and secured.



QUESTIONS:

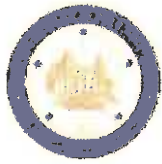
What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

THEY SHOULDNT PLAIN AND SIMPLE

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

Is there anything else you would like to tell the County about personal cannabis cultivation?



WORKSHEET #5 – EQUITY AND ECONOMIC DEVELOPMENT

BACKGROUND:

One of the goals of Proposition 64 is to reduce barriers to entry into the regulated cannabis market, especially for individuals from communities that have been most impacted by past drug enforcement policies and the “war on drugs.” Some barriers to entry include:

- **Prior drug convictions.** Under Proposition 64, persons who have been convicted of a cannabis-related offense that is no longer illegal under state law are not automatically disqualified from applying for and receiving a license to operate a cannabis business.
- **Lack of access to startup capital.** High startup costs can prevent many people from entering the cannabis marketplace or competing on equal footing with well-funded competitors.
- **Complicated regulations and licensing requirements.** Many “mom-and-pop” cannabis operators find it difficult to navigate and comply with complex cannabis regulations and licensing requirements.

Many argue that reducing these barriers to entry will result in more equitable ownership patterns for cannabis businesses, and increase economic development in communities hardest hit by the “war on drugs.”

Concerns that cannabis legalization might impede equitable economic development:

Some people are concerned that cannabis legalization will negatively impact minority communities and communities struggling with relatively high rates of unemployment, under-employment, and crime. These people worry that an overconcentration of cannabis retailers within these communities could result in negative health, social, and economic outcomes over time, especially for young people exposed to cannabis, and could displace other community-serving businesses such as family restaurants, small grocers, and laundromats. Comparisons have been made to the overconcentration of liquor stores in some of these communities, which sometimes results in elevated rates of alcoholism, crime, and blight.

Under this view, local regulations for cannabis businesses should prevent an overconcentration of cannabis businesses and ensure that cannabis businesses advance economic development within these communities, not impede it.



QUESTIONS:

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?



COUNTY OF RIVERSIDE
CALIFORNIA

Contact Information:

Name: Anonymous Email: _____

Mailing Address: _____

	<i>Street</i>	
Riverside	CA	92507
<i>City</i>	<i>State</i>	<i>ZIP</i>

Flores, Robert

From: rmayoca@gmail.com
Sent: Friday, March 16, 2018 10:59 AM
To: Cann Planning
Subject: New Form Content Email Subject By DNNSmart Super Form

Planning Department Cannabis Comments

Name Robert Mayo
Address 1200 Punta Gorda St. # 39
Email rmayoca@gmail.com
Phone 8056808724
Comment
Comment for March 20, 2018 Supervisors meeting....

Dear Supervisors,

Thank you for allowing us to comment on cannabis since we cannot make the meeting March 20th meeting.

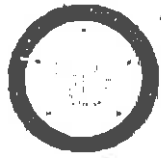
The cannabis black market will always exist and win if we do nothing.

The way to fight the black market is to allow us in the unincorporated areas to be legal and pay taxes. Allow cannabis farmers to pay taxes.

We want to pay taxes.

We want to be legal.

Thank you,
Robert Mayo
unincorporated Riverside County
March 16, 2018
.....



ATTENTION: ROBERT FLORES

COUNTY OF RIVERSIDE

Submit

Print

OVERVIEW ON CANNABIS REGULATION IN RIVERSIDE COUNTY

Riverside County (County) is seeking the public’s input on appropriate regulations for cannabis in the unincorporated County areas. (Unincorporated County areas include all areas of the County except within the limits of a city.) Regulations will include rules for commercial cannabis businesses (e.g., cultivation, manufacturing, and retail sales) and the cultivation of cannabis for personal use at a private residence.

Attached are a series of questionnaires that we are asking stakeholders and constituents to complete and return, as instructed.

The County is seeking input from the constituents and stakeholders to include the public on how the County will draft cannabis regulations in the following areas:

- Where cannabis businesses should locate
- Cannabis taxation & revenue
- Youth access & exposure to cannabis
- Personal cannabis cultivation
- Equity and economic development

I want to talk about something other than the topics picked by the County. Where can I do that?

There are many issues associated with cannabis legalization. It is not possible to set worksheets for all of these issues. However, people are invited to express their views on other issues related to cannabis on below – ‘General Concerns About Cannabis Regulation’ section - below

Why isn’t this a “town hall” meeting where people can publicly address County officials?

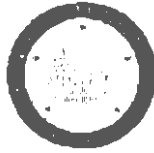
The County is attempting to solicit the maximum amount of public feedback on this important policy area so that the County team has as much input as possible for the development of cannabis regulations. The County has determined that the public is more open and willing to provide written input which is more conducive to obtaining this feedback than “town hall” style meetings which require people to speak in front of a crowd for only minutes.

How will my input be used?

The County wants to ensure that its cannabis regulations are responsive to input from public stakeholders and constituents. This written input will be compiled into a report that will be made available to the public after all input sessions have concluded. The County will use the information from this report to help create its cannabis regulations.

Will what I say become public record?

People’s names will not be associated with any particular written comment. A person should not write down any personal or confidential information they do not wish to become public.



COUNTY OF RIVERSIDE

PLANNING

What if I think of other comments or concerns after completing this packet?

People are welcome to submit comments online at <http://planning.rctlma.org/Home/Cannabis.aspx>.

You must submit your comment no later than **January 7, 2018**. The County will continue to receive and consider comments after January 7, 2018, but late comments will not be included in the report documenting public feedback.

Where can I go for additional information about cannabis regulations for unincorporated Riverside County?

For more information about cannabis regulations in unincorporated of Riverside County, please visit <http://planning.rctlma.org/Home/Cannabis.aspx>.

GENERAL CONCERNS ABOUT CANNABIS REGULATION

BACKGROUND:

Cannabis legalization in the State represents a dramatic change for many Californians. Some are apprehensive about what legalization will mean for their communities and future generations. Others are excited and supportive of this change. Some topic areas not selected for individual worksheet input include:

- Concerns about health and community impacts from cannabis legalization
 - The equitable enforcement of new criminal penalties associated with cannabis
- Environmental sustainability
- Licensing application requirements and operational requirements for cannabis businesses

There are countless other topics and issues related to cannabis legalization. Below are some questions to help people express their views on topics not otherwise being covered on individual worksheets.



COUNTY OF RIVERSIDE

INCORPORATED 1841

QUESTIONS:

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Create regulations to allow businesses to locate in the unincorporated areas of the County.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

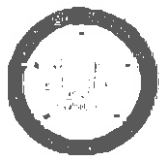
Use of cannabis products by young people. Limit sales to adults of age 21 and older.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

No. Never had cannabis operations near my residence or business.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

Cannabis legalization is a good thing overall because it will result in additional tax revenue for the County while it eliminates illegal trade in these substances and regulates their distribution. Cannabis cultivation should be seen as an agricultural operation that could also be combined with aquaponics to produce food as well.



COUNTY OF RIVERSIDE CALIFORNIA

WORKSHEET #1 –

WHERE SHOULD CANNABIS BUSINESSES LOCATE?

BACKGROUND:

State law will provide licenses for the following types of cannabis businesses:

- **Cultivators** - Cannabis cultivators plant, grow, harvest, dry, cure, and trim cannabis plants. Cultivation can take place indoors, outdoors, or in enclosed structures such as greenhouses.
- **Manufacturers** - Cannabis manufacturers convert cannabis plants into concentrated cannabis products (e.g., hash) and edibles such as cookies, brownies, and candy. Some, but not all, manufacturers utilize volatile solvents, such as butane, to process cannabis plants.
- **Distributors** - Cannabis distributors procure, sell, and transport cannabis and cannabis products between cultivators, manufacturers, and retail locations.
- **Microbusiness** - Cultivation of cannabis on an area less than 10,000 square feet and to act as a licensed distributor, Level 1 manufacturer, and retailer under this division.
- **Nursery** - Produces only clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of cannabis.
- **Testing Laboratories** - Testing laboratories test cannabis and cannabis products prior to sale at retail for potency, chemical residues and pesticides, and contaminants such as mold, insects, and hair.
- **Retailers** - Retailers sell cannabis and cannabis products to consumers.

DRAFT State law rules about where cannabis businesses can locate:

The draft State law provides that cannabis businesses must be at least 600 feet from the following "sensitive" land uses:

- Schools (K-12)
- Day cares (including preschools, but not including home day cares with less than 14 children)
- Youth centers (including youth clubs and video arcades)

However, state law lets counties and cities set their own rules.

Potential County rules for unincorporated areas:

The County staff will propose policies about where cannabis businesses can locate through the County's zoning Ordinance. The County Board of Supervisors will be the ultimate decision makers on which policies will be implemented. Examples of areas that zoning policies for cannabis businesses could be considered are:

- Where to prohibit any cannabis business, i.e. Residential zones
- Determining which zones cannabis testing labs and retailers would be most appropriate
- Determining which zones cultivators, manufacturers, distributors would be most appropriate
- Requirements for commercial cultivation, including whether to allow commercial cultivation
- Development regulations for cannabis businesses
- Concentration of cannabis businesses



COUNTY OF RIVERSIDE

QUESTIONS:

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

I do not believe that cannabis businesses should be located next to sensitive uses. This is why areas of unincorporated county areas that are zoned W-2 (Controlled Development Areas) that are of larger area than one acre are ideal for cannabis cultivation and other cannabis uses since they are mostly isolated and secure.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?

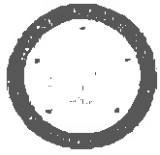
No particular concern regarding to one cannabis business located close to each other as long as they do not interfere with other legitimate land uses in the area and are sufficiently away from sensitive uses.

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

None. All of these uses are required for this new business model to work and they do not concern me as long as they do not interfere with sensitive uses or other legitimate land uses.

Is there anything else you would like to tell the County about the location of cannabis businesses?

I own a W-2 zoned property that is 10 acres in area and I believe that cannabis uses should be allowed in W-2 zoned areas because these areas offer a unique set of qualities for this type of use. I wish to discuss specifics with the County regarding the use of this property for this purpose because it is ideal for this use.



COUNTY OF SANTA BARBARA

WORKSHEET #2 – TAXATION & REVENUE

BACKGROUND:

Effective January 1, 2018, the state will impose the following taxes on medical and nonmedical (or “recreational”) cannabis:

- A 15% excise tax on all retail sales of cannabis and cannabis products
- A cultivation tax of \$9.25 per ounce of cannabis flowers and \$2.75 per ounce of cannabis leaves
- Medical cannabis purchases will be exempt from state sales tax, which is currently 7.5%

Counties and cities that regulate cannabis can also tax cannabis businesses with voter approval:

State law allows counties and cities to impose their own taxes on cannabis businesses and commercial cannabis activity. Such a tax would need to be approved by voters in that county or city. The type of tax structure a county or city may adopt depends on the specific policies that county or city wishes to advance. Some of the policies that could have a bearing on cannabis taxation include:

- Facilitating the transition from an unlicensed/illegal market to a licensed and regulated market. Some argue that a relatively low tax rate on cannabis businesses would make it easier for licensed businesses to compete with unlicensed/illegal businesses that are not paying taxes.
- Revenue generation. Some argue that tax rates should be designed to generate revenue for cities and counties to fund important programs, including law enforcement and drug prevention programs.
- Discouraging consumption. Some argue that tax rates should discourage consumption by making purchasing cannabis cost-prohibitive for some. While similar strategies have been implemented for tobacco products, others argue that people who cannot afford to buy cannabis legally will be able to buy it easily for less through unlicensed channels.
- Cannabis as medicine. Some argue that counties and cities should tax medical cannabis less than nonmedical cannabis, to ensure those who use cannabis medically can afford it.

How the state will use cannabis tax revenue:

The State of California will use cannabis tax revenue to fund the following:

- Medical cannabis research
- Youth programs (including drug education, prevention, and treatment)
- The prevention and remediation of environmental damage from illegal marijuana producers
- Grants to local health departments and nonprofits to support job placement, drug treatment, and other programs in communities “disproportionately affected by past federal and state drug policies.”



COUNTY OF RIVERSIDE

CALIFORNIA

QUESTIONS:

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

Taxes collected from cannabis business should be spend on education, health care, drug dependency treatment, homeless assistance and the development / modernization of infrastructure if possible.

What programs or activities would you like to see funded by cannabis tax revenue?

Public Education regarding drugs and drug addictions, education related programs in general and even scholarships for young promising students that are in need of financial aid for their education.

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?

No. I believe that there tax should be kept simple and the same across the board. After all, anyone can get one of these medical marijuana prescriptions. They are a dime a dozen. The tax rate should be the same therefore for both uses. This provides also an important element of simplicity in the regulation of the product.

Is there anything else you would like to tell the County about cannabis taxation and revenue?

Legalization is good because it creates taxation and revenue while at the same time it creates a regulation framework and eliminates illegal marijuana trade. Tax incentives should be given to cannabis businesses to use renewable energy resources since cultivation can be energy intensive.



WORKSHEET #3 – YOUTH ACCESS & EXPOSURE WORKSHEET

BACKGROUND:

According to the California Department of Public Health, *“Using cannabis regularly in your teens and early 20s may lead to physical changes in your brain. Cannabis can harm a young person’s memory and ability to learn and pay attention. Some studies suggest a permanent impact as well. These harmful effects may make it harder for youth to achieve their educational and professional goals and impact how successful they are in life. Cannabis use also increases the risk for anxiety, depression, suicide and schizophrenia as well as substance use or abuse.”*

State regulators are paying careful attention to advertising and marketing rules, ways to limit youth access and exposure to cannabis, preventing the sale of cannabis and cannabis products to people under 21, and effective conversations parents can have with youth about cannabis.

In addition, regulators, educators and parents are concerned about edible cannabis products, such as candy, cookies, and brownies infused with cannabis. Unlike smoking cannabis, it can be difficult to tell if a person is eating an edible cannabis product. In some cases, these products can be used by young people more easily than dried cannabis, alcohol, or tobacco products, even on school grounds.

State law restrictions on cannabis advertising and marketing:

- Advertising is prohibited within 1,000 feet of schools, day cares, youth centers, and playgrounds.
- Advertising that is “attractive to children” or intended to encourage youth use is prohibited.
- Billboards are prohibited along all interstate highways and some state highways.
- Advertising placed in broadcast, cable, radio, print, and digital media is restricted to audiences where at least 71.6 percent of the audience members are 21 years of age or older.
- Direct advertising or marketing must utilize age-verification software.

Other state rules are intended to prevent people under age 21 from accessing or being exposed to cannabis:

- All cannabis sold at retail must be in a re-sealable, tamper-evident, and child-resistant package.
- Packages and labels must not be “attractive to children.”
- The possession or consumption of cannabis is prohibited at a school, day care, or youth center while children are present.
- Smoking cannabis is prohibited within 1,000 feet of a school, day care, or youth center while children are present, except at a private residence if smoke is not detectable at the school, day care, or youth center.



COUNTY OF RIVERSIDE

QUESTIONS:

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

Young people below the age of 21 should not be able to purchase these products.

Young people that want these products can probably get them right now anyways.

Young people should not be criminally prosecuted for use of marijuana.

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

Cannabis businesses should be fined and should even lose their license if they advertise, market or sell their products to minors. Clear rules should be established regarding permitted and non-permitted advertising and marketing.

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

Signs should be of reasonable size and should not stand-out in any way. Reason should be used to establish the rules regarding publicly visible signage.

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

Similar rules to the distribution of alcohol should apply. Cannabis businesses that are caught selling to people under 21 should be fined and repeat offenders should permanently lose their licenses.

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

An effort should be made through education and through cooperation with cannabis businesses and the county to keep young people away from cannabis and away from drugs in general. This effort should be funded from cannabis taxes.



**WORKSHEET #4 –
PERSONAL CULTIVATION WORKSHEET**

BACKGROUND:

State law regarding the cultivation of cannabis for personal nonmedical (or “recreational”) use:

- Adults age 21 and over may grow up to six plants per residence (not per person)
- Plants can be grown indoors or outdoors, provided they are not visible from a public place
- Counties and cities can ban outdoor personal cultivation but not indoor personal cultivation, and counties and cities that ban outdoor personal cultivation are disqualified from receiving state grants to assist with law enforcement, fire protection, and other local programs related to the implementation of cannabis regulations.
- Any regulations for personal cannabis cultivation adopted by counties and cities must be “reasonable.”

State law regarding the cultivation of cannabis for personal medical use:

State law allows the following cultivation for personal medical use:

- A qualified patient with a doctor’s recommendation to consume cannabis to treat a serious medical condition may grow up to 6 mature or 12 immature plants per patient.
- A primary caregiver designated by the qualified patient may grow up to 6 mature or 12 immature plants per qualified patient, for up to 5 patients.
- Counties and cities may limit or ban cultivation for personal medical use.

The County currently bans the cultivation of cannabis except for small amounts of cultivation for personal medical purposes and in specified circumstances:

- The prohibition of cannabis cultivation in the unincorporated areas of the county shall not apply to a person over the age of 21 who engages in the indoor cultivation of six or fewer living cannabis plants within a single private residence or inside a detached accessory structure located upon the grounds of a private residence that is fully enclosed and secured.



COUNTY OF RIVERSIDE

QUESTIONS:

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

I do not think that people should be growing cannabis plants in their yards like tomatoes. These plants often have an odor to them and I certainly do not want to see all my neighbors in their back yards that are adjacent to mine grow this stuff and I have to smell it all day. No, thanks no.

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

Yes, personal cultivation definitely should be prohibited during sensitive uses. I believe that personal cultivation should be prohibited period, because once you allow personal cultivation, you are not going to be able to regulate the distribution of these products to people younger than 21.

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

A verified cancer patient in need for the medicinal properties of cannabis should be allowed to personally cultivate the plant for his / her own use.

Is there anything else you would like to tell the County about personal cannabis cultivation?

It should be allowed only in cases of patients with certain illnesses that are both serious and verified by a county doctor. For example, I should not be able to go to a doctor and claim a little back pain and be given the right to personally cultivate. It should be much more serious than that.



OFFICE OF THE CITY CLERK

WORKSHEET #5 –

EQUITY AND ECONOMIC DEVELOPMENT

BACKGROUND:

One of the goals of Proposition 64 is to reduce barriers to entry into the regulated cannabis market, especially for individuals from communities that have been most impacted by past drug enforcement policies and the “war on drugs.” Some barriers to entry include:

- **Prior drug convictions.** Under Proposition 64, persons who have been convicted of a cannabis-related offense that is no longer illegal under state law are not automatically disqualified from applying for and receiving a license to operate a cannabis business.
- **Lack of access to startup capital.** High startup costs can prevent many people from entering the cannabis marketplace or competing on equal footing with well-funded competitors.
- **Complicated regulations and licensing requirements.** Many “mom-and-pop” cannabis operators find it difficult to navigate and comply with complex cannabis regulations and licensing requirements.

Many argue that reducing these barriers to entry will result in more equitable ownership patterns for cannabis businesses, and increase economic development in communities hardest hit by the “war on drugs.”

Concerns that cannabis legalization might impede equitable economic development:

Some people are concerned that cannabis legalization will negatively impact minority communities and communities struggling with relatively high rates of unemployment, under-employment, and crime. These people worry that an overconcentration of cannabis retailers within these communities could result in negative health, social, and economic outcomes over time, especially for young people exposed to cannabis, and could displace other community-serving businesses such as family restaurants, small grocers, and laundromats. Comparisons have been made to the overconcentration of liquor stores in some of these communities, which sometimes results in elevated rates of alcoholism, crime, and blight.

Under this view, local regulations for cannabis businesses should prevent an overconcentration of cannabis businesses and ensure that cannabis businesses advance economic development within these communities, not impede it.



COUNTY OF RIVERSIDE

QUESTIONS:

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Cannabis businesses should be allowed to short themselves out based on the rules of competition and private enterprise. An overconcentration of cannabis businesses will occur only if this is economically sustainable. Taxes collected should be used in part to hire additional police to negate any potential negative impacts.

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

Yes. There should be close cooperation between cannabis businesses and local communities in this area. Cannabis businesses should be secure and located in areas that are fenced, protected and monitored 24/7 to eliminate the possibility of criminal activity related to the presence of these cannabis businesses.

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

The county should support forward looking cannabis businesses that are responsible operators and invest in renewable energy and aquaponic food production. The county should also devote some of the tax revenue collected from cannabis towards economic assistance to new small businesses in the area.

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

Tax revenue collected from cannabis should be used in an equitable manner to benefit all county citizens, to promote economic growth in all sectors of the economy and to eliminate or minimize overall criminal activity.



COUNTY OF LOS ANGELES

Contact Information:

Name: Dr. Panagiotis Theodoropoulos Email: ptheodoropoulos@live.com

Mailing Address: 5862 Arbor Vitae St.

Los Angeles

Street

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90045

City

State

ZIP



QUESTIONS:

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Please Ban cannabis businesses.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

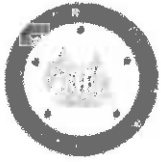
Health + Safety. MJ use is bad for youth -
contributes to truancy, bad grades, low motivation,
CAR ACCIDENTS. Also, early use may contribute to
onset of schizophrenia. Bad for LUNGS. Tough on parents
to regulate teen behavior

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

Yes. Car accidents. Youth w/ low motivation.
Adults w/ low motivation, also.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

Lowers quality of life for most residents.
Attracts people to town who are only here to
"party" rather than engage in Arts, Nature, Hiking,
etc.



WORKSHEET #1 –

WHERE SHOULD CANNABIS BUSINESSES LOCATE?

BACKGROUND:

State law will provide licenses for the following types of cannabis businesses:

- **Cultivators** - Cannabis cultivators plant, grow, harvest, dry, cure, and trim cannabis plants. Cultivation can take place indoors, outdoors, or in enclosed structures such as greenhouses.
- **Manufacturers** - Cannabis manufacturers convert cannabis plants into concentrated cannabis products (e.g., hash) and edibles such as cookies, brownies, and candy. Some, but not all, manufacturers utilize volatile solvents, such as butane, to process cannabis plants.
- **Distributors** - Cannabis distributors procure, sell, and transport cannabis and cannabis products between cultivators, manufacturers, and retail locations.
- **Microbusiness** - Cultivation of cannabis on an area less than 10,000 square feet and to act as a licensed distributor, Level 1 manufacturer, and retailer under this division.
- **Nursery** - Produces only clones, immature plants, seeds, and other agricultural products used specifically for the propagation and cultivation of cannabis.
- **Testing Laboratories** - Testing laboratories test cannabis and cannabis products prior to sale at retail for potency, chemical residues and pesticides, and contaminants such as mold, insects, and hair.
- **Retailers** - Retailers sell cannabis and cannabis products to consumers.

DRAFT State law rules about where cannabis businesses can locate:

The draft State law provides that cannabis businesses must be at least 600 feet from the following “sensitive” land uses:

- Schools (K–12)
- Day cares (including preschools, but not including home day cares with less than 14 children)
- Youth centers (including youth clubs and video arcades)

However, state law lets counties and cities set their own rules.

Potential County rules for unincorporated areas:

The County staff will propose policies about where cannabis businesses can locate through the County’s zoning Ordinance. The County Board of Supervisors will be the ultimate decision makers on which policies will be implemented. Examples of areas that zoning policies for cannabis businesses could be considered are:

- Where to prohibit any cannabis business, i.e. Residential zones
- Determining which zones cannabis testing labs and retailers would be most appropriate
- Determining which zones cultivators, manufacturers, distributors would be most appropriate
- Requirements for commercial cultivation, including whether to allow commercial cultivation
- Development regulations for cannabis businesses
- Concentration of cannabis businesses



QUESTIONS:

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

Obviously they should Not be near schools - bad influence on youth. Not near Churches, main streets or roads - has Negative impact on Adults who work or dislike the Stoner culture; especially distasteful to folks over 50.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?

Idyllwild is tiny. Multiple marijuana shops are so horrible. Is already changing the arts/nature community to "Party town"

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

All.

Is there anything else you would like to tell the County about the location of cannabis businesses?

This town is too small. People can go to Hemet if they want to buy M.J.



WORKSHEET #2 – TAXATION & REVENUE

BACKGROUND:

Effective January 1, 2018, the state will impose the following taxes on medical and nonmedical (or “recreational”) cannabis:

- A 15% excise tax on all retail sales of cannabis and cannabis products
- A cultivation tax of \$9.25 per ounce of cannabis flowers and \$2.75 per ounce of cannabis leaves
- Medical cannabis purchases will be exempt from state sales tax, which is currently 7.5%

Counties and cities that regulate cannabis can also tax cannabis businesses with voter approval:

State law allows counties and cities to impose their own taxes on cannabis businesses and commercial cannabis activity. Such a tax would need to be approved by voters in that county or city. The type of tax structure a county or city may adopt depends on the specific policies that county or city wishes to advance. Some of the policies that could have a bearing on cannabis taxation include:

- Facilitating the transition from an unlicensed/illegal market to a licensed and regulated market. Some argue that a relatively low tax rate on cannabis businesses would make it easier for licensed businesses to compete with unlicensed/illegal businesses that are not paying taxes.
- Revenue generation. Some argue that tax rates should be designed to generate revenue for cities and counties to fund important programs, including law enforcement and drug prevention programs.
- Discouraging consumption. Some argue that tax rates should discourage consumption by making purchasing cannabis cost-prohibitive for some. While similar strategies have been implemented for tobacco products, others argue that people who cannot afford to buy cannabis legally will be able to buy it easily for less through unlicensed channels.
- Cannabis as medicine. Some argue that counties and cities should tax medical cannabis less than nonmedical cannabis, to ensure those who use cannabis medically can afford it.

How the state will use cannabis tax revenue:

The State of California will use cannabis tax revenue to fund the following:

- Medical cannabis research
- Youth programs (including drug education, prevention, and treatment)
- The prevention and remediation of environmental damage from illegal marijuana producers
- Grants to local health departments and nonprofits to support job placement, drug treatment, and other programs in communities “disproportionately affected by past federal and state drug policies.”



QUESTIONS:

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

Successful mental health + addiction programs +
the HOMELESS.

What programs or activities would you like to see funded by cannabis tax revenue?

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?

No, kids + adults scam "medical" mj cards, unfortunately so many people cheat, it hurts those w/ cancer, etc, who could truly benefit.

Is there anything else you would like to tell the County about cannabis taxation and revenue?



WORKSHEET #3 – YOUTH ACCESS & EXPOSURE WORKSHEET

BACKGROUND:

According to the California Department of Public Health, *“Using cannabis regularly in your teens and early 20s may lead to physical changes in your brain. Cannabis can harm a young person’s memory and ability to learn and pay attention. Some studies suggest a permanent impact as well. These harmful effects may make it harder for youth to achieve their educational and professional goals and impact how successful they are in life. Cannabis use also increases the risk for anxiety, depression, suicide and schizophrenia as well as substance use or abuse.”*

State regulators are paying careful attention to advertising and marketing rules, ways to limit youth access and exposure to cannabis, preventing the sale of cannabis and cannabis products to people under 21, and effective conversations parents can have with youth about cannabis.

In addition, regulators, educators and parents are concerned about edible cannabis products, such as candy, cookies, and brownies infused with cannabis. Unlike smoking cannabis, it can be difficult to tell if a person is eating an edible cannabis product. In some cases, these products can be used by young people more easily than dried cannabis, alcohol, or tobacco products, even on school grounds.

State law restrictions on cannabis advertising and marketing:

- Advertising is prohibited within 1,000 feet of schools, day cares, youth centers, and playgrounds.
- Advertising that is “attractive to children” or intended to encourage youth use is prohibited.
- Billboards are prohibited along all interstate highways and some state highways.
- Advertising placed in broadcast, cable, radio, print, and digital media is restricted to audiences where at least 71.6 percent of the audience members are 21 years of age or older.
- Direct advertising or marketing must utilize age-verification software.

Other state rules are intended to prevent people under age 21 from accessing or being exposed to cannabis:

- All cannabis sold at retail must be in a re-sealable, tamper-evident, and child-resistant package.
- Packages and labels must not be “attractive to children.”
- The possession or consumption of cannabis is prohibited at a school, day care, or youth center while children are present.
- Smoking cannabis is prohibited within 1,000 feet of a school, day care, or youth center while children are present, except at a private residence if smoke is not detectable at the school, day care, or youth center.



QUESTIONS:

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

Low motivation, early onset mental disorders, missed time playing sports, working, studying, doing wholesome/productive activities. Limits who their friends are. Makes it difficult for parents + teachers

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any? ^{to help youth}

No advertising allowed at all.

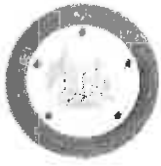
What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

No signage at all allowed please.

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

Good luck.

Is there anything else you would like to tell the County about youth access and exposure to cannabis?



WORKSHEET #4 – PERSONAL CULTIVATION WORKSHEET

BACKGROUND:

State law regarding the cultivation of cannabis for personal nonmedical (or “recreational”) use:

- Adults age 21 and over may grow up to six plants per residence (not per person)
- Plants can be grown indoors or outdoors, provided they are not visible from a public place
- Counties and cities can ban outdoor personal cultivation but not indoor personal cultivation, and counties and cities that ban outdoor personal cultivation are disqualified from receiving state grants to assist with law enforcement, fire protection, and other local programs related to the implementation of cannabis regulations.
- Any regulations for personal cannabis cultivation adopted by counties and cities must be “reasonable.”

State law regarding the cultivation of cannabis for personal medical use:

State law allows the following cultivation for personal medical use:

- A qualified patient with a doctor’s recommendation to consume cannabis to treat a serious medical condition may grow up to 6 mature or 12 immature plants per patient.
- A primary caregiver designated by the qualified patient may grow up to 6 mature or 12 immature plants per qualified patient, for up to 5 patients.
- Counties and cities may limit or ban cultivation for personal medical use.

The County currently bans the cultivation of cannabis except for small amounts of cultivation for personal medical purposes and in specified circumstances:

- The prohibition of cannabis cultivation in the unincorporated areas of the county shall not apply to a person over the age of 21 who engages in the indoor cultivation of six or fewer living cannabis plants within a single private residence or inside a detached accessory structure located upon the grounds of a private residence that is fully enclosed and secured.



QUESTIONS:

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

Bad for youth

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

Yes, of course.

Not allowed in residential areas - neighbors like me don't want it in neighborhood.

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

There should be better rules for people who are truly ill. Too many people cheat + claim to be ill, which ruins it for folks who are truly ill. Medical community too lax in overprescribing

Is there anything else you would like to tell the County about personal cannabis cultivation?

all drugs especially pain killers there are holistic ways to treat pain for many people



WORKSHEET #5 – EQUITY AND ECONOMIC DEVELOPMENT

BACKGROUND:

One of the goals of Proposition 64 is to reduce barriers to entry into the regulated cannabis market, especially for individuals from communities that have been most impacted by past drug enforcement policies and the “war on drugs.” Some barriers to entry include:

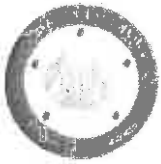
- Prior drug convictions. Under Proposition 64, persons who have been convicted of a cannabis-related offense that is no longer illegal under state law are not automatically disqualified from applying for and receiving a license to operate a cannabis business.
- Lack of access to startup capital. High startup costs can prevent many people from entering the cannabis marketplace or competing on equal footing with well-funded competitors.
- Complicated regulations and licensing requirements. Many “mom-and-pop” cannabis operators find it difficult to navigate and comply with complex cannabis regulations and licensing requirements.

Many argue that reducing these barriers to entry will result in more equitable ownership patterns for cannabis businesses, and increase economic development in communities hardest hit by the “war on drugs.”

Concerns that cannabis legalization might impede equitable economic development:

Some people are concerned that cannabis legalization will negatively impact minority communities and communities struggling with relatively high rates of unemployment, under-employment, and crime. These people worry that an overconcentration of cannabis retailers within these communities could result in negative health, social, and economic outcomes over time, especially for young people exposed to cannabis, and could displace other community-serving businesses such as family restaurants, small grocers, and laundromats. Comparisons have been made to the overconcentration of liquor stores in some of these communities, which sometimes results in elevated rates of alcoholism, crime, and blight.

Under this view, local regulations for cannabis businesses should prevent an overconcentration of cannabis businesses and ensure that cannabis businesses advance economic development within these communities, not impede it.



QUESTIONS:

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Can't. Not possible.

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

How do Bars do it?... Sorry, that sounds sarcastic.

I do not approve of MJ shops in Idyllwild.

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

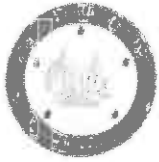
N/A

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

Promoting a "cannabis industry" in Idyllwild is grotesque and will change the small town known for ARTS + Nature + Family time into a creepy party town.

We already have ¹³ too many road fatalities
Another one last week.

Idyllwild does not need a "cannabis industry" please



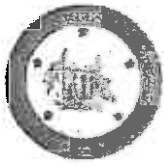
Contact Information:

Name: Emily HEEBNER

Email: eheebneryoung@earthlink.net

Mailing Address: PO Box 4190

Idyllwild CA 92549
City State ZIP



OVERVIEW ON CANNABIS REGULATION IN RIVERSIDE COUNTY

Riverside County (County) is seeking the public’s input on appropriate regulations for cannabis in the unincorporated County areas. (Unincorporated County areas include all areas of the County except within the limits of a city.) Regulations could include rules for commercial cannabis businesses (e.g., cultivation, manufacturing, and retail sales) and the cultivation of cannabis for personal use at a private residence.

Cannabis legalization in the State represents a dramatic change for many Californians. Some are apprehensive about what legalization will mean for their communities and future generations. Others are excited and supportive of this change.

The County is seeking input from the constituents and stakeholders to include the public on how the County will draft cannabis regulations in the following areas:

- Where cannabis businesses should locate
- Cannabis taxation & revenue
- Youth access & exposure to cannabis
- Personal cannabis cultivation
- Equity and economic development

What if I think of other comments or concerns after submitting my responses below?

People are welcome to submit comments online at <http://planning.rctlma.org/Home/Cannabis/PublicInput.aspx>.

You must submit your comment no later than **January 7, 2018**. The County will continue to receive and consider comments after January 7, 2018, but late comments will not be included in the report documenting public feedback.

Where can I go for additional information about cannabis regulations for unincorporated Riverside County?

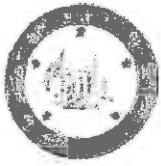
For more information about cannabis regulations in unincorporated of Riverside County, please visit <http://planning.rctlma.org/Home/Cannabis.aspx>.

See Questions on Back of Page

(If you are interested in filling out the long form of this worksheet, please visit the following webpage to obtain the alternative document to complete:

<http://planning.rctlma.org/Home/Cannabis/Publicinput.aspx>

REUBEN E. DOMINGUEZ
278 E. 13TH ST.
BEAUMONT, CA
951-322-3229



COUNTY OF RIVERSIDE
CALIFORNIA

QUESTIONS:

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County? *

THE CANNABIS BUSINESSES SHOULD BE ALLOWED TO CULTIVATE IN THE UNINCORPORATED AREAS OF RIV. CO. TO KEEP THAT TYPE OF BUSINESS AWAY FROM RESIDENTIAL AREAS.
"CREATE REGULATIONS"

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

THE SMALL BUSINESSES SHOULD BE PROTECTED FROM BIG CORPORATIONS BY KEEPING A CAP ON THE MATURE CANOPY TO 1 ACRE INSTEAD OF 4 ACRES OF CANOPY.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

"NO" NEGATIVE IMPACTS. ALL POSITIVE

Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:

KEEP THE CAP AT 1 ACRE OF MATURE CANOPY INSTEAD OF 4 ACRES.



COUNTY OF RIVERSIDE
CALIFORNIA

QUESTIONS:

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Yes, New business = Jobs, Growth, Tax's

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

Getting Hit with to many fee's + Tax's

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

Yes, burglaries, and we can not contact Police, or Hire Security ~~Co~~ Monitoring Co to help Secure Facility

Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:

ASAP



COUNTY OF RIVERSIDE
CALIFORNIA

QUESTIONS:

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Please keep existing regulations for medical Cannabis patients However Cannabis businesses should be allowed too!

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

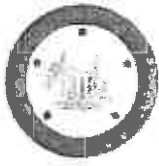
My biggest concern is pushing out medical cannabis patients ability to grow their own medicine.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

No.

Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:

Allow Microbusinesses



COUNTY OF RIVERSIDE
CALIFORNIA

QUESTIONS:

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Create regulations to allow businesses to locate.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

Capitalism. The County should make it fair for all businesses to have equal opportunity to grow.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

NO.

Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:



COUNTY OF RIVERSIDE
CALIFORNIA

QUESTIONS:

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

You can curtail a Black market that will fill the void of banning

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

County would have the system to enforce the Rules

Have you experienced negative impacts from illegal cannabis operations near your residence or business? *no*

Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:

None



COUNTY OF RIVERSIDE
CALIFORNIA

QUESTIONS:

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

County should allow businesses in unincorporated areas

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

Making sure illegal cannabis ops are stopped.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

No I have not

Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:



COUNTY OF RIVERSIDE
CALIFORNIA

QUESTIONS:

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County? YES

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern? DELIVERY

Have you experienced negative impacts from illegal cannabis operations near your residence or business? No

Please list any other questions, comments, or suggestions you have regarding the regulation of cannabis in the unincorporated areas of the County of Riverside:

Flores, Robert

From: Djmainc@aol.com
Sent: Friday, March 16, 2018 4:29 PM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or “sensitive” land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis

I've read Staff's Report on the Cannabis issue. As President of the Temecula Valley Winegrowers Assoc. I'm happy that the recommendation is for no Cannabis industry to be permitted in the WC Community Plan Area. As a caveat, because the WC is essentially an “agricultural” zone, I'd recommend that the County allow small indoor growing. This would limit potential challenges under the existing zoning and Ordinances 590 and 625 that could potentially end up with outdoor fields and chain link fences. I'd rather see tax and permit fees coming in than illegal operations.

businesses locating near each other?

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

Is there anything else you would like to tell the County about the location of cannabis businesses?

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

What programs or activities would you like to see funded by cannabis tax revenue?

Do you think the County should tax medical cannabis differently than nonmedical (or “recreational”) cannabis?

Is there anything else you would like to tell the County about cannabis taxation and revenue?

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

Is there anything else you would like to tell the County about personal cannabis cultivation?

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

Name * Danny Martin
Email * Djmainc@aol.com
Street Mailing Address * 36100 Pauba Road

City	Temecula
State	CA
Zip	92592
District *	3rd

Flores, Robert

From: sueatrockytop@aol.com
Sent: Saturday, March 17, 2018 5:57 PM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Please don't allow cannabis cultivation in our area. There are already numerous illegal cannabis farms in our areas and it is really reaking havoc on those of us living in these areas. The people who have these farms have very mean guard dogs and they have been getting loose and attacking both small animals and livestock. I have had a donkey and a small dog attacked by these dogs when they dug under their fence and attacked my animals on my own property. I have lived on Gunther Rd. in Romoland for approximately 32 years, and never had a problem until a cannabis grow was started in front of my property. If we continue to have these marijuana grows, decent people will no longer want to live here. I wish these illegal grows would be stopped, and that no more, legal or illegal were allowed to come in. It also devaluates our property, and makes it an undesirable place for a family to live and raise their children. The air in our area constantly stinks like a skunk. Many people around here are complaining of allergies

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

It increases crime in our area. There are people walking up and down the road and on my property all hours of the night. We had to install a gate to keep them out. The county should actively start busting the illegal marijuana grows in this area. Cultivation should be confined to specific areas and not allowed in residential areas where families live.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

Every day I experience the negative impacts of the illegal cannabis operations. One is bordering my property, and they have very mean guard dogs that have dug under the fence and attacked my animals. The most recent on March 1, 2018, resulting in a veterinarian bill costing more the \$2000.00, which the dog owners refuse to pay. On one occasion these dogs had me trapped on my back porch, and i had to run back in my house. The skunk like odor from these cannabis grows is horrible.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

Just keep these cannabis grows out of areas where people live.

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

Keep it away from areas where there are homes or schools. As I have already stated, they have very mean dogs, and the smell is horrible.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis

It needs to be confined to specific areas, away from homes, schools, and residences, whether or not they are rural.

businesses locating near each other?

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

Cultivator

Is there anything else you would like to tell the County about the location of cannabis businesses?

Please don't allow them near where I live!

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

.Probably to go after the illegal growers.

What programs or activities would you like to see funded by cannabis tax revenue?

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?

Is there anything else you would like to tell the County about cannabis taxation and revenue?

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

I believe Cannabis is a gateway drug.

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

I don't think it should be advertised.

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

Is there anything else you would like to tell the County about personal cannabis cultivation?

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

Name * Susan Hamilton
Email * sueatrockytop@aol.com
Street Mailing Address * 23776 Gunther Rd.

City	Romoland
State	California
Zip	92585
District *	5

Flores, Robert

From: Aku196883@yahoo.com
Sent: Sunday, March 18, 2018 9:33 AM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

The County should allow cannabis businesses in the unincorporated areas of the County.

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

My biggest concern is that after Legalization, the County will only allow big businesses or people with means to get into this business because the entry barrier is so high with so many hurdles leaving the small farmers to dwindle and die.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

No.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

I'm passionate about the County allowing small cannabis growers to have a fighting chance and not just let the big corporate run everything which in terms will leave many people in desert and unincorporated areas with no means to provide for their families which in terms will lead to crime or altogether people deserting California because the cost of housing is too expensive to live for the average person and in consequence of this, these small rural cities will be abandoned and deserted. The County needs to address this and let the small farmers have a chance to grow and provide for their families in a state where it's too costly to afford anything especially a home.

If the County regulates cannabis businesses should the County prohibit cannabis businesses from locating near certain places or "sensitive" land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

I agree that businesses should be farther from schools but in rural or unincorporated cities the county should allow residents in rural areas to grow up to certain sizes so long as they pay taxes and fees.

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis

I don't have any issues with cannabis business being near each other. I just think that small cannabis businesses or people should be allowed to do their businesses as long as they are away from schools and other public places that will affect children.

businesses locating near each other?

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

The businesses that most concerns me are the businesses that are too big and leaving nothing for the small individuals to have a fighting chance.

Is there anything else you would like to tell the County about the location of cannabis businesses?

Just distance from schools and public places where there are children involved,

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

The purpose of the tax should be directed towards housing for homeless and programs for the underserved especially children.

What programs or activities would you like to see funded by cannabis tax revenue?

Youth, and homeless and battered women.

Do you think the County should tax medical cannabis differently than nonmedical (or "recreational") cannabis?

Yes, but not crazy high.

Is there anything else you would like to tell the County about cannabis taxation and revenue?

Taxation and revenues goes towards social programs for those that needed the most like homeless especially young homeless people or small children and battered women.

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

I think that cannabis had been around in California for a very long time and it hasn't affected young people that much and I think it will continue as such.

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

Limited advertising and marketing.

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

Just limit the number of signage at cannabis business.

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

ID's must be enforced at all times and those that are caught without proper ID's should be penalized like paying fees or community service and possibly jail time.

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

No.

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

I think for people in rural cities the County should not limit as long as they follow rules and regulations and pay their fees and taxes.

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

Yes.

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

No. The two have always been different. Medical patients should still be allowed to grow for themselves and keep it separate from recreational.

Is there anything else you would like to tell the County about personal cannabis cultivation?

As long as a person have a doctors recommendation and/or follow rules and laws they should be able to grow a limited number of cannabis plants for personal use. As long as they keep it out of sight and mind their own business I have no problem.

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Obviously limit the number of growers or businesses but at the same time let the small farmers and small business have a fighting chance too so that economic opportunities can be expanded in a state that is too costly to live.

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

Yes. And by giving some taxes and revenues into these programs.

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

Trainings and classes and loan programs to help those that are at a disadvantaged like businesses or people so that economic development can grow in communities where cannabis is allowed.

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

Please do not allow big conglomerate businesses to swallow the small growers and businesses. In order for equity and economic development to occur, disadvantaged people and struggling businesses

Name *

Amy ku

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State	Ca
Zip	92539
District *	3

Flores, Robert

From: Cann Planning
Sent: Tuesday, March 20, 2018 7:41 AM
To: 'Maximus Ortiz'
Subject: RE: Question Regarding Possible Change to Riverside County Law || March 2018

Good morning Mr. Ortiz,

The members of the public may follow the normal procedure to speak at a Board of Supervisor's meeting. You must complete a speaker form and provide it to the Clerk of the Board.

If you have any other questions or concerns, please send them to CannPlanning@rivco.org.

Thank you,

Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-3200 | Fax (951) 955-1811
CannPlanning@rivco.org | www.rctlma.org | <http://planning.rctlma.org/>



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

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

From: Maximus Ortiz [mailto:maximust.ortiz@gmail.com]
Sent: Sunday, March 18, 2018 5:18 PM
To: Cann Planning <CannPlanning@rivco.org>
Subject: Question Regarding Possible Change to Riverside County Law || March 2018

What is the process to being able to speak at the upcoming public March 20th update meeting for the Board of Supervisors on federally illegal recreational marijuana businesses's?

Flores, Robert

From: dana@cannabiscorplaw.com
Sent: Monday, March 19, 2018 6:01 PM
To: Cann Planning
Subject: General Concerns about Cannabis Regulation

General Concerns about Cannabis Regulation

The County currently prohibits all cannabis businesses within the unincorporated areas of the County. Should the County continue the ban on cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?

Absolutely not. It is fiscally and socially irresponsible to continue the ban on all cannabis activities, including commercial activities. If the Board is truly concerned, it should consider initially restricting the commercial cannabis activities to medicinal cannabis activities. Please note that the distinction between adult use and medicinal may terminate this summer.

One thing is for sure, the black market will continue to exist. How long that is, depends on how proactive the County can be in implementing its ordinance(s). We strongly recommend that the County enact immediate licensing opportunities for existing operators. First, the collective model will come to an end next January and waiting until after November does not make any sense. Second, because of the unpredictable pattern employed by the federal government in terms of enforcement, the County should be doing everything it can to protect existing operators. Third, the County runs the risk of losing operators who are just waiting for the County to get on board with commercial cannabis activities - they are likely to leave if the County delays too long.

Think of it this way: the County knows there are a significant number of cannabis farms in unincorporated Riverside. Offering to allow these existing operators to become legally compliant, even if only on a temporary basis, will result in immediate tax and licensing revenues for the County. Growers are also far more likely to cooperate and assist the County in developing reasonable and practical regulations if they are not concerned that they are exposing themselves to potential liability (civil, administrative and criminal).

What is your biggest concern about the legalization of cannabis in California? What do you think the County could do to address that concern?

The black market - it is potentially harmful to the environment and without regulations in place or the opportunity to participate in the legal market, testing is not implemented or enforced thus potentially harming consumers. If you want the black market to thrive, continue the ban on commercial activity. The Board should also act quickly to preserve existing businesses in the County.

Have you experienced negative impacts from illegal cannabis operations near your residence or business?

No.

Are there aspects of cannabis legalization that you are passionate about that you are not being asked in the following worksheets? What would you like the County to know about these aspects of cannabis legalization?

Just that in banning commercial cannabis businesses, the County is assuring that illegal conduct in the black market will continue. Your operators want to be compliant, the County simply needs to let them. Most neighboring cities are allowing commercial cannabis activity. The County should seek to preserve the existing operators and encourage local, equitable and sustainable business opportunities for new participants.

Also, the County should be concerned with the business owners. The Cannabis Corporate Law Firm has heard concerns from stakeholders that Canadian corporation(s) are buying up large amounts of land that is in certain zones. Local growers should be protected and encouraged to participate in the legal commercial cannabis industry.

If zoning is an issue, then reasonable variances should be liberally granted.

Again, time is an issue.

If the County regulates cannabis Businesses should the County prohibit cannabis businesses from

Most local governments have deemed schools, day care centers, youth centers, rehab/treatment facilities and churches as sensitive use locations. On the manufacturing side, it is probably best to avoid residential zones as well. However, the County should be mindful that there are existing farmers who have developed cultivation sites on their properties

locating near certain places or “sensitive” land uses, such as schools? If so, what are your specific concerns about cannabis businesses locating near those places or land uses?

Do you think cannabis businesses should be located away from other cannabis businesses? If so, what are your specific concerns about cannabis businesses locating near each other?

No.

Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?

None are concerning as long as they are legal. Legalization actually makes the surrounding communities more safe and secure.

Is there anything else you would like to tell the County about the location of cannabis businesses?

Zoning should be realistic. If the current properties are zoned residential, but encompass many acres, the County should be flexible to allow licensed activity within reason.

If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?

To generate revenue for the county and to support local programs and so that the cannabis regulation division is self-sufficient in terms of funding.

What programs or activities would you like to see funded by cannabis tax revenue?

Youth and local programs. The County could also be extremely proactive and assist in funding drug rehabilitation and mental health facilities.

Do you think the County should tax medical cannabis differently than nonmedical (or “recreational”) cannabis?

Yes. Patient access is of primary concern. Los Angeles has a lesser tax on medicinal cannabis sales for example.

Is there anything else you would like to tell the County about cannabis taxation and revenue?

The Cannabis Corporate Law Firm has had the unique opportunity to examine and work with a number of cities and their planning, enforcement and legal teams. Even the city of Irvine is allowing testing labs to cash in on California's Green Rush. The cannabis activities are going to continue, it is simply a matter of whether the County wants to make money or not.

Some cities have implemented high tax rates, which we believe is a mistake and presents a barrier to entry by participants seeking to operate legally. We suggest that the County tie its taxes to actual revenues and gross receipts, and scale the rates to ensure that you are capturing all businesses who want to be compliant, not just the extremely well funded businesses. Some local governments impose tax on the consumer, while others impose the tax on the licensed entity (“business tax”), either way it is typically passed to the consumer. The County should be careful not to set the taxes too high, especially at the beginning of the process. The County should collect a reasonable application fee, and impose the same CUP and permitting fees as other businesses would experience.

Once businesses are operating legally, the County can always revisit the issue of taxation in the future.

What most concerns you about cannabis legalization and the potential impact on young people, if anything?

Nothing. Teenagers have been smoking cannabis for 10,000 years. There is no risk of overdose. Erratic behavior while under the influence of cannabis is atypical.

It is widely known that teenagers engage in underage drinking, but we do not see bans on bars, liquor stores, etc.

What regulations or restrictions would you like to see for cannabis advertising and marketing, if any?

We recommend deferring to state laws on advertising and marketing.

We should be embracing this new market and encouraging all levels of participation. Our firm, for example, supports a local homeless outreach center. We want others in the industry to recognize what we are doing and encourage them to do the same.

For example, you should not exclude cannabis businesses from supporting or sponsoring law enforcement fund raisers that might involve children, or from making donations and contributions to youth centers. Given cannabis businesses the opportunity to make a responsible name for themselves. This is an industry with A LOT of money to spend. That money can support local communities, organizations and charitable causes. Many cities have community impact and involvement as part of their selection and licensing criteria. Others require development agreements and commitments to supporting local communities. The County should seek to include cannabis businesses in growing with and supporting the community. Surely you do not discourage winery owners and operators from participating in civic activities, just because consumers need to be 21 and over to drink. The same should hold true for cannabis. Please keep in mind that education, open discussion and acceptance breed responsible practices.

What regulations or restrictions would you like to see regarding publicly visible signage at a cannabis business, if any?

We recommend deferring to state laws on advertising and marketing.

What rules can the County put in place to ensure people under 21 are not able to obtain cannabis or cannabis products? How can retailers partner with the County and local communities to achieve that goal?

The law already requires that adult-use cannabis is only sold to those 21 and older. This is no different than alcohol.

The County should be able to access the security tapes going back 90 days for retailers, so it can examine the practices onsite to ensure that IDs are being checked properly.

The state has already implemented regulations and penalties for violations that the County should mimic. Having conflicting regulations prevents operators from understanding what is and is not compliant.

Is there anything else you would like to tell the County about youth access and exposure to cannabis?

The County can implement a requirement that all retail employees must complete a training course. Tracking patients can lead to HIPPA and privacy violations.

What concerns, if any, do you have about people growing cannabis plants in their homes or in their yards? What rules could the County implement to address those concerns?

None. The county should allow for indoor and outdoor personal cultivation for whatever reason. Defer to state regulations on visibility from public locations.

Do you agree that outdoor personal cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers? Should outdoor personal cultivation be prohibited near other places?

No, not if it is not visible from a public location - this is in line with the state regulation.

Are you concerned that regulations for personal cultivation might make it harder for a medical cannabis patient to grow cannabis to treat a serious illness, such as cancer?

Yes.

Is there anything else you would like to tell the County about personal cannabis cultivation?

Since it is legal in California, the County should not ban personal cultivation on property owned or controlled by an individual who is growing for personal use.

How can the County appropriately expand economic opportunities in the cannabis industry while preventing the negative impacts potentially associated with an overconcentration of cannabis businesses?

Cannabis and alcohol are not the same, nor is the level of intoxication nor is the way that the user behaves. We are unaware of any data that suggests that crime increases when cannabis businesses are present.

As far as economic opportunities, we suggest deferring licensing fees until after the business is operational for a certain period of time (6 months should be sufficient) and tying the renewal fees to revenues would help scale investment costs. As far as providing opportunities for those impacted by the failed war on drugs, we have seen this be the source of delay and abuse in other cities. If the applications are merit-based, some of the criteria could address issues such as economic status, commitment to local hiring practices, commitment to mentor others in the business, etc.

We cannot comment on concentration until we understand where licensed businesses are allowed to operate. Blind concentration restrictions tend to encourage black market operations.

Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?

Cannabis businesses already do and the more you open up licensing and legal activity the more invested they will be. Again, as in the comment above, the County could tie points or merit based criteria to partnering with the community.

What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?

You will need industry veterans to assist you and probably lawyers on the compliance side. Perhaps the County could host workshops and investment events.

There are a lot of "consultants" in this space practicing law without a license. It is one thing to recommend a specific type of soil. It is another thing to allow non-attorneys to give compliance and legal advice.

The County could provide a list of preferred ancillary companies, such as law firms, operational consultants, etc. that have been vetted, have proper insurance in place and offer services to economically disadvantaged persons either at a reduced rate or on reasonable terms.

Is there anything else you would like to tell the County about equity and economic development as it relates to the cannabis industry?

The truth is that many of those disproportionately impacted by the failed war on drugs, are not in the position to run multi-million dollar companies.

We strongly believe that mentoring and access to quality legal advice is key. The County could allow existing operators to sign up for a mentor program, committing to train equity applicants, providing incentives to those existing operators, such as additional merit points to secure a license and in turn, give points to successful equity applicants that complete certain training programs.

Name * Dana Leigh Cisneros, Esq.
Email * dana@cannabiscorplaw.com
Street Mailing Address * 8175 E. Kaiser Blvd., Suite 209
City Anaheim Hills
State CA
Zip 92808
District * all

ATTACHMENT D

NOTICE OF PUBLIC HEARING

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

ORDINANCE NO. 348.4862 – Exempt from the California Environmental Quality Act (CEQA) – Applicant: County of Riverside – All Supervisorial Districts – Location: Countywide – **REQUEST:** Ordinance No. 348.4862 is an amendment to Riverside County’s Land Use Ordinance No. 348, modifying several sections and replacing Article XIXh “Eastvale Neighborhood Preservation Overlay Zone” with Article XIXh “Cannabis Activities.” This amendment establishes regulations and development standards for cannabis activities within the unincorporated areas of the County of Riverside. Additionally, the Ordinance establishes the permitting and operational requirements for Cannabis activities.

The Riverside County Planning Department has determined that the above-described ordinance amendment is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15061(b)(3) and 15303.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **JUNE 20, 2018**
HEARING BODY: RIVERSIDE COUNTY PLANNING COMMISSION
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact the Planning Department at (951) 955-3200 or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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

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

Be advised that as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project.

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



PROOF OF PUBLICATION

**STATE OF CALIFORNIA SS.
COUNTY OF RIVERSIDE**

RIVERSIDE CO. TRANS/LAND MGMT c/o Elizabeth Sarabia
Po Box 1409, 1409 Lemon St., 12th Floor
RIVERSIDE, CA 92501-1409

I am over the age of 18 years old, a citizen of the United States and not a party to, or have interest in this matter. I hereby certify that the attached advertisement appeared in said newspaper (set in type not smaller than non pariel) in each and entire issue of said newspaper and not in any supplement thereof on the following dates, to wit:

6/2/18

I acknowledge that I am a principal clerk of the printer of The Desert Sun, printed and published weekly I the City of Palm Springs, County of Riverside, State of California. The Desert Sun was adjudicated a Newspaper of general circulation on March 24, 1988 by the Superior Court of the County of Riverside, State of California Case No. 191236.

I declare under penalty of perjury that the foregoing is true and correct. Executed on this 2nd of June 2018 Palm Springs, California.

Robert A. Wally

DECLARANT

Public Notices | **Public Notices** | **Public Notices**

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PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

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

Advertising Order Confirmation

The Press Enterprise

<u>Ad Order Number</u> 0011129181	<u>Customer</u> TLMA/COUNTY OF RIVERSIDE	<u>Payor Customer</u> TLMA/COUNTY OF RIVERSIDE	<u>PO Number</u>
<u>Sales Representative</u> Nick Eller	<u>Customer Account</u> 5209647	<u>Payor Account</u> 5209647	<u>Ordered By</u> Elizabeth Sarabia
<u>Order Taker</u> Nick Eller	<u>Customer Address</u> PO BOX 1605 RIVERSIDE, CA 92502	<u>Payor Address</u> PO BOX 1605 RIVERSIDE, CA 92502	<u>Customer Fax</u>
<u>Order Source</u> Select Source	<u>Customer Phone</u> 951-955-5132	<u>Payor Phone</u> 951-955-5132	<u>Customer Email</u>
<u>Current Queue</u> Ready	<u>Invoice Text</u> Ord348,4862 (1/8th Page)		
<u>Tear Sheets</u> 0	<u>Blind Box</u>	<u>Promo Type</u>	<u>Special Pricing</u>
	<u>Affidavits</u> 0	<u>Materials</u>	

Advertising Order Confirmation

The Press Enterprise

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Production Method

Production Notes

External Ad Number

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Legal Liner

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6/2

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Order Charges:

Net Amount	461.50	Total Amount	461.50
Tax Amount	0.00	Payment Amount	0.00
		Amount Due	\$461.50

Advertising Order Confirmation

The Press Enterprise

05/30/18 2:22:21PM
Page 3

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