



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

JULY 18, 2018

**Planning  
Commissioners  
2018**

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

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

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

**4<sup>th</sup> District**  
Bill Sanchez  
*Vice-Chairman*

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

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

**Legal Counsel**  
Michelle Clack  
*Deputy  
County Counsel*

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

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

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

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

### **CALL TO ORDER:** **SALUTE TO THE FLAG – ROLL CALL**

- 1.0 **CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)**
- 1.1 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32989** – Applicant: Highgrove Property Owner, LLC – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Center Street, easterly of Mount Vernon Avenue, southerly of Teresa Street, and westerly of Carlin Lane – 10.04 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" Subdivision of 10.04 acres into 27 single family residential lots and two (2) open space lots for a paseo connection and water detention – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32989, extending the expiration date to June 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.2 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34676** – Applicant: L&J Ranch Development, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Anza Road, easterly of Via Pascal, southerly of Monte Verde Road, westerly of Butterfield Stage Road – 10.27 Acres – Zoning: One-Family Dwelling (R-1) – Approved Project Description: Schedule "A" subdivision of 10.27 acres into 22 single family residential lots with a minimum lot size of 10,000 sq. ft. and one (1) detention basin – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 34676, extending the expiration date to August 18, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.3 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33687** – Applicant: McCanna Hills, LLC – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Open Space: Recreation (OS-R) – Conservation (OS-C) – Location: Northerly of Nuevo Road, easterly of Foothill Avenue, southerly of Sunset Avenue, and westerly of Dunlap Drive – 67.16 Acres – Zoning: Specific Plan (SP251) – Approved Project Description: Schedule "A" subdivision of 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., five (5) water quality basins, 18 Open Space lots totaling 4.9 acres, and three (3) park lots totaling 5.44 acres – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33687, extending the expiration date to September 12, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).

- 1.4 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36475** – Applicant: City Ventures Homebuilding, LLC – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Northerly of El Sobrante Road, easterly of McAllister Street, southerly of Sweet Avenue, and westerly of Vista del Lago Drive – 168.33 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule “A” subdivision of 168.33 acres into 171 residential lots, two (2) water quality detention basins, four (4) park sites, and 21 open space lots – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36475, extending the expiration date to June 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.5 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 35408** – Applicant: MMR & Associates – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Location: Northerly of 55<sup>th</sup> Avenue, easterly of Harrison Street, southerly of 54<sup>th</sup> Avenue, and westerly of Shady Lane – 20 Acres – Zoning: Manufacturing – Service Commercial (M-SC) – Approved Project Description: Schedule “E” Subdivision of 20 acres into 14 industrial lots with parcel sizes ranging from 1.2 gross acres to 2.2 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 35408, extending the expiration date to June 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.6 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30852** – Applicant: Mitzman Land Development, Inc. – First Supervisorial District – Temescal Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Open Space: Recreation (OS-R) – Location: Northerly of Dawson Canyon Road, southerly of Arcaro Drive, and westerly of Gavilan Springs Ranch – 414.22 Acres – Zoning: Residential Agricultural (R-A-1) – Approved Project Description: Subdivision of 414.22 gross acres into 249 residential lots with a minimum lot size of one (1) acre on 348.5 gross acres, seven (7) Open Space lots with a minimum lot size of 0.25 acres on 58.54 gross acres, and four (4) detention basins with a minimum lot size of 0.70 acres on 3.89 gross acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 30852, extending the expiration date to September 3, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.7 **SECOND EXTENSION OF TIME for TENTATIVE TRACT MAP NO. 33372** – Applicant: Shizao Zheng – Fifth Supervisorial District – Nuevo Zoning Area – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Northerly of 13<sup>th</sup> Street, southerly of 12<sup>th</sup> Street, easterly of Banner Street, and westerly of North Drive – 58.31 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule “B” subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33372, extending the expiration date to August 20, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto: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 **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. Continued from June 20, 2018. 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>. **(Public Hearing Closed)**
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 **CHANGE OF ZONE NO. 7854, TENTATIVE TRACT MAP NO. 36771 – Intent to Adopt a Mitigated Negative Declaration** – EA42739 – Applicant: Melissa Tan – Engineer/Representative: Avalon Consultants, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Santa Rosa Plateau Policy Area – Location: Northerly of Tenaja Road, southerly of Avenida Escala, easterly of Calle Paramo, and westerly of Avenida de Encanto – 40.21 Gross Acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – **REQUEST:** The **Change of Zone** proposes to change the site’s zoning from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The **Tentative Tract**

**Map** is a Schedule "D" subdivision of 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres, and **Exception** to Section 3.8c of Ordinance No. 460 to allow for the lot depth of Lot 4 to exceed four times the width. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).

- 4.2 **GENERAL PLAN AMENDMENT NO. 1226 (ENTITLEMENT/POLICY AMENDMENT) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15601(b)(3) (Activities Covered by General Rule Exemption) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Unincorporated Riverside County – **REQUEST:** General Plan Amendment No. 1226 proposes to amend the Safety, Healthy Communities, and Land Use Elements as follows: (1) Safety Element – This amendment proposes to update the Safety Element's seismic hazards Liquefaction section to clarify text regarding these zones and to take advantage of new geologic and hydrologic data that was not available to the County during the last update of these maps in 2003. This amendment will also incorporate four (4) new maps published by the California Geologic Survey pursuant to the Seismic Hazards Mapping Act. (2) Healthy Communities Element and Land Use Element – Pursuant to the requirements of California Senate Bill (SB) 1000, this amendment will create policies to create an environmental justice component in the General Plan. Specifically, environmentally disadvantaged communities will be identified and addressed to ensure that they are not adversely affected by the land use decision making process and to ensure that the decision making process involves robust public participation to address the physical and social needs of such communities. Project Planner: Robert Flores at (951) 955-1195 or email at [RFlores@rivco.org](mailto:RFlores@rivco.org).
- 4.3 **GENERAL PLAN AMENDMENT NO. 1227 (Entitlement/Policy Amendment) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15601(b)(3) (Activities Covered by General Rule Exemption) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Properties within the Rural and Rural Community Foundation Components of Riverside County – **REQUEST:** General Plan Amendment No. 1227 proposes to revise the Land Use Element Policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses to establish in areas that are supported by the rural communities. The proposed amendment simplifies the policies to provide the opportunity to integrate appropriately scaled commercial uses to service rural area of the County. It also clarifies that the small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay. Project Planner: Robert Flores at (951) 955-1195 or email at [RFlores@rivco.org](mailto:RFlores@rivco.org).
- 4.4 **CONDITIONAL USE PERMIT NO. 3783 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(b)(3) (general rule) and Section 15301 (existing facilities) – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Highway 79 Policy Area -- Homeland Area Zoning District – General Plan: Community Development: Commercial Retail (CD-CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northwesterly corner of Highway 74 and Ritter Avenue – 1.5 Acres – **REQUEST:** The project was originally approved under Plot Plan No. 25248, for a Dollar General Store without alcohol sales. The current request is for a Conditional Use Permit to include sales of Beer and Wine (Type 20) for off-site consumption. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).
- 4.5 **CONDITIONAL USE PERMIT NO. 3784 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(b)(3) (general rule) and Section 15301 (existing facilities) – EA43073 – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Fifth Supervisorial District – The Pass Area Plan – Cabazon Policy Area – General Plan: Community Development: Mixed Use Area (CD-MUA) – Zoning: Mixed Use (MU) – Location: Northeasterly corner of N Fern Street and Main Street, and southerly of Interstate 10 – 1.38 Acres – **REQUEST:** The project was originally approved under Plot Plan No. 26096, for a Dollar General Store without alcohol sales. The current request is for a Conditional Use Permit to include sales of Beer and Wine (Type 20) for off-site consumption. Project Planner: Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org).

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

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: July 18, 2018**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR32989	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Highgrove	<b>Highgrove Property Owner, LLC</b>	
<b>Zoning Area/District:</b>	University District	<b>c/o Brian Woods</b>	
<b>Supervisory District:</b>	Second District		
<b>Project Planner:</b>	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 10.04 acres into 27 single family residential lots and 2 open space lots for a paseo connection and water detention. The project is located north of Center St, east of Mount Vernon Ave, south of Teresa St, and west of Carlin Ln.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32989**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 27, 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. 32989 was originally approved at Planning Commission on April 5, 2006. It proceeded to the Board of Supervisors along with General Plan Amendment No. 742 and Change of Zone No. 7138 where both applications were approved on June 27, 2006.

The first Extension of Time was approved at Planning Commission on November 16, 2016.

The second Extension of Time was received June 8, 2017, ahead of the expiration date of June 27, 2017. The applicant and the County have been negotiating conditions of approval and reached consensus on June 27, 2017.

The third Extension of Time was received June 12, 2018, ahead of the expiration date of June 27, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 29, 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 29, 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 to 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 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 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 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 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 1<sup>st</sup> and 2<sup>nd</sup> extensions of time each granted 1 year for a total of 2 years. This, 3<sup>rd</sup> extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on June 27, 2022.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become June 27, 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.

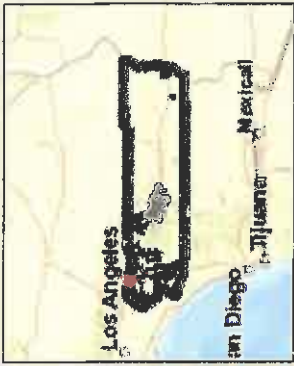
**FINDINGS**

**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 TR32989 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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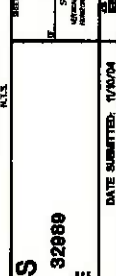
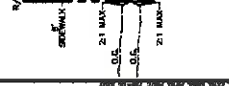
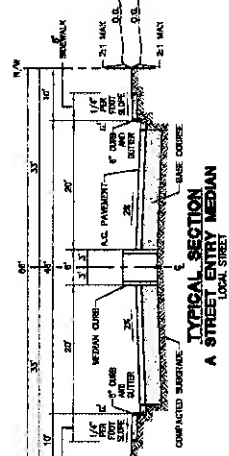
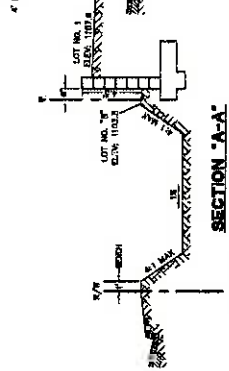
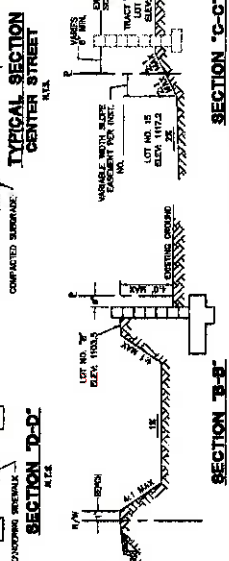
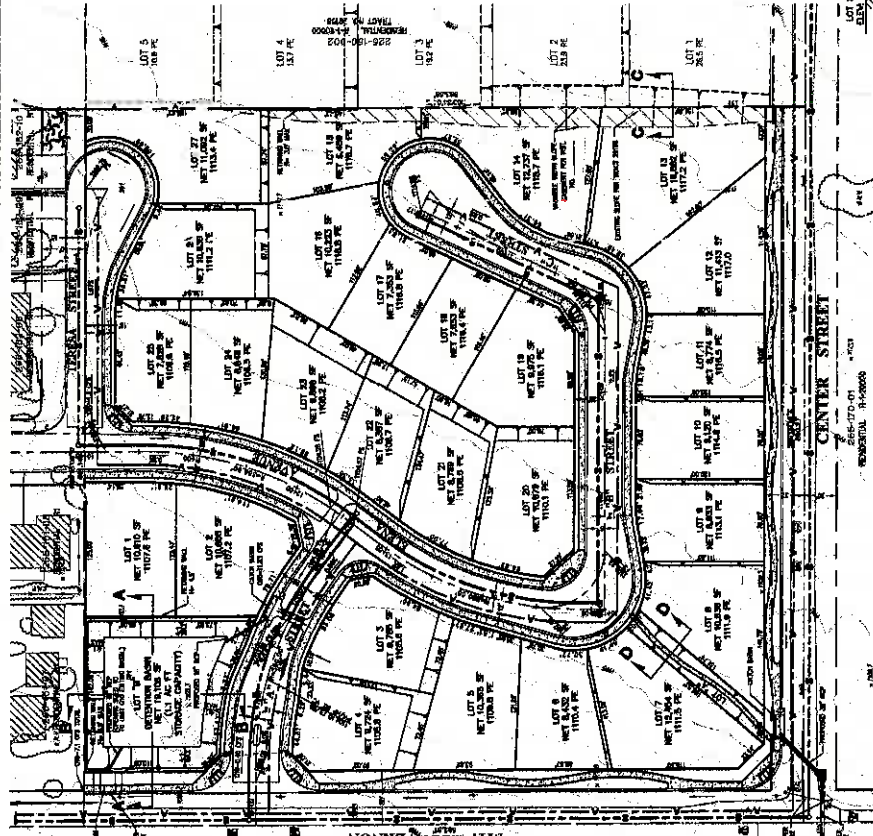
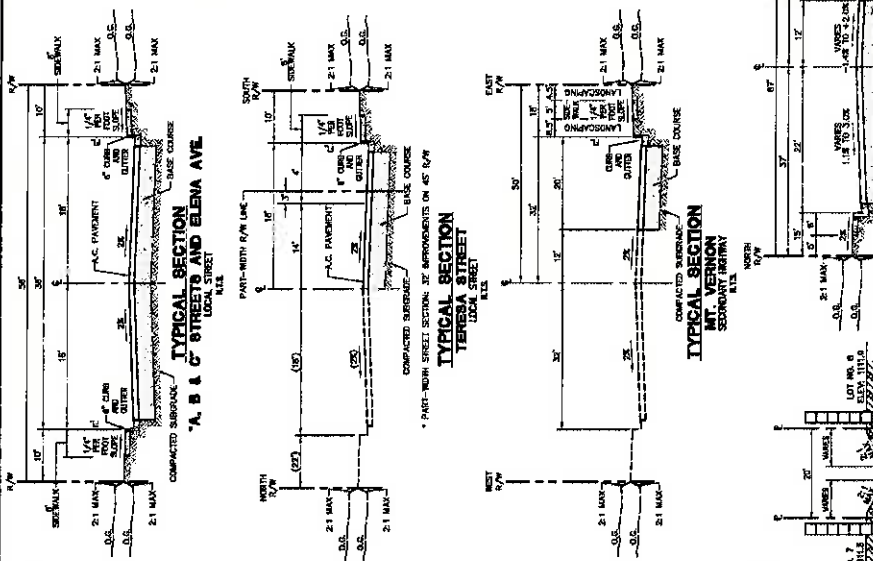
© Riverside County GIS

**TENTATIVE TRACT MAP NO. 32989**

APPLICANT: VICTORIA HOMES, INC.  
 15000 W. 15th Avenue, Suite 110  
 Denver, CO 80202  
 (303) 342-7000 (FAX)  
 (303) 342-7011

DATE: 10/14/04  
 SCALE: 1" = 20'

- GENERAL NOTES:**
1. APPROX. BOUNDARIES (BORDER) - SEE NOTES (REV)
  2. APPROXIMATE PARCEL NUMBER: ANY 250-100-101
  3. THOUGH IMPROVING DRIVE: MAKE WAY 4-8, 3000' SECTION
  4. DRIVE: 6-16, 100' SECTION
  5. DRIVE: 6-16, 100' SECTION
  6. DRIVE: 6-16, 100' SECTION
  7. DRIVE: 6-16, 100' SECTION
  8. DRIVE: 6-16, 100' SECTION
  9. DRIVE: 6-16, 100' SECTION
  10. THIS TENTATIVE TRACT MAP INCLUDES ONLY A PORTION OF THE LAND SHOWN ON THE SURROUNDING PLATS.
  11. ALL UTILITIES SHOWN ARE BASED ON RECORD PLATS AND FIELD SURVEY.
  12. THE PLANTING AND MAINTENANCE OF TREES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER.
  13. THE HOMEOWNER SHALL MAINTAIN ALL UTILITIES IN ACCORDANCE WITH THE RELEVANT AGENCY REGULATIONS.
  14. THE HOMEOWNER SHALL MAINTAIN ALL UTILITIES IN ACCORDANCE WITH THE RELEVANT AGENCY REGULATIONS.
  15. THE HOMEOWNER SHALL MAINTAIN ALL UTILITIES IN ACCORDANCE WITH THE RELEVANT AGENCY REGULATIONS.



**NOTE**  
 SEYD ENGINEERING  
 1500 W. 15th Avenue, Suite 110  
 Denver, CO 80202  
 (303) 342-7000 (FAX)

**VICTORIA HOMES**  
 TENTATIVE TRACT MAP NO. 32989  
 COUNTY OF RIVERSIDE

DATE SUBMITTED: 10/14/04

PREPARED FOR: PARADISE CO., LLC

DATE:	10/14/04
SCALE:	1" = 20'
PROJECT:	TENTATIVE TRACT MAP NO. 32989
CLIENT:	VICTORIA HOMES, INC.
ENGINEER:	SEYD ENGINEERING
CHECKED:	
DATE:	

THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPOSED TRACT MAP AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE RELEVANT AGENCY REGULATIONS.



# Extension of Time Environmental Determination

Project Case Number: TR32989  
 Original E.A. Number: 40102  
 Extension of Time No.: 3<sup>rd</sup> EOT  
 Original Approval Date: June 27, 2006  
 Project Location: North of Center St, East of Mount Vernon Ave, South of Teresa St, West of Carlin Ln  
 Project Description: Schedule "A" Subdivision of 10.04 acres into 27 single family residential lots and 2 open space lots for a paseo connection and water detention

On June 27, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: *Gabriel Villalobos*  
 Gabriel Villalobos, Project Planner

Date: 7/2/18  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Jo Faris <jo@alcasainc.com>  
**Sent:** Friday, June 29, 2018 5:12 PM  
**To:** Villalobos, Gabriel  
**Cc:** Brian Woods  
**Subject:** Re: Recommended Conditions for TR32989 3rd EOT

Gabriel,

Brian Woods asked that I respond to your email. The addition of no conditions is acceptable and the applicant requests that you move the EOT request forward for approval.

If you need to reach me, please call (949) 648-8127 or my email is [jo@alcasainc.com](mailto:jo@alcasainc.com).

Thank you, and have a great weekend!

Jo Faris

On Fri, Jun 29, 2018 at 3:00 PM, Brian Woods <[brian@foremostcompanies.com](mailto:brian@foremostcompanies.com)> wrote:  
FYI

Brian

Sent from my iPhone

Begin forwarded message:

**From:** "Villalobos, Gabriel" <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)>  
**Date:** June 29, 2018 at 11:16:44 AM PDT  
**To:** "[brian@foremostcompanies.com](mailto:brian@foremostcompanies.com)" <[brian@foremostcompanies.com](mailto:brian@foremostcompanies.com)>  
**Subject:** **Recommended Conditions for TR32989 3rd EOT**

Attn: Highgrove Property Owner, LLC

c/o Brian Woods

[4590 MacArthur Blvd, Suite 600](#)

[Newport Beach, CA 92660](#)

**RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32989.**

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](#)

[951-965-5184](#)



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**County of Riverside California**



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

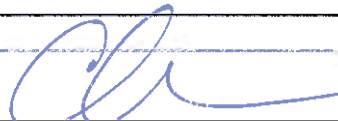
Agenda Item No.:

1.2

Planning Commission Hearing: July 18, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR34676	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Southwest	<b>L&amp;J Ranch Development, LLC</b>	
<b>Zoning Area/District:</b>	Rancho California Area	<b>c/o Edward M. Gorman</b>	
<b>Supervisorial District:</b>	Third District		
<b>Project Planner:</b>	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 10.27 acres into 22 single family residential lots with a minimum lot size of 10,000 square feet and one (1) detention basin. The project is located north of Anza Rd, east of Via Pascal, south of Monte Verde Rd, and west of Butterfield Stage Rd.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34676**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 18, 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. 34676 was originally approved at Planning Commission on April 15, 2015. It proceeded to the Board of Supervisors along with Change of Zone No. 7649 where both applications were approved on August 18, 2015.

The First Extension of Time was received June 12, 2018, ahead of the expiration date of August 18, 2018. The applicant and the County discussed conditions of approval and reached consensus on July 2, 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 (July 2, 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 to 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 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 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 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 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.

This, 1<sup>st</sup> extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on August 18, 2024.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become August 18, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

### **ENVIRONMENTAL REVIEW**

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

### **FINDINGS**

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

#### *Extension of Time Findings*

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

# 1st EOT for TR34676

## 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... 7/2/2018 5:12:28 PM

© Riverside County GIS





# Extension of Time Environmental Determination

Project Case Number: TR34676  
 Original E.A. Number: 41920  
 Extension of Time No.: 1<sup>st</sup> EOT  
 Original Approval Date: August 18, 2015  
 Project Location: North of Anza Rd, East of Via Pascal, South of Monte Verde Rd, West of Butterfield Stage Rd  
 Project Description: Schedule "A" subdivision of 10.27 acres into 22 single family residential lots with a minimum lot size of 10,000 square feet and one (1) detention basin

On August 18, 2015, 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: *Gabriel Villalobos*  
 Gabriel Villalobos, Project Planner

Date: 7/2/18  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Edward Gorman <G4inc@msn.com>  
**Sent:** Monday, July 02, 2018 11:14 AM  
**To:** Villalobos, Gabriel  
**Subject:** RE: Recommended Conditions for TR34676 1st EOT

Hi Gabriel,

Thanks for working on this application. The additional conditions look fine.

L&J Ranch Development, LLC herein accepts all of the new Conditions as describe in your e-mail dated June 29, 2018 for TTM 34676 described as:

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	

Let me know if you require anything else.

Thanks,

Edward M. Gorman  
L&J Ranch Development, LLC  
Managing Member

**From:** Villalobos, Gabriel <GVillalo@rivco.org>  
**Sent:** Friday, June 29, 2018 10:27 AM  
**To:** g4inc <g4inc@msn.com>  
**Subject:** Recommended Conditions for TR34676 1st EOT

Attn: L&J Ranch Development, LLC  
c/o Edward M. Gorman  
43980 Mahlon Vail Circle, #1302  
Temecula, CA 92592

### **RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34676.**

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

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

50. REQ E HEALTH DOCUMENTS	80. WQMP AND MAINTENANCE
----------------------------	--------------------------

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

90. WQMP REQUIRED  
90. WQMP COMP AND BNS REG

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

Once the conditions have been accepted, I will begin preparing the staff report package for 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**

Plan: TR34676E01

Parcel: 966380005

50. Prior To Map Recordation

E Health

050 - E Health. 1 EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

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

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

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

Transportation

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EOT1 - REQ BMP SWPPP WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

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

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water

Plan: TR34676E01

Parcel: 966380005

60. Prior To Grading Permit Issuance

Transportation

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

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

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

80. Prior To Building Permit Issuance

Transportation

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

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

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

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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

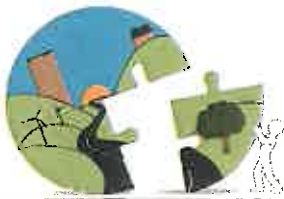
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

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

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

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



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

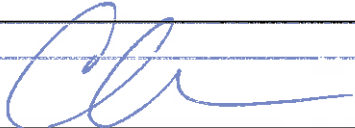
Agenda Item No.:

1.3

Planning Commission Hearing: July 18, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR33687	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lakeview/Nuevo	<b>McCanna Hills, LLC</b>	
<b>Zoning Area/District:</b>	Nuevo Area	<b>c/o Mark Burkes</b>	
<b>Supervisorial District:</b>	Fifth District		
<b>Project Planner:</b>	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 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., 5 water quality basins, 18 Open Space lots totaling 4.9 acres, and 3 park lots totaling 5.44 acres. The project is located north of Nuevo Rd, east of Foothill Ave, south of Sunset Ave, and west of Dunlap Dr.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33687**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 12, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

Tentative Tract Map No. 33687 was originally approved at Planning Commission on July 26, 2006. It proceeded to the Board of Supervisors along with Specific Plan No. 251 and Change of Zone No. 7181 where all applications were approved on September 12, 2006.

The First Extension of Time was approved at Planning Commission on July 19, 2017.

The Second Extension of Time was received August 2, 2017, ahead of the expiration date of September 12, 2017. The applicant and the County discussed conditions of approval and reached consensus on October 16, 2017.

The Third Extension of Time was received June 12, 2018, ahead of the expiration date of September 12, 2018. The applicant and the County discussed conditions of approval and reached consensus on July 2, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (July 2, 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 to 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 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 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 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 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 1<sup>st</sup> and 2<sup>nd</sup> extensions of time each granted 1 year for a total of 2 years. This, 3<sup>rd</sup> 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 September 12, 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 September 12, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

**ENVIRONMENTAL REVIEW**

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

**FINDINGS**

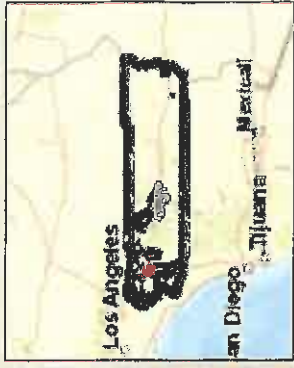
**In order for the County to approve a proposed project, the following findings are required to be made:**

*Extension of Time Findings*

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

# 3rd EOT for TR33687

## Vicinity Map



**Legend**

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

**Notes**

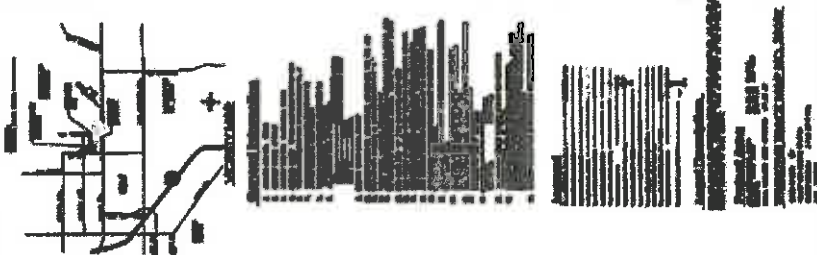
**\*IMPORTANT\*** Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, 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... 7/3/2018 11:09:45 AM

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**TENTATIVE TRACT NO. 33687**  
**LAKE NUEVO VILLAGE**  
County of Riverside, State of California  
AMENDMENT 2 - REVISED



# Extension of Time Environmental Determination

Project Case Number: TR33687

Original E.A. Number: 40244

Extension of Time No.: 3<sup>rd</sup> EOT

Original Approval Date: September 12, 2006

Project Location: North of Nuevo Rd, East of Foothill Ave, South of Sunset Ave, West of Dunlap Dr

Project Description: Schedule "A" subdivision of 67.16 acres into 309 residential lots with a minimum lot size of 4,000 sq. ft., 5 water quality basins, 18 Open Space lots totaling 4.9 acres, and 3 park lots totaling 5.44 acres

On September 12, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Mark Burkes <[mburkes@npland.com](mailto:mburkes@npland.com)>  
**Sent:** Monday, July 02, 2018 4:41 PM  
**To:** Villalobos, Gabriel  
**Subject:** FW: Recommended Conditions for TR33687 3rd EOT

Gabriel,

Please see below.

**Mark Burkes**  
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)  
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)  
[mburkes@npland.com](mailto:mburkes@npland.com) | [npland.com](http://npland.com)

**From:** Jeff Belger  
**Sent:** Monday, July 2, 2018 4:33 PM  
**To:** Mark Burkes <[mburkes@npland.com](mailto:mburkes@npland.com)>  
**Subject:** RE: Recommended Conditions for TR33687 3rd EOT

Mark, please forward this e-mail to the County.

I, the Extension of Time Applicant, accept the conditions below:

Thanks,

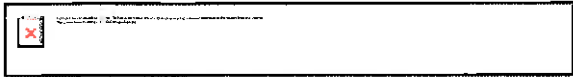
Jeff

**From:** Mark Burkes  
**Sent:** Monday, July 2, 2018 4:22 PM  
**To:** Jeff Belger <[JBelger@ihpinc.com](mailto:JBelger@ihpinc.com)>  
**Subject:** FW: Recommended Conditions for TR33687 3rd EOT

Jeff,

I believe you have been thru this drill before. Please see below.

**Mark Burkes**  
Bristol Land Company LLC



100 Bayview Circle, Suite 2200, Newport Beach, CA 92660

Direct: [949.945.2297](tel:949.945.2297) Cell: [714.497.9399](tel:714.497.9399)  
Main: [949.945.2290](tel:949.945.2290) Fax: [949.945.2561](tel:949.945.2561)  
[mburkes@npland.com](mailto:mburkes@npland.com) | [npland.com](http://npland.com)

**From:** Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)>  
**Sent:** Friday, June 29, 2018 11:10 AM  
**To:** Mark Burkes <[mburkes@npland.com](mailto:mburkes@npland.com)>  
**Subject:** Recommended Conditions for TR33687 3rd EOT

Attn: McCanna Hills, LLC  
c/o Mark Burkes  
100 Bayview Circle, Suite 2000  
Newport Beach, CA 92660

**RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33687.**

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**

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# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.4

Planning Commission Hearing: July 18, 2018

## PROPOSED PROJECT

**Case Number(s):** TR36475

**Applicant(s):**

**Area Plan:** Lake Mathews/Woodcrest

City Ventures Homebuilding, LLC

**Zoning Area/District:** Lake Mathews District

c/o Ryan Thomas

**Supervisorial District:** First District

**Project Planner:** Gabriel Villalobos

Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 168.33 acres into 171 residential lots, 2 water quality detention basins, 4 park sites, and 21 open space lots. The project is located north of El Sobrante Rd, east of McAllister St, south of Sweet Ave, and west of Vista del Lago Dr.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36475**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 30, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map



**PROJECT BACKGROUND AND ANALYSIS**

**Background**

Tentative Tract Map No. 36475 was fast tracked per FTA2013-05. It proceeded to the Board of Supervisors along with General Plan Amendment No. 1132 and Change of Zone No. 7816 where both applications were approved on June 16, 2015.

The First Extension of Time was received May 30, 2018, ahead of the expiration date of June 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 11, 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 11, 2018) indicating the acceptance of the seven (7) recommended conditions.

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

**State Bills**

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

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

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

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

**Riverside County Tentative Map Extensions**

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

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

This, 1<sup>st</sup> extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on June 30, 2024.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become June 30, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

### **ENVIRONMENTAL REVIEW**

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

### **FINDINGS**

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

*Extension of Time Findings*

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

# 1st EOT for TR36475

## Vicinity Map



### Legend

- County Centerlines
- Blueline Streams
- City Areas

### Notes

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



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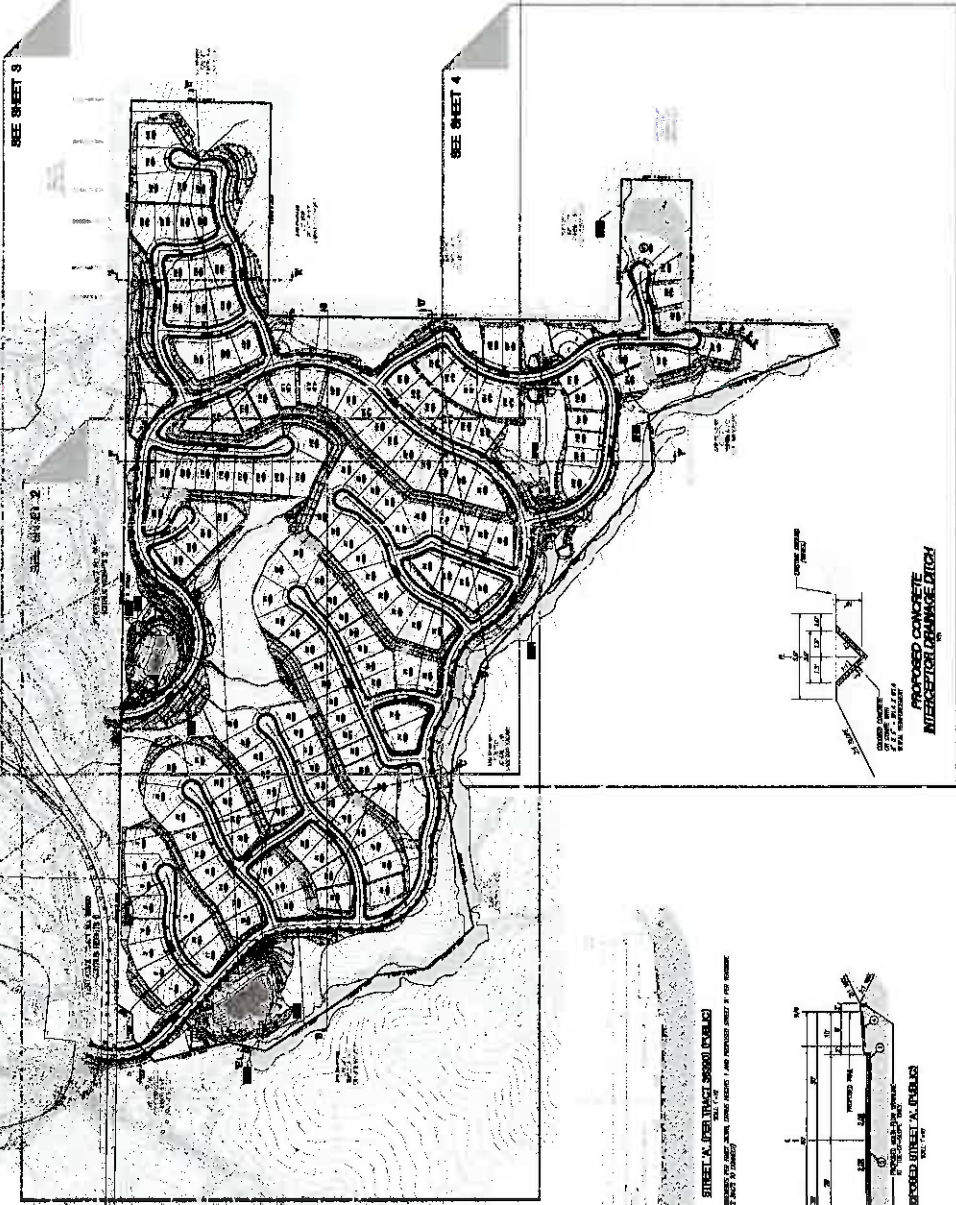
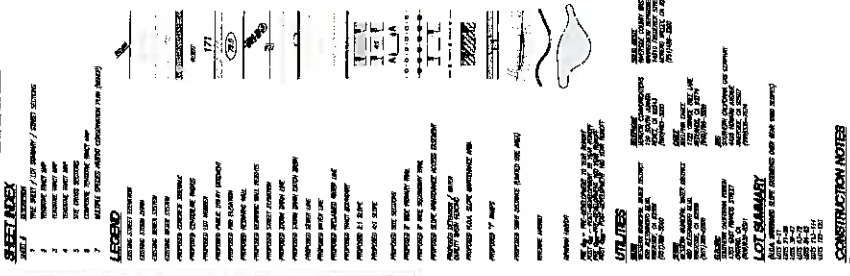
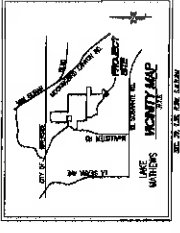
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# AMENDED NO. 1 SCHEDULE 'A' CITRUS HEIGHTS II COUNTY OF RIVERSIDE, STATE OF CALIFORNIA SHEET 1 OF 7

## GENERAL INFORMATION

1. PROJECT NAME: CITRUS HEIGHTS II
2. PROJECT LOCATION: 15500 15TH STREET, RIVERSIDE, CA 92504
3. PROJECT TYPE: RESIDENTIAL SUBDIVISION
4. PROJECT OWNER: MDS COMMUNITIES LLC
5. PROJECT ARCHITECT: MDS COMMUNITIES LLC
6. PROJECT ENGINEER: MDS COMMUNITIES LLC
7. PROJECT DATE: 11/20/2019
8. PROJECT REVISION: 00
9. PROJECT SCALE: AS SHOWN
10. PROJECT STATUS: PRELIMINARY
11. PROJECT PERMITS: 2019002520
12. PROJECT FILING: 11/20/2019
13. PROJECT COUNTY: RIVERSIDE
14. PROJECT CITY: RIVERSIDE
15. PROJECT ZONING: SR
16. PROJECT MAP SHEETS: 7 SHEETS
17. PROJECT SHEET NO.: 1 OF 7
18. PROJECT SHEET TITLE: TENTATIVE TRACT MAP
19. PROJECT SHEET DATE: 11/20/2019
20. PROJECT SHEET SCALE: AS SHOWN
21. PROJECT SHEET STATUS: PRELIMINARY
22. PROJECT SHEET REVISION: 00
23. PROJECT SHEET ARCHITECT: MDS COMMUNITIES LLC
24. PROJECT SHEET ENGINEER: MDS COMMUNITIES LLC
25. PROJECT SHEET DATE: 11/20/2019
26. PROJECT SHEET COUNTY: RIVERSIDE
27. PROJECT SHEET CITY: RIVERSIDE
28. PROJECT SHEET ZONING: SR
29. PROJECT SHEET MAP SHEETS: 7 SHEETS
30. PROJECT SHEET SHEET NO.: 1 OF 7
31. PROJECT SHEET SHEET TITLE: TENTATIVE TRACT MAP
32. PROJECT SHEET SHEET DATE: 11/20/2019
33. PROJECT SHEET SHEET SCALE: AS SHOWN
34. PROJECT SHEET SHEET STATUS: PRELIMINARY
35. PROJECT SHEET SHEET REVISION: 00
36. PROJECT SHEET SHEET ARCHITECT: MDS COMMUNITIES LLC
37. PROJECT SHEET SHEET ENGINEER: MDS COMMUNITIES LLC
38. PROJECT SHEET SHEET DATE: 11/20/2019
39. PROJECT SHEET SHEET COUNTY: RIVERSIDE
40. PROJECT SHEET SHEET CITY: RIVERSIDE
41. PROJECT SHEET SHEET ZONING: SR
42. PROJECT SHEET SHEET MAP SHEETS: 7 SHEETS
43. PROJECT SHEET SHEET SHEET NO.: 1 OF 7
44. PROJECT SHEET SHEET SHEET TITLE: TENTATIVE TRACT MAP
45. PROJECT SHEET SHEET SHEET DATE: 11/20/2019
46. PROJECT SHEET SHEET SHEET SCALE: AS SHOWN
47. PROJECT SHEET SHEET SHEET STATUS: PRELIMINARY
48. PROJECT SHEET SHEET SHEET REVISION: 00
49. PROJECT SHEET SHEET SHEET ARCHITECT: MDS COMMUNITIES LLC
50. PROJECT SHEET SHEET SHEET ENGINEER: MDS COMMUNITIES LLC
51. PROJECT SHEET SHEET SHEET DATE: 11/20/2019
52. PROJECT SHEET SHEET SHEET COUNTY: RIVERSIDE
53. PROJECT SHEET SHEET SHEET CITY: RIVERSIDE
54. PROJECT SHEET SHEET SHEET ZONING: SR
55. PROJECT SHEET SHEET SHEET MAP SHEETS: 7 SHEETS
56. PROJECT SHEET SHEET SHEET SHEET NO.: 1 OF 7
57. PROJECT SHEET SHEET SHEET SHEET TITLE: TENTATIVE TRACT MAP
58. PROJECT SHEET SHEET SHEET SHEET DATE: 11/20/2019
59. PROJECT SHEET SHEET SHEET SHEET SCALE: AS SHOWN
60. PROJECT SHEET SHEET SHEET SHEET STATUS: PRELIMINARY



**CONSTRUCTION NOTES**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE COUNTY OF RIVERSIDE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF RIVERSIDE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS.

**LOT SUMMARY**

LOT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
1	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
2	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
3	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400

**LOT SUMMARY**

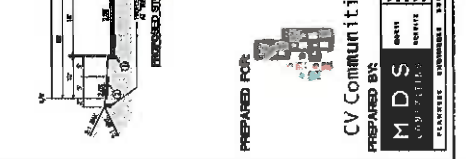
LOT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
4	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
5	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
6	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400

**LOT SUMMARY**

LOT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
7	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
8	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
9	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400

**LOT SUMMARY**

LOT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
10	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
11	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400
12	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400



**PREPARED FOR:** MDS COMMUNITIES LLC

**PREPARED BY:** MDS COMMUNITIES LLC

**CITY:** RIVERSIDE

**PROJECT:** CITRUS HEIGHTS II

**DATE:** 11/20/2019

**SCALE:** AS SHOWN

**CV Communities**

**MDS**

**15500 15TH STREET, RIVERSIDE, CA 92504**

# Extension of Time Environmental Determination

Project Case Number: TR36475

Original E.A. Number: 42652

Extension of Time No.: 1<sup>st</sup> EOT

Original Approval Date: June 30, 2015

Project Location: North of El Sobrante Rd, East of McAllister St, South of Sweet Ave, West of Vista del Lago Dr

Project Description: a Schedule "A" subdivision of 168.33 acres into 171 residential lots, 2 water quality detention basins, 4 park sites, and 21 open space lots.

On June 30, 2015, 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Ryan Thomas <rthomas@cityventures.com>  
**Sent:** Monday, June 11, 2018 5:16 PM  
**To:** Villalobos, Gabriel  
**Cc:** Mike White  
**Subject:** RE: Recommended Conditions for TR36475 1st EOT

City Ventures has no issues with these conditions. All 60 series conditions listed have been approved via our Rough Grade Permit (BGR150181) but we can work with those departments to clear again if necessary. Additionally, the 50 series Department of Health condition has been cleared in a previous case (Phase I assessment was completed in our Tentative Map stage as well as will serve letters provided by WMWD for water and sewer service).

Please let me know if you need anything else.

Thanks

**Ryan Thomas – Vice President of Development**  
**City Ventures**  
**3121 Michelson Drive, Ste. 150**  
**Irvine, CA 92612**  
**(909) 376-5522**  
[rthomas@cityventures.com](mailto:rthomas@cityventures.com)

**From:** Villalobos, Gabriel [mailto:GVillalo@rivco.org]  
**Sent:** Monday, June 4, 2018 11:01 AM  
**To:** Ryan Thomas  
**Subject:** Recommended Conditions for TR36475 1st EOT

**Attn:** City Ventures Homebuilding, LLC  
c/o Ryan Thomas  
3121 Michelson Drive, Ste 150  
Irvine, CA 92612

**RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 36475.**

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

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

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

## 60. FINAL WQMP FOR GRADING

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

Once the conditions have been accepted, I will begin preparing the staff report package for **\*\*SELECT\*\***. 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**

Plan: TR36475E01

Parcel: 270070004

50. Prior To Map Recordation

E Health

050 - E Health. 1                      EOT1 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

Transportation

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      EOT1 - REQ BMP SWPPP WQMP                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Storm water ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

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

This condition would apply when grading occurs before map recordation. Prior to the issuance of a grading permit, the applicant shall submit a Water Quality Management Plan (WQMP) subject to the State Regional Water Quality Board Order No. (See watershed below) to Transportation Department for review and approval. However, the applicant may be required to comply with the latest version of the WQMP manual if required by the State Regional Water



Plan: TR36475E01

Parcel: 270070004

60. Prior To Grading Permit Issuance

Transportation

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

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

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

80. Prior To Building Permit Issuance

Transportation

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

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

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

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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

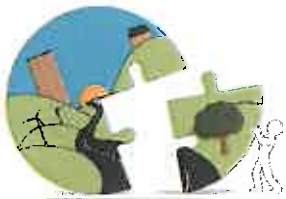
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

Transportation

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

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

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



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


Agenda Item No.:

1.5

Planning Commission Hearing: July 18, 2018

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PM35408	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Eastern Coachella Valley	<b>MMR &amp; Associates</b>	
<b>Zoning Area/District:</b>	Lower Coachella Valley District	<b>c/o Ed Schiller</b>	
<b>Supervisory District:</b>	Fourth District		
<b>Project Planner:</b>	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 20 acres into 14 industrial lots with parcel sizes ranging from 1.2 gross acres to 2.2 gross acres. The project is located north of 55th Ave, east of Harrison St, south of 54th Ave, and west of Shady Ln.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 35408**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 27, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

Tentative Parcel Map No. 35408 was originally approved at Planning Commission on June 27, 2007. It proceeded to the Board of Supervisors where it was approved on July 31, 2007.

The First Extension of Time was received June 12, 2017, ahead of the expiration date of June 27, 2017. The applicant and the County discussed conditions of approval and reached consensus on June 28, 2017.

The Second Extension of Time was received June 12, 2018, ahead of the expiration date of June 27, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 13, 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 13, 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 to 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 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 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 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 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 1<sup>st</sup> extension of time granted 1 year. This, 2<sup>nd</sup> 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 27, 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 27, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

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

## **FINDINGS**

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

### *Extension of Time Findings*

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

# 2nd EOT for PM35408



## 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... 6/27/2018 4:35:17 PM

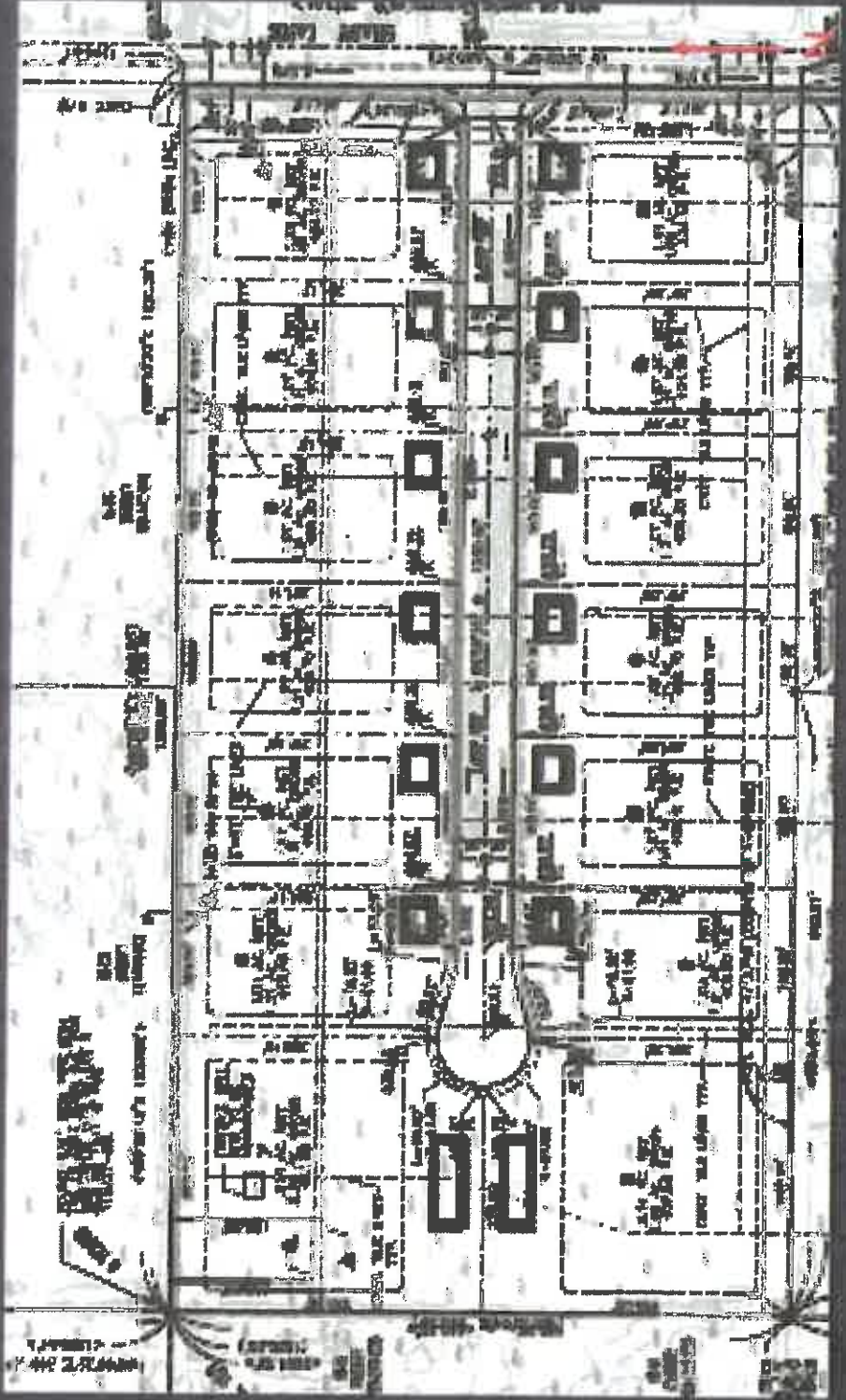
© Riverside County GIS



# Tentative Tract Map

PM35408

-20 acres  
-14 lots



# Extension of Time Environmental Determination

Project Case Number: PM35408  
 Original E.A. Number: 41304  
 Extension of Time No.: 2<sup>nd</sup> EOT  
 Original Approval Date: June 27, 2007  
 Project Location: North of Avenue 55, South of Avenue 54, East of Harrison Street, and West of Shady Lane  
 Project Description: Schedule "E" Subdivision of 20 acres into 14 industrial lots with parcel sizes ranging from 1.2 gross acres to 2.2 gross acres

On June 27, 2007, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Ed Schiller - ILC <eschiller@1ilc.com>  
**Sent:** Wednesday, June 13, 2018 2:03 PM  
**To:** Villalobos, Gabriel  
**Cc:** McLeod Mike & Michelle  
**Subject:** Re: Recommended Conditions for PM35408 2nd EOT

Gabriel,

Please accept this email as we accept the Conditions of Approvals as stated in the email below as there are no additional conditions.

Again thank you for updating me that this EOT will be for 3 years, that is great news.

Please keep us posted on the PC and BoS meeting dates.

***Ed Schiller***

Innovative Land Concepts, Inc.  
714.404.9270  
[eschiller@1ilc.com](mailto:eschiller@1ilc.com)

Sent from my iPad

On Jun 13, 2018, at 11:11 AM, Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)> wrote:

Attn: MMR & Associates  
c/o Ed Schiller  
5002 2nd Street  
Fallbrook, CA 92028

**RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP No. 35408.**

The County Planning Department has determined it necessary to recommend the addition of no new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

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

Once the conditions have been accepted, I will begin preparing the staff report package for a Planning Commission hearing as a consent item. County Ordinance requires that conditions added thru the extension of time process are presented to and accepted by the applicant. If you, the EOT applicant, is unable to accept these conditions, the Planning Department will recommend denial of this extension of



time request. An opportunity will, if requested, be provided for arguments to be made to the hearing body justifying why this request should be approved without the recommended conditions of approval.

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

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

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

**Gabriel Villalobos**

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

<image001.jpg>

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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: July 18, 2018

## PROPOSED PROJECT

<b>Case Number(s):</b>	TR30852	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Lake Mathews/Woodcrest	<b>Mitzman Land Development, Inc.</b>	
<b>Zoning Area/District:</b>	Temescal Area	<b>c/o Howard Mizman</b>	
<b>Supervisory District:</b>	First District		
<b>Project Planner:</b>	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 414.22 gross acres into 249 residential lots with a minimum lot size of 1 gross acre on 348.5 gross acres, seven (7) Open Space lots with a minimum lot size of 0.25 acres on 58.54 gross acres, and four (4) detention basins with a minimum lot size of 0.70 acres on 3.89 gross acres. The project is located north of Dawson Canyon Road, south of Arcaro Drive, and west of Gavilan Springs Ranch.

## PROJECT RECOMMENDATION

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30852**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 3, 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. 30852 was originally approved at Planning Commission on September 3, 2008. It proceeded to the Board of Supervisors along with Change of Zone No. 7362 where both applications were approved on October 7, 2008.

The Second Extension of Time was received June 11, 2018, ahead of the expiration date of September 3, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 13, 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 13, 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 to 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 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 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 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 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 1<sup>st</sup> extension of time granted 1 year. This, 2<sup>nd</sup> 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 September 3, 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 September 3, 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 TR30852

## Vicinity Map





**Legend**

- County Centerlines
- Blueline Streams
- City Areas

**Notes**

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

REPORT PRINTED ON... 6/28/2018 9:58:42 AM

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# Extension of Time Environmental Determination

Project Case Number: TR30852

Original E.A. Number: 39293

Extension of Time No.: 2<sup>nd</sup> EOT

Original Approval Date: September 3, 2008

Project Location: North of Dawson Canyon Road, South of Arcaro Drive, West of Gavilan Springs Ranch

Project Description: Subdivision of 414.22 gross acres into 249 residential lots with a minimum lot size of 1 gross acre on 348.5 gross acres, seven (7) Open Space lots with a minimum lot size of 0.25 acres on 58.54 gross acres, and four (4) detention basins with a minimum lot size of 0.70 acres on 3.89 gross acres

On September 3, 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Howard Mitzman <mitzland@aol.com>  
**Sent:** Wednesday, June 13, 2018 4:25 PM  
**To:** Villalobos, Gabriel  
**Subject:** Re: Recommended Conditions for TR30852 2nd EOT

We are good to proceed with this matter

Howard mitzman  
Mitzman land development inc.

Sent from my iPad

On Jun 13, 2018, at 11:32 AM, Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)> wrote:

Attn: Mitzman Land Development, Inc.  
c/o Howard Mizman  
9 Longview Rd  
Coto de Caza, CA 92679

### **RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30852.**

The County Planning Department has determined it necessary to recommend the addition of no new conditions of approval in order to be able to make a determination that the project does not adversely affect the general health, safety and welfare of the public.

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

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

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

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

1) Correspondence from you, the EOT applicant, accepting the recommended conditions per the directions provided above; or,



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

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

**Gabriel Villalobos**

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

<image001.jpg>

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[County of Riverside California](#)



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

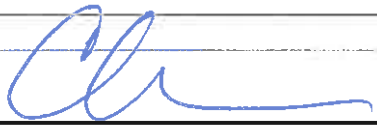
Agenda Item No.:

1.7

Planning Commission Hearing: July 18, 2018

**PROPOSED PROJECT**

Case Number(s):	TR33372	Applicant(s):
Area Plan:	Lake Mathews/Woodcrest	Shizao Zheng
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 58.31 gross acres into 98 single family lots and two (2) drainage lots. The project is located north of 13th Street, south of 12th Street, east of Banner Street, and west of North Drive.

**PROJECT RECOMMENDATION**

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33372**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 20, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background**

Tentative Tract Map No. 33372 was originally approved at Planning Commission on August 20, 2008. It proceeded to the Board of Supervisors where it was approved on January 11, 2011.

The First Extension of Time was received August 15, 2017, ahead of the expiration date, August 20, 2017. The Applicant and the County negotiated conditions of approval and reached consensus on September 20, 2017.

The Second Extension of Time was received May 2, 2018, ahead of the expiration date of August 20, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 14, 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 14, 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 to 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 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 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 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 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 1<sup>st</sup> extension of time granted 1 year. This, 2<sup>nd</sup> 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 August 20, 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 August 20, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

## **ENVIRONMENTAL REVIEW**

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

## **FINDINGS**

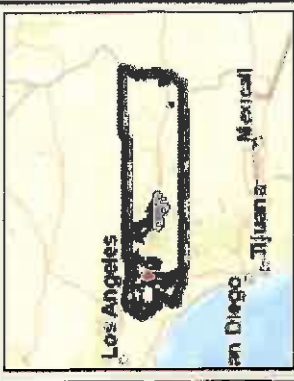
**In order for the County to approve a proposed project, the following findings are required to be made:**

### *Extension of Time Findings*

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

# 2nd EOT for TR33372

## Vicinity Map



**Legend**

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

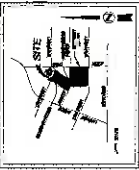
**Notes**

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

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# COUNTY OF RIVERSIDE TENTATIVE TRACT MAP TRACT NO. 33372



**APPLICANT/LAND OWNER**  
 [Name and address of the applicant]

**ENGINEER/REPRESENTATIVE**  
 [Name and address of the engineer]

**LEGAL DESCRIPTION**  
 [Detailed legal description of the tract]

**GENERAL NOTES**  
 [List of general notes regarding the map]

**ZONING AND LAND USE SUMMARY**

Lot No.	Area (sq. ft.)	Zone	Permitted Use
1-10	10,000	R-1	Single-Family Detached
11-20	10,000	R-2	Single-Family Detached
21-30	10,000	R-3	Single-Family Detached
31-40	10,000	R-4	Single-Family Detached
41-50	10,000	R-5	Single-Family Detached
51-60	10,000	R-6	Single-Family Detached
61-70	10,000	R-7	Single-Family Detached
71-80	10,000	R-8	Single-Family Detached
81-90	10,000	R-9	Single-Family Detached
91-100	10,000	R-10	Single-Family Detached

**UTILITY AND SERVICE AGENCIES**  
 [List of utility and service agencies and their locations]

**SCHOOL DISTRICT ELECTRIC**  
 [Information regarding school district electric service]

**TELEPHONE**  
 [Information regarding telephone service]

**SEWER**  
 [Information regarding sewer service]

**CABLE**  
 [Information regarding cable service]

**EARTHQUAKE QUANTITIES**  
 [Information regarding earthquake quantities]

**PREPARED FOR**  
 [Name of the entity for whom the map was prepared]

**AMENDED AS TENTATIVE TRACT MAP NO. 33372**  
**SV ENGINEERING CONSULTANTS**  
 [Address of the engineering firm]

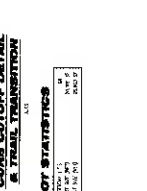
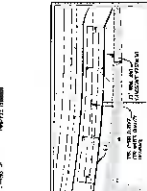
**LOT SUMMARY TABLE**

Lot No.	Area (sq. ft.)	Zone	Permitted Use
1-100	10,000	R-1 to R-10	Single-Family Detached

**LEGEND/ABBREVIATIONS**  
 [List of symbols and abbreviations used on the map]

**CURVE CUTOFF DETAIL & TRAIL TRANSITION**  
 [Technical drawing of a curve cutoff detail and trail transition]

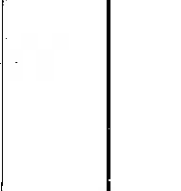
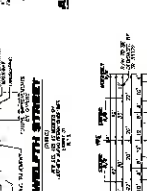
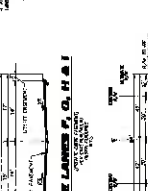
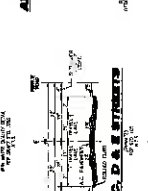
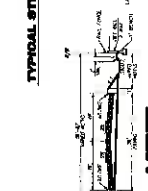
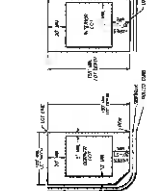
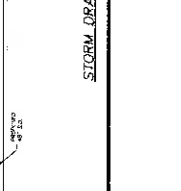
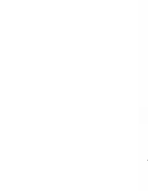
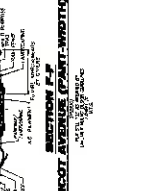
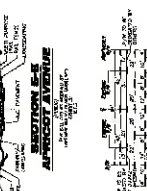
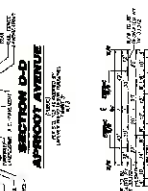
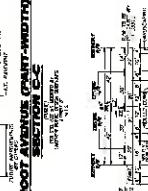
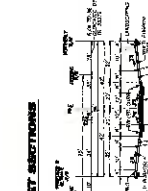
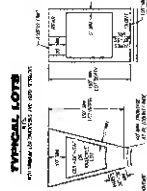
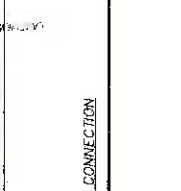
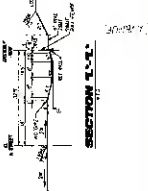
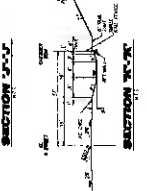
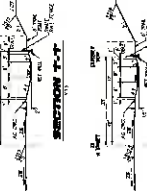
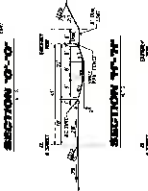
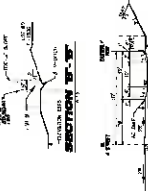
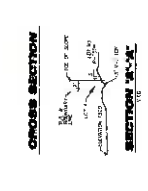
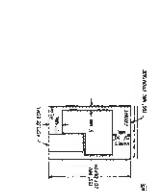
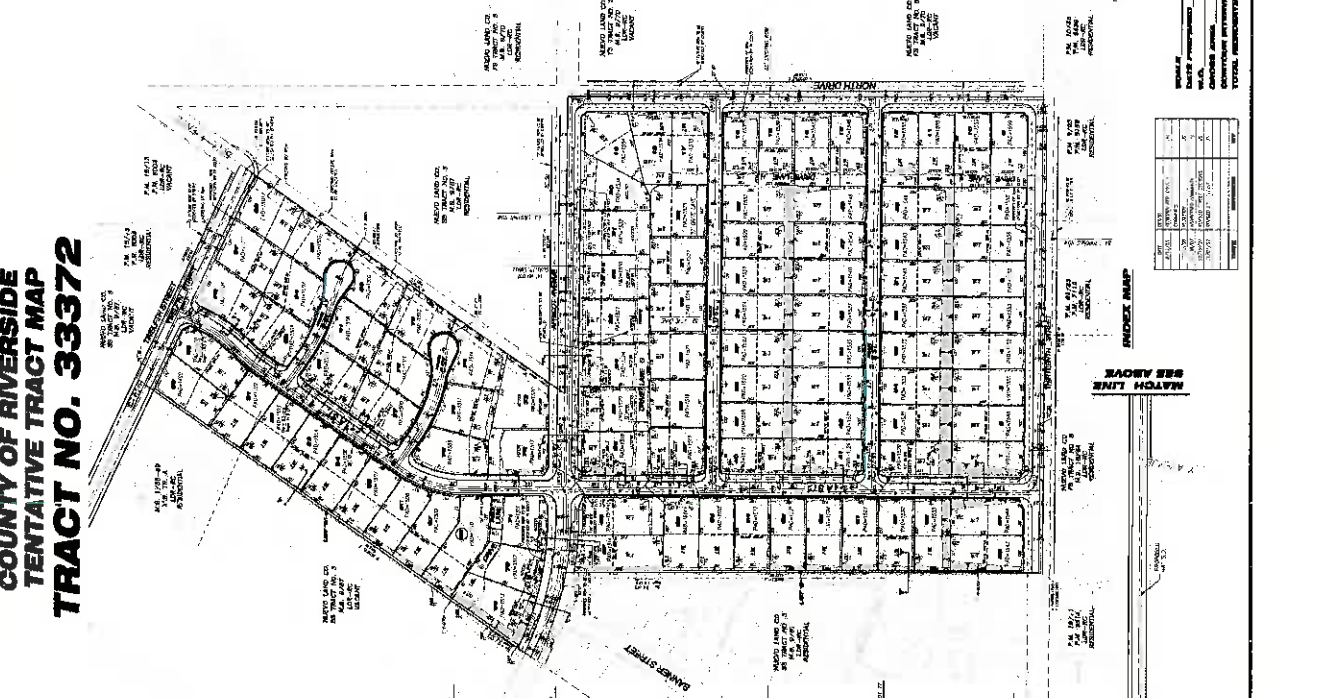
**LOT STATISTICS**  
 [Summary statistics for the lots in the tract]



**INDEX MAP**

Section	Area (sq. ft.)	Zone
1-10	10,000	R-1
11-20	10,000	R-2
21-30	10,000	R-3
31-40	10,000	R-4
41-50	10,000	R-5
51-60	10,000	R-6
61-70	10,000	R-7
71-80	10,000	R-8
81-90	10,000	R-9
91-100	10,000	R-10

**STORM DRAIN CONNECTION**  
 [Information regarding storm drain connections]



**STORM DRAIN CONNECTION**  
 [Additional information regarding storm drain connections]

# Extension of Time Environmental Determination

Project Case Number: TR33372  
 Original E.A. Number: 40069  
 Extension of Time No.: 2<sup>nd</sup> EOT  
 Original Approval Date: August 20, 2008  
 Project Location: North of 13th Street, South of 12th Street, East of Banner Street, West of North Drive  
 Project Description: The land division hereby permitted is for a schedule B subdivision of 58.31 gross acres into 98 single family lots and two (2) drainage lots

On August 20, 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> , 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, <b>AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED</b> 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 <b>WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL</b> .
<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 <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME</b> .

Signature: \_\_\_\_\_  
 Gabriel Villalobos, Project Planner

Date: \_\_\_\_\_  
 For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

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**From:** Jennifer Jones <jennifer@ilandadvisors.com>  
**Sent:** Thursday, June 14, 2018 9:17 AM  
**To:** Villalobos, Gabriel  
**Subject:** Re: Recommended Conditions for TR33372 2nd EOT

Dear Gabriel Villalobos/County of Riverside Planning Department,

I, Jennifer Jones the extension of time applicant, on behalf of Mr. Shizao Zheng, am writing to formally accept the conditions of approval for TR33372. I accept all conditions of approval including

50. E HEALTH. 2 EOT1 REQ E HEALTH DOCUMENTS,  
50.TRANS. 39 EOT1 FINAL ACCESS AND MAINT,  
[60.BS](#) GRADE. 14 EOT1 REQ BMP SWPPP WQMP,  
60.TRANS. 1 EOT1 FINAL WQMP FOR GRADING,  
80.TRANS. 4 EOT1 WQMP AND MAINTENANCE,  
[90.BS](#) GRADE. 3 EOT1 WQMP REQUIRED,  
90.TRANS. 6 EOT1 WQMP COMP AND BNS REG,

Thank you,

Jennifer Jones

Director  
International Land Advisors, LLC  
760.579.3616  
[jennifer@ilandadvisors.com](mailto:jennifer@ilandadvisors.com)

On Tue, May 15, 2018 at 11:27 AM, Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)> wrote:

Attn: Shizao Zheng

c/o Jennifer Jones

[2772 Roosevelt St, Suite #4273](#)

[Carlsbad, CA 92018](#)

**RE: EXTENSION OF TIME REQUEST for No. 33372.**



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](#)

--

Jennifer Jones

Director

International Land Advisors, LLC

760.579.3616

[jennifer@ilandadvisors.com](mailto:jennifer@ilandadvisors.com)



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.**

3.1

**Planning Commission Hearing: July 18, 2018**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Ordinance No. 348.4862	<b>Applicant(s):</b> County of Riverside
<b>Select Environ. Type</b>	CEQA Exempt	
<b>Area Plan:</b>	Countywide	
<b>Zoning Area/District:</b>	Countywide	
<b>Supervisory District:</b>	All Districts	




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Charissa Leach, P.E.  
Assistant TLMA Director

**Continued From June 20, 2018**

**PROJECT DESCRIPTION, PURPOSE AND LOCATION**

Continuance from June 20, 2018

Ordinance No. 348.4862 is an amendment to Riverside County’s Land Use Ordinance No. 348, which replaces Article XIXh in its entirety with “COMMERCIAL CANNABIS ACTIVITY PERMITS”. The purpose and intent of this amendment is to establish regulations and development standards to permit Cannabis activities in the unincorporated areas of the County of Riverside 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 and adult-use Cannabis and medical and adult-use 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. Additionally, the amendment establishes the permitting, development standards and operational requirements for commercial Cannabis activities. In addition to Amendments to Article XIXh, the necessary edits to other affected sections within Ordinance No. 348 have been made.

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

The proposed ordinance amendment will apply in all unincorporated areas of the County.

**No decision has been made by the Board on the regulatory framework RECOMENDED in this document.** Currently, unless or until new regulations are approved by the Board of Supervisors and become effective, 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’.

At the June 20, 2018 Planning Commission Hearing, the Commissioners had inquiries and requested further information and potential recommendations on, the following:

1. The Commission asked Staff to re-evaluate three specific zones, the R-A, R-R and the W-2 Zones for the potential for allowing Cannabis Cultivation permits in these zones.
2. The Staff recommended Commercial Cannabis Activities Ordinance had prohibited onsite consumption of Cannabis or Cannabis products on a lot that has been permitted for a Cannabis Activity. The Commission asked Staff to re-evaluate that requirement and bring back more information on that topic.
3. The Commission questioned the need for separate entrances at a permitted retailer's premise for medicinal and adult use cannabis sales. The Commission asked Staff to re-evaluate the need for this particular operational standard.
4. The Commission inquired if a permitted Cannabis Activity, once approved outside of the required setback radius, would be subject to losing their permit if a sensitive use (K-12 school, Child Day Care Center, public park or Youth Center) acquires a permit within the necessary radius, subsequently.
5. The Staff recommended Commercial Cannabis Activities Ordinance had placed a 600-foot minimum radius from any permitted Cannabis Retailer to an existing sensitive use (K-12 school, Child Day Care Center, public park or Youth Center). The Commission asked Staff to re-evaluate that standard to increase the radius to 1,000-feet.
6. Additionally, the Commission asked that Staff bring back information on what types of multiple permits are allowed to be on a single lot and how this is addressed in the draft ordinance.

Planning Staff has prepared this Staff Report to address the above inquires as well as to memorialize proposed revisions to the draft ordinance that were presented to the Commission at the June 20, 2018 Public Hearing. Additionally, Planning Department, Fire Department, Building and Safety and Environmental Health Staff met following the Planning Commission hearing for clarification on some of the Fire Department's and Environmental Health Department's standards and acceptability of the proposed language within the draft ordinance. All of the proposed revisions are included as Attachment A, to this report.

Several public comments were made at the June 20, 2018 hearing and emails and letters have also been submitted to the County, after that hearing. This correspondence is included as Attachment B, to this Report.

As a note, the Planning Commission voted to close the Public Hearing at the June 20, 2018 hearing. The Commission may ask questions of individuals and Staff as part of deliberations.

**JUNE 20, 2018 PLANNING COMMISSION HEARING – COMMISSIONER INQUIRES:**

**Planning Commission Inquiry No. 1.**

1. The Commission asked Staff to re-evaluate three specific zones, the R-A, R-R and the W-2 Zones for the potential for allowing Cannabis Cultivation permits in these zones.

On June 20, 2018 Staff presented a Draft Commercial Cannabis Ordinance that prohibits all commercial

cannabis operations in residential zones throughout the unincorporated areas of the County. At that June 20<sup>th</sup> hearing the Planning Commission asked that Staff take another look at the potential to allow cannabis cultivation in the Residential Agriculture (R-A) Zone, the Rural Residential (R-R) Zone, and the Controlled Development (W-2) Zone throughout the County. About 60 percent of the R-R Zoned parcels, 66 percent of the R-A zoned parcels, and 40 percent of W-2 zoned parcels are 3 acres in size or less. A breakdown of parcel sizes for these zones is shown in the figure below.



The R-A, R-R and W-2 Zones are considered residential zones. Cannabis cultivation within residential areas can cause numerous compatibility concerns including, offensive odors, security and safety concerns, use of hazardous materials or pesticides, unpermitted electrical and building construction (causing high fire danger), light and glare, noise from fans or generators, potential damage to housing stock from mold and mildew, and reduced housing stock. It is important to note that the zone itself is not the only criteria that dictates if a use may be appropriate for a property, the County General Plan and the CEQA analysis play a key role in determining this. For example, over 57 percent of R-R Zoned property, and over 49 percent of R-A Zoned property in the unincorporated County area exhibits a General Plan Designation of Open Space – Conservation Habitat. About 50% of W-2 Zoned property is within the Open Space – Conservation Habitat Designation and almost 30% is within the Open Space Rural Designation. These General Plan Land Use Designations are typical for areas that have limited access and a lack of services, including, but not limited to, water and sewer. Depending on the location and scale, making appropriate findings and mitigation that would allow cannabis cultivation could prove difficult, if not impossible. Care should be taken to not rely completely on the zoning classification of a property when determining a compatible use.

**KEY ISSUES**

Allowing some form of commercial cultivation on R-A, R-R and W-2 zoned lots would allow more land owners to engage in what is considered a commercial scale operation within zones designated primarily for residential use. Some key questions are:

1. When do commercial cannabis uses become not similar to other allowed uses in the established R-A, R-R and W-2 zones?
2. At what scale does the use become more predominant than the residential use? Or what scale of cannabis cultivation is appropriate in these zones.
3. How is an environment created that allows commercial cannabis cultivation to exist in certain rural residential zones and not negatively impact the rural residential quality of life?
4. What development guidelines could be established so that residents are not adversely impacted by a commercial business in close proximity to their home?

These three zones do allow for some agricultural uses but cannabis is not like other agricultural commodities. From seed to sale, cannabis is regulated and tracked unlike any other agricultural product. California's Right-to-Farm laws can generally work against neighbors seeking to bring nuisance claims against farming uses abutting a residential development. But those laws do not currently make cannabis an explicit agricultural product that landowners have a right to farm.

Given the diversity of residential neighborhoods in these zones and the potential for overconcentration and compatibility issues, staff recommends establishing a large minimum lot size if cannabis cultivation were to be permitted within the R-A, R-R and W-2 zones. This will ensure neighborhood compatibility and address site specific constraints. Allowing commercial cultivation, with minimum lots sizes and the addition of standards, provides the potential to allow a higher percentage of existing unpermitted cultivators to become permitted by the County and licensed by the state as legalized enterprises. If the Commission desires to recommend to the Board that Commercial Cannabis Cultivation be allowed to be permitted in the R-A, R-R and the W-2 Zones, with the addition of specific standards, Mixed Light Cultivation could be permitted on larger rural residential lots where impacts to neighbors can be substantially reduced.

### **Odor**

Cannabis cultivation operations are associated with a strong odor, especially outdoor and mixed light cultivation operations during the final phase of the growing cycle (typically in late summer, early fall). Generally, the larger the size of the cultivation activity and the proximity to sensitive uses, the greater the potential for odor to be evident. Outdoor cultivation has a greater potential for odor than indoor or mixed light because it is not contained and cannot employ a filtered ventilation system. **Because the current draft ordinance prohibits commercial outdoor cannabis cultivation, for the purposes herein, outdoor commercial cannabis cultivation will not be discussed.**

Given the Planning Commission's desire to have Staff re-examine potentials for cultivation in the R-R, R-A and W-2 zones, Staff considered evident odor as a primary impact related to cannabis cultivation. So that odor impacts due to cultivation are reduced to a negligible level, staff recommends that the Commission consider larger lot sizes and expanded setbacks to residentially zoned properties.

### **Loss of Housing Stock**

Illegal cultivation operations have been known to fully occupy residential structures which reduces the

overall housing stock available to potential residents and also causes substantial neighborhood issues related to safety, odor, and increased fire hazards. The proposed Ordinance prohibits cannabis cultivation within any dwelling unit, second dwelling unit, guest house, or any other residential accessory structure permitted for residential occupancy. Large commercial type uses within buildings are inappropriate for these zones and not listed uses in these zones within Ordinance No. 348. Also, cultivation within any structure permitted for residential use is prohibited, therefore **Staff recommends that Indoor Cultivation in the R-A, R-R and W-2 Zones be prohibited.** Care should be taken in the subject zones to prevent these areas from becoming over concentrated with any large commercial use, as the R-A, R-R and W-2 Zones are primarily rural, open space and equestrian residential areas.

### **Light, Noise and Glare**

Commercial cultivation operations located within residential areas could pose neighborhood compatibility issues from lighting and loud generators and fans. Staff has added to the draft ordinance, an operational standard for cultivation that prohibits the use of generators, except as an emergency back-up system. The draft ordinance includes standards that require light systems to be fully shielded, so as to confine light and glare to the interior of the structure. The use of fans is permitted and can assist with odors, however, with appropriate setbacks, the noise from fans could be minimized.

### **Security**

Due to the high value of the crop and the cash basis of these operations, there are increased security concerns particularly within residential areas. Such operations have a heightened risk of theft due to the amounts of cash and cannabis that may be on hand. The proposed Ordinance includes a standard which requires the implementation of site security measures, including security cameras capable of recording activity, motion-sensor lighting, alarms, and fence screening.

### **Proximity to Sensitive Land Uses**

Sensitive land uses include K-12 schools, public parks, Child Day Care Centers and Youth Centers. The proposed Ordinance includes standards restricting outdoor and mixed light cannabis operations within 1,000 feet from such uses. The distance is measured from the nearest property lines. The Commission may choose to increase this setback in the R-A, R-R and W-2 zones.

### **ANALYSIS**

Staff considered a range of options related to commercial Mixed Light Cultivation within rural residential areas. The options considered included three areas; 1) defining the cultivation scale limits, 2) lot sizes and 3) the cultivation standards relating to siting and operations. These options were considered to work together in combination to address the issues related to commercial cultivation in the R-A, R-R and W-2 zoning classifications.

1. **Cultivation scale limits.** The following outlines a range of options considered for the size and scale of commercial cultivation in the R-A, R-R and W-2 zoning classifications. These terms and size limitations are consistent with the license types defined in state law.
  - A. **Prohibit** All Commercial Cultivation in the R-A, R-R and W-2 zoning classifications.
  - B. Allow only **Specialty Cottage**-scale cultivation operations within the R-A, R-R and W-2

zoning classifications. (up to 2,500 square foot mixed light)

- C. Allow **Specialty Cultivation** operations within the R-A, R-R and W-2 zoning classifications (up to 5,000 square feet mixed light) perhaps in conjunction with larger minimum lot sizes.
- D. Allow **Small Cultivation** operations in the R-A, R-R and W-2 zoning classifications (up to 10,000 square feet of mixed light) perhaps in conjunction with larger lot sizes.
- E. Allow **Medium Cultivation** operations in the R-A, R-R and W-2 zoning classifications (up to 22,000 square feet of mixed light) perhaps in conjunction with larger lot sizes.
- F. **Differentiate between R-A, R-R and W-2 zoning classifications.** Allow different cultivation operations within each of the R-A, R-R and W-2 zoning classifications, perhaps in conjunction with larger minimum lot sizes.

### **Discussion**

Option A would prohibit all commercial cultivation within the R-A, R-R and W-2 zoning classifications which would not provide a pathway for existing cultivators to come into compliance. Staff understands that, for this reason, the Commission desires options that could allow commercial cultivation in the R-A, R-R and W-2 Zones. Options B and C would allow the smallest scale commercial operations in the R-A, R-R and W-2 zoning classifications. Specialty Cottage and Specialty scales would likely be operated by the on-site residents, limiting the potential for increased traffic or other major upgrades for commercial operations. Allowing larger operations as provided by Options D and E could lead to situations where the cultivation is the primary use of the property and not residential uses, which typically creates further compatibility issues. Larger scale operations require more employees, accessibility improvements, and building code improvements that are generally not consistent with residential use and have the potential to produce greater impacts. This could also create a significant number of potential enforcement issues. Option F, which would differentiate between the R-A, R-R and W-2 zoning classifications could allow larger operations within one zone and smaller in the others. However, there are minimal differences between the three zones relative to lot sizes, allowed uses and proximity throughout the County to residential uses. Because the impacts would be similar among all three zones the policies related to commercial cannabis are recommended to be the same.

**Staff continues to recommend that all forms of cannabis cultivation be prohibited in the R-A, R-R and W-2 zones.**

In the event that the Commission desires to consider cultivation in these zones the draft ordinance would include standards, in the form of development criteria and operational standards which may minimize compatibility issues and reduce potential impacts. Given the numerous impacts to the rural residential lifestyle and the difficulty to mitigate impacts on smaller lots, Staff recommends first, that no commercial cannabis cultivation within the R-R, R-A or W-2 zones be allowed on lots less than 5 gross acres in size. The following reflects potential recommendations for the Commission if allowing cultivation within these zones is desired.



**Staff's recommended options for the Planning Commission's Consideration if the desire is to allow cultivation within these zones: Option B-D.** Allow Specialty Cottage, Specialty and Small scale cultivation in the R-A, R-R and W-2 zoning classifications. Specialty, Specialty Cottage and Small scale cultivation includes Mixed Light limits of up to 10,000 square feet. These Mixed Light operations present less nuisance issues and require fewer employees, consistent with a zoning designation that prioritizes residential uses over commercial agricultural operations.

## 2. Cultivation Standards

The proposed Ordinance includes development criteria and operating standards that apply to all cannabis uses, as well as, standards that apply to all types and scale of commercial cultivation. These standards are intended to reduce potential impacts and ensure compatibility with neighboring properties. Staff recommends adoption of these standards. If the Commission desires to allow for cannabis cultivation operations within the R-A, R-R and W-2 zoning classifications it is recommended that those included standards be coupled with additional standards in the R-A, R-R and W-2 zones. The following list includes options for expanding or modifying certain standards. These can be used in combination with any of the options already included in the draft ordinance or modified.

- A. **Minimum Lot Sizes.** Minimum lot sizes relative to the size of the cultivation operations, described in the table below. Staff has provided options for lot sizes based on cultivation scale. The Commission could reduce or expand the minimum lot sizes for the size of operation allowed in the R-A, R-R and W-2 zones with an equivalent mitigation of impacts. The minimum lot sizes apply only to mixed light operations.

Options for minimum Lot Size by Cultivation Size

Cultivation Type	Maximum Size	Min Parcel Size
Specialty Cottage	Up to 2,500 square feet	5 acres
Specialty	Up to 5,000 square feet	10 acres
Small	Up to 10,000 square feet	20 acres

Minimum lot sizes for larger cultivation operations are included in the draft ordinance for agricultural zones, and if recommended by the Commission would also be added for the R-R, R-R and W-2 zones, for the Board's consideration.

- B. **Minimum Lot Sizes.** If the Commission desires to include Mixed Light Cultivation at a Medium scale as a recommendation to the Board, it is Staff's recommendation that Mixed Light Medium Cultivation sites up to 22,000 square feet in canopy area would require at least 20 acres.
- C. **On Site Caretaker's Residency Requirement.** The Ordinance could include a standard that an onsite caretaker's residence must be maintained and occupied in order to allow a commercial cannabis cultivation operation. As a comparison, personal cultivation is required to be inside a single private residence or inside a detached accessory structure located upon the grounds of a private residence that is fully enclosed and secured.

- D. **Property Setbacks.** The proposed Ordinance includes a setback for mixed light cultivation operations of 50 to 100 feet from property lines, depending on size of cultivation area and 100 feet from when the lot is adjacent to residentially zoned properties. The Commission could modify these limits provided that equivalent mitigation is provided. The setbacks are intended to address odor and security concerns, visual impacts and access by youth for mixed light operations.
- E. **Separation Criteria.** The proposed Ordinance includes a 1,000 foot setback from sensitive uses for mixed light operations. Sensitive uses include schools, parks, child daycare centers, and youth centers. These setbacks could be increased. The Commission could consider changing the types of sensitive land uses that require separation other than schools (i.e. whether to include other businesses that primarily cater to children).

**Discussion:** Minimum lot sizes are used primarily to reduce cumulative impacts and overconcentration. They also serve to mitigate impacts associated with odor, traffic, and aesthetics by providing more area to separate land uses, provide screening and attenuate noise. Larger lot sizes also reduce the potential access to children and can deter crime by providing more area for screening, fencing and on-site security. The onsite caretaker residency requirement would be in keeping with Ordinance No. 925 for personal cultivation. On-site caretaker residency would also serve to deter crime and access to children. The property setbacks and separation criteria also enhances neighborhood compatibility by reducing visibility and providing greater separation.

**Staff's recommended options for the Planning Commission's Consideration if the desire is to allow cultivation within these zones: Options A, C, D & E.** The proposed ordinance should utilize all tools available to substantially reduce impacts to surrounding residents. Staff recommends adopting a minimum lot size of 5 acres, setbacks of 100 feet to property lines and the presence of a caretaker regardless of the scale and lot size proposed. The setbacks and separation criteria are proposed to be applied to mixed light cultivation in the R-A, R-R and W-2 zoning classifications to mitigate odor, noise, and aesthetics, limit access to youth and enhance security. Staff continues to recommend separation criteria of 1,000-feet to sensitive land uses, K-12 schools, child day care centers, parks and youth centers.

**Development Criteria and Operating Standards**

**If it is the Commission's desire to allow the permitting of commercial cannabis cultivation in the R-A, R-R and W-2 Zones, the following revisions to the ordinance could be added, but not limited to, the following:**

**SECTION 19.503 PROHIBITED LOCATIONS**

Commercial Cannabis Activities are prohibited in the following zones: ~~R-R~~, R-R-O, R-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-R, WC-E, ~~W-2~~, R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A and MU.

**SECTION 19.510 MIXED LIGHT CANNABIS CULTIVATION**

A. ZONES.

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

1. Specialty Cottage Mixed Light Cannabis Cultivation.

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

2. Specialty Mixed Light Cannabis Cultivation.

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

3. Small Mixed Light Cannabis Cultivation.

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

4. Medium Mixed Light Cannabis Cultivation.

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

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

<u>Commercial Cannabis Activity</u>	<u>Minimum Lot Size (Gross Acres)</u>	<u>Allowable Zone(s)</u>
<u>Specialty Cottage</u>	<u>1</u>	<u>A-1, A-P, A-2, A-D</u>
<u>Specialty Cottage</u>	<u>5</u>	<u>R-A, R-R, W-2</u>
<u>Specialty</u>	<u>1.5</u>	<u>A-1, A-P, A-2, A-D</u>
<u>Specialty</u>	<u>10</u>	<u>R-A, R-R, W-2</u>
<u>Small</u>	<u>2.5</u>	<u>A-1, A-P, A-2, A-D</u>
<u>Small</u>	<u>20</u>	<u>R-A, R-R, W-2</u>
<u>Medium</u>	<u>5</u>	<u>A-1, A2</u>

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. In the A-1, A-P, A-2 and A-D zoning classifications and Eexcept for Medium Mixed Light Cannabis Cultivation, the Cannabis Cultivation Area for Mixed Light Cannabis Cultivation shall be setback a minimum of 50 feet from all lot lines and public right-of-ways.
- b. Cannabis Cultivation Area for Medium Mixed Light Cannabis Cultivation shall be setback a minimum of 100 feet from all lot lines and public right-of-ways.
- c. In the R-A, R-R and W-2 zoning classifications the Cannabis Cultivation Area for Specialty Cottage Mixed Light Cannabis Cultivation shall be setback a minimum of 100 feet from all lot lines and public right-of-ways.
- d. In the R-A, R-R and W-2 zoning classifications the Cannabis Cultivation Area for Specialty Mixed Light Cannabis Cultivation shall be setback a minimum of 200 feet from all lot lines and public right-of-ways.
- e. In the R-A, R-R and W-2 zoning classifications the Cannabis Cultivation Area for Small Mixed Light Cannabis Cultivation shall be setback a minimum of 300 feet from all lot lines and public right-of-ways.
- f. The Cannabis Cultivation Area for all Mixed Light Cannabis Cultivation shall be located a minimum of 50 feet from the drip line of any riparian vegetation of any watercourse.
- g. All hoop structures, greenhouses and other similar structures used for all Mixed Light Cannabis Cultivation shall be separated by a minimum of 6 feet.

h. In the A-1, A-P, A-2 and A-D zoning classifications ~~W~~when adjacent to a residentially zoned lot, the Cannabis Cultivation Area for all Mixed Light Cannabis Cultivation shall be setback a minimum of 100 feet from the adjacent residentially zoned lot lines.

I. OPERATIONS

1. All Cannabis Cultivation lighting shall be fully shielded, downward casting and not spill over onto structures, other properties or the night sky. All Indoor and Mixed Light Cannabis Cultivation operations shall be fully contained so that little to no light escapes. Light shall not escape at a level that is visible from neighboring properties between sunset and sunrise.
2. All Cannabis Cultivation operations shall accumulate or store garbage and refuse in a nonabsorbent, water-tight, vector resistant, durable, easily cleanable, galvanized metal or heavy plastic containers with tight fitting lids. No refuse container shall be filled beyond the capacity to completely close the lid. All garbage and refuse on this site shall not be accumulated or stored for more than seven calendar days, and shall be properly disposed of before the end of the seventh day. All waste, including but not limited to refuse, garbage, green waste and recyclables, must be disposed of in accordance with County and State laws and regulations. All waste generated from Cannabis Cultivation operations must be properly stored and secured to prevent access from the public.
3. Noise – All Cannabis cultivation activities shall be subject to the Noise limits set forth in the Riverside County General Plan. Onsite generators are prohibited, except as a source of energy in an emergencies. Onsite generators for emergency use shall be permitted during the entitlements of the use.

4. Cultivation of Cannabis in the R-A, R-R and W-2 zoning classifications is limited to lots with a permitted residence or caretaker's residence and a full-time resident or caretaker on the lot where the cultivation is occurring. Lots that do not exhibit a residence at the time of entitlement shall include a plan for a permitted residence as part of the application. Recreational vehicles are not considered permanent residences and are prohibited to be used as a permanent residence.
5. The retail sales of Cannabis shall be prohibited in concert with Cannabis Cultivation permit in the A-1, A-P, A-2, A-D, R-A, R-R and W-2 zones.

#### **Planning Commission Inquiry No. 2.**

2. The Staff recommended Commercial Cannabis Activities Ordinance had prohibited onsite consumption of Cannabis or Cannabis products on a lot that has been permitted for a Cannabis Activity. The Commission asked Staff to re-evaluate that requirement and bring back more information on that topic.

Consumption of cannabis in public is illegal in the State of California. Though the Bureau of Cannabis Control's Regulations do not mention any restriction of on-site cannabis consumption, the text of the Medicinal and Adult Use of Cannabis Regulation and Safety Act (MAUCRSA) does. MAUCRSA states that "a local jurisdiction may allow for the smoking, vaporizing, and ingesting of cannabis or cannabis products on the premises of a retailer or microbusiness ... if all of the following are met:

1. Access to the area where cannabis consumption is allowed is restricted to persons 21 years of age and older.
2. Cannabis consumption is not visible from any public place or non-age-restricted area.
3. Sale or consumption of alcohol or tobacco is not allowed on the premises."

Therefore, although MAUCRSA allows for on-site cannabis consumption, only medicinal patients or adult consumers over the age of 21 are permitted to consume cannabis at a retail space. Additionally, the consumption by individuals 21 and older must not be visible by those who are under 21. Therefore, if an operator plans to both sell medicinal cannabis to individuals under 21 and to allow on-site consumption, the retail premises must be large enough to accommodate a private, age-restricted consumption space not visible to those under 21.

Although MAUCRSA allows local jurisdictions to authorize the on-site consumption of cannabis by state-licensed retailers and/or microbusinesses, most local governments have explicitly prohibited "cannabis lounges" and on-site consumption by licensees (including the City of Los Angeles). Some cities, however, are capitalizing on the tourism potential. Below is a summary of some of the local agencies who have opted to allow onsite consumption.

The City of West Hollywood is the only city in the Los Angeles area that allows for on-site consumption.

There are two types of consumption facility types in West Hollywood. The first will allow cannabis smoking, vaping, and ingestion on-site. The second type will allow edibles to be consumed on-site, but only at businesses that sell cannabis products. The County of Los Angeles, however, has not adopted a commercial cannabis activity ordinance.

San Francisco has been California's leader when it comes to cannabis businesses, including the cannabis lounge concept. San Francisco's regulations outright permit retailers and microbusinesses to allow customers to engage in on-site consumption.

The City of Alameda will only issue two dispensary/retailer permits. The City's ordinance allows those retailers to have on-site use or consumption of cannabis or cannabis products in interior areas of the licensed premises. However, the County of Alameda does not allow onsite consumption of any type of cannabis or cannabis product.

Another city in the County of Alameda, the City of Oakland, allows medical and adult-use cannabis dispensaries the opportunity to apply for and "obtain a secondary on-site consumption permit in order for cannabis to be consumed on the premises of the dispensary." The City has capped Cannabis Retailer permits to eight.

Locally, Palm Springs has expanded its cannabis regulations to allow for cannabis consumer lounges. Cannabis lounge permits are available in the City.

Other California cities that have explored the idea of cannabis lounges are Cathedral City and South Lake Tahoe, but nothing official has happened in either city as of yet.

The Counties of Humboldt and Mendocino have added regulations in their land use ordinance for onsite cannabis consumption and the County of Santa Clara has provisions to allow for employees of retailers to consume onsite, except for smoking, as long as their employer allows the consumption.

Over time, as legalized cannabis becomes more normalized and prevalent in the state, California may likely see an increase in cities and counties that allow the onsite consumption of cannabis. However, for now, on-site consumption is a rare occurrence and highly controversial.

Outside of California, just this year a Denver coffee shop received city approval for the City's first business license to allow marijuana use by patrons. The Denver permit allows for customers to vape or consume edibles they bring to the coffee shop. No smoking onsite is allowed and the shop can't sell any cannabis products. This is the first know non-cannabis business permitted for onsite consumption. Denver has also seen many unpermitted "members only" clubs pop up around the city. These clubs do not sell cannabis or cannabis products, but members bring their own and consume it onsite. The City of Las Vegas has recently put a stay on processing cannabis onsite consumption permits, until they see how these businesses impact cities that have permitted them.

Minimal information and historical data is available because not only is regulating this entire industry new, but particularly, the onsite consumption component. Many agencies that have experience permitting cannabis businesses have either decided to ban onsite consumption or are erring on the side of caution and have elected to take a 'wait and see' approach.

The County of Riverside Land Use Ordinance (Ordinance No. 348) currently allows tobacco and hookah shops in limited zones but the smoking of tobacco, cigar or hookah within a premises is not currently an



allowed use. Because on-site consumption is not currently an allowed use listed in the County's Land Use Ordinance, impacts of this use have not been studied and should be thoroughly examined. Further research and analysis of these uses in concert with cannabis smoking lounges is warranted before Staff could make a recommendation on cannabis onsite consumption, including ingesting other forms of cannabis onsite. Further, the permitting of these uses is in great flux throughout agencies that have legalized commercial cannabis businesses. Therefore, Staff recommends that, until further research can be performed and historical data can be collected, the 'onsite' consumption of cannabis be prohibited. **If the Commission desires to send to the Board an ordinance that allows cannabis consumption on the premises of a commercial cannabis activity, Staff recommends that the Commission move the draft ordinance forward, prohibiting onsite consumption, and ask staff to analyze this use with the Ordinance No. 348 Comprehensive Land Use Amendment. This would allow Staff to include onsite consumption of tobacco, hookah, cigars and cannabis within the CEQA review of the update of Ordinance 348.**

**Planning Commission Inquiry No. 3.**

3. The Commission questioned the need for separate entrances at a permitted retailer's premise for medicinal and adult use cannabis sales. The Commission asked Staff to re-evaluate the need for this particular operational standard.

Prior to June 2018 the State temporary regulations included provisions that required licensees to keep separate and distinct records and business dealings between similar licensed parties. (i.e. A-licensed businesses with only other A-licensed businesses). Also, those regulations required that cannabis and cannabis products be clearly marked with an 'A' or and 'M', depending on the product's supply origin and end user. Those State regulations were amended on June 6, 2018 and the specifics related to M-Licenses and A-Licenses were revised. The State may now allow a licensee to conduct both adult-use and medicinal commercial cannabis activity on the same licensed premises if all of the following criteria are met:

- (1) The licensee holds both an A-designation and M-designation on the license for the identical type of commercial cannabis activity; and
- (2) The licensee only conducts one type of commercial cannabis activity on the premises.

The specific record keeping and business dealing requirements have now been removed from State regulations. In the draft ordinance presented to the Commission in June, Staff included a provision of separate entrances to allow for both adult-use and medicinal commercial cannabis activity on the same licensed premises while making the separate dealings, consumer sales and security easily accomplished and monitored by the County. Given the concerns of the Commission and the updated State regulations Staff has amended the draft ordinance to reflect that.

**Planning Commission Inquiry No. 4.**

1. The Commission inquired if a permitted Cannabis Activity, once approved outside of the required setback radius, would be subject to losing their permit if a sensitive use (K-12 school, Child Day Care Center, public park or Youth Center) acquires a permit within the necessary radius, subsequently.

The Draft ordinance addresses this issue in the LOCATION REQUIREMENTS of each allowed use. The draft ordinance, as presented during the June 20, 2018 Public Hearing has the following language that clarifies that a new sensitive use located within set a radius will not be the sole cause to prevent a permitted Cannabis Activity from renewing a permit the language provides that:

“A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations.”

Staff believes that the inclusion of this language addresses the Commission’s concern.

**Planning Commission Inquiry No. 5.**

5. The Commission asked that Staff re-evaluate the setback to sensitive uses to retailers, considering increasing the separation from 600-feet to 1,000-feet.

Staff has revised the draft ordinance to the following language in response to the Commission’s concern related to setbacks to retailers:

A. GENERAL LOCATION.

1. Cannabis Retailers shall not be located within 1,000 ~~600~~ feet from any Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall be measured from the nearest point of the respective lot lines using a direct straight-line measurement. A new adjacent use will not affect the continuation of an existing legal use that has been established under this Article and continuously operating in compliance with the conditional use permit, and local and State laws and regulations. This location requirement may be modified with the approval of a variance pursuant to Section 18.27 of this ordinance. In no case shall the distance be less than allowed by State law.

This language calls for an increased radius in most cases but allows a variance to be included in the application package to allow for special circumstances. This requirement was also added to Microbusinesses that have a retail component.

**Planning Commission Inquiry No. 6.**

6. Additionally, the Commission asked that Staff bring back information what types of multiple permits are allowed to be on a single lot and how this is addressed in the ordinance.

The following statement addition was made to Section 19.504.Y.to address this concern:

**Y. Multiple Commercial Cannabis Activities may be allowed on the same lot provided the proposed uses are allowed in the zone classification and meet all requirements in this Article and State Law.**

This addition clarifies that multiple uses MAY be allowed on a lot provided that each use is allowed in the subject zoning classification and the combination of uses does not conflict with the ordinance or State Law.

**STAFF PROPOSED ORDINANCE REVISIONS PRESENTED AT THE JUNE 20, 2018 HEARING**

At the June 20, 2018 Planning Commission Public hearing Staff presented proposed edits and revisions to the Draft Ordinance No. 348.4862. These edits/revisions are completed in Attachment A and summarized below.

1. Added information within the ordinance findings Section 1 regarding the Medicinal and Adult-Use Cannabis Regulation and Safety Act (“MAUCRSA”).
2. In SECTION 19.504 PERMIT REQUIREMENTS FOR COMMERCIAL CANNABIS ACTIVITIES added the Zones M-R, M-R-A to the list of activities in prohibited zones. These zones were mistakenly left off of the list.
3. SECTION 19.504.I. was revised to read:  
“A Commercial Cannabis Activity operating as a Cannabis Retailer may be open to the public seven days a week only between the hours of 6:00 A.M. and 10:00 P.M.”
4. SECTION 19.504.Q. was revised to reflect current State Law as attached.
5. Requirements for greenhouses, hoop structures and other similar structures have been clarified in the draft ordinance.
6. SECTION 19.515.B. has been revised to read:  
“The minimum lot size for a Cannabis Manufacturing Facility shall be 10,000 square feet.”
7. SECTION 19.523.C. has been revised to read:  
“Unless permitted for Distribution, Cannabis Microbusiness Facilities shall not transport or store non-cannabis goods.”

**STAFF PROPOSED ORDINANCE REVISIONS SINCE THE JUNE 20, 2018 HEARING**

Staff has made further edits, clarifications and revisions to the draft ordinance since the June 20, 2018 hearing. Those edits, clarifications and revisions are reflected in Attachment A and some, more substantive changes are explained below.

1. SECTION 19.504.T. WASTE WATER was added to clarify waste water permit requirements.
2. SECTION 19.504.X. MATERIAL ALTERATIONS TO PREMISES was added to clarify the requirements if a permittee desires to make alterations to a permitted premises.
3. SECTION 19.504.Y. MULTIPLE COMMERCIAL CANNABIS ACTIVITIES was added to clarify the permitting of multiple uses on one lot is allowed, given that all proposed uses are allowed in the zoning classification and are allowed to be combined by State law.
4. SECTION 19.509.b.6.was revised to clarify the requirements for multiple indoor cannabis Cultivations.
5. SECTION 19.510.b.6.was revised to clarify the requirements for multiple mixed light cannabis Cultivations.
6. SECTION 19.511.G. was revised to remove the requirement for renewable energy for mixed light cultivation.
7. SECTION 19.511.I.4 was added to clarify that retail sales of cannabis and cannabis products is prohibited in the A-1, A-P, A-2 and A-D Zones.

A revised draft Ordinance No. 348.4862 is included herein as Attachment A in its entirety, and the following highlights some of the Staff recommended definitions, development standards and operational requirements:

**1. PROHIBITED ZONES:**

All Commercial Cannabis Activities are prohibited in the following in the R-R, R-R-O, R1, 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, WCR, WC-E W-2, R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A and MU Zones.

**2. TYPES OF CANNABIS ACTIVITIES DEFINED:**

- **Cannabis Cultivation.** Any activity involving the planting, growing, harvesting, drying, curing, grading or trimming of Cannabis.
- **Cannabis Wholesale 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 Wholesale Nursery may be considered outdoor, indoor or mixed-light cultivation.
- **Cannabis Retailer.** A facility where Cannabis, Cannabis products, or devices specifically for the use of Cannabis or Cannabis products are offered, either individually or in any

combination, for retail sale, including an establishment that delivers Cannabis and Cannabis products as part of a retail sale. Cannabis retailers may include mobile delivery but shall not include mobile dispensaries. Cannabis Retailers were formerly known as Cannabis dispensaries. Non storefront Cannabis Retailers are not open to the public. Store front Cannabis Retailers are open to the public.

- **Cannabis Microbusiness Facility.** A facility where an operator may be permitted for multiple commercial Cannabis activities under one permit. With a permit for a microbusiness, an operator is allowed to cultivate up to 10,000 square feet of indoor Cannabis, perform manufacturing activities with non-volatile solvents, act as a licensed distributor and a Cannabis retailer. The Cannabis Microbusiness must be permitted for at least three of the above activities.
- **Cannabis Manufacturing Facility (Non-Volatile).** A facility requiring a Type 6, State manufacturing license, that compounds Cannabis or Cannabis products either directly or indirectly or by extraction and/or infusion methods, or independently by means of chemical synthesis or by a combination of extraction and/or infusion and chemical synthesis, using non-volatile organic compounds, at a fixed location, that packages or repackages Cannabis or Cannabis products, or labels or relabels its containers. Cannabis manufacturing also includes any processing, preparing, holding, or storing of components and ingredients.
- **Type N Cannabis Manufacturing Facilities** only produce edible or topical products or other types of Cannabis products other than extracts or concentrate using infusion processes.
- **Type P Cannabis Manufacturing Facilities** only package or repackage Cannabis products or label or relabel the Cannabis product container or wrapper.
- **Cannabis Manufacturing Facility (Volatile).** A facility requiring a Type 7 state manufacturing license that processes, produces, prepares, propagates, holds, stores, packages, labels, or compounds Cannabis or Cannabis products either directly or indirectly or by extraction and/or infusion methods, or independently by means of chemical synthesis or by a combination of extraction and/or infusion and chemical synthesis, using volatile organic compounds, (ex: butane, hexane, pentane) at a fixed location, that packages or repackages Cannabis or Cannabis products, or labels or relabels its containers. Cannabis manufacturing also includes any processing, preparing, holding, or storing of components and ingredients.
- **Shared-Use Cannabis Manufacturing Facility** is primarily operated by a Non Volatile Manufacturer (Type 6), A Volatile Manufacturer (Type 7) or Type N Manufacturer who may lease or share space with the holder of a Type S (shared space only) State license. The conditional use permit will be issued to the primary operated as a shared use facility and be required to indicate numbers of and identify what uses will be included within the shared spaces.
- **Cannabis Distribution Facilities.** 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 Cannabis Retailers.

- **Cannabis Testing Facility.** A laboratory, facility, or entity that offers or performs tests of Cannabis or Cannabis products.

**3. TYPES OF CANNABIS ACTIVITIES PROHIBITED:**

- Outdoor cultivation of mature plants.
- Mobile Cannabis Retailers
- Drive-in or drive-through retail sales of Cannabis or Cannabis Products
- Cannabis Products sold or delivered by any means or method to any person within a motor vehicle.
- Any Commercial Cannabis Activity that is not expressly provided for in both an approved conditional use permit and a valid Cannabis license issued by the State.

**4. TYPES OF CANNABIS ACTIVITIES ALLOWED:**

**CANNABIS CULTIVATION**

- A. Lots permitted for Cannabis Cultivation operations shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
  - B. All Cannabis Cultivation activities that utilize artificial light are required to address the energy demand for their cultivation by providing on-site renewable energy generation designed to have a generation potential equal to or greater than 20-percent of the anticipated energy demand.
  - C. All Cannabis Cultivation operations shall include adequate measures that minimize use of water for cultivation on the lot. Water conservation measures, water capture systems, or grey water systems shall be incorporated into the operations in order to minimize use of water where feasible.
  - D. All Cannabis Cultivation structures, including buildings, greenhouses, hoop structures, etc. shall be subject to building permit requirements.
  - E. For the purposes of Cannabis Cultivation in the unincorporated area of Riverside County, Cannabis is not considered 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.
- **Indoor Cannabis Cultivation,** is allowed as follows and shall be within a fully enclosed building and be setback from lot lines and rights-of-ways 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.

- Specialty Cottage Indoor Cannabis Cultivation, up to 500 square feet of canopy area is allowed in the following zones: C-1/C-P, C-P-S, I-P, M-SC, M-M, MH, A-1, A-P, A-2 and A-D.
- Specialty Indoor Cannabis Cultivation, up to 5,000 square feet of canopy area is allowed in the following zones: C-1/C-P, C-P-S, I-P, M-SC, M-M, MH, A-1, A-P, A-2 and A-D.
- Small Indoor Cannabis Cultivation, up to 10,000 square feet of canopy area is allowed in the following zones: C-1/C-P, C-P-S, I-P, M-SC, M-M, MH, A-1, A-P, A-2 and A-D.
- Medium Indoor Cannabis Cultivation, up to 22,000 square feet of canopy area is allowed in the following zones: I-P, M-SC, M-M and M-H.
- **Mixed Light Cannabis Cultivation**, is allowed as follows and shall be within hoop structures, greenhouses and other similar structures and be setback from lot lines and rights-of-ways a minimum of 50 feet. When a Mixed Light Cannabis Cultivation facility is located adjacent to a residentially zoned lot the minimum setback shall be 100 feet.
  - Specialty Cottage Mixed Light Cannabis Cultivation, up to 2,500 square feet of canopy area, on lots one gross acre or more, is allowed in the following zones: A-1, A-P, A-2 and A-D.
  - Specialty Mixed Light Cannabis Cultivation, up to 5,000 square feet of canopy area, on lots one-and one half gross acre or more, is allowed in the following zones: A-1, A-P, A-2 and A-D.
  - Small Mixed Light Cannabis Cultivation, up to 10,000 square feet of canopy area, on lots two and one-half gross acre or more, is allowed in the following zones: A-1, A-P, A-2 and A-D.
  - Medium Mixed Light Cannabis Cultivation, up to 22,000 square feet of canopy area, on lots five acres or more, is allowed in the following zones: A-1 and A-2.

### **CANNABIS WHOLESALE NURSERIES**

- A. Lots permitted for Cannabis Wholesale Nurseries shall not be located within 600 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
- B. Mature Cannabis Plants as defined by the California Department of Food and Agriculture are not allowed to be grown, kept, stored or sold at any Cannabis Wholesale Nursery.
- C. No other Commercial Cannabis Activity shall be allowed on a lot that has an approved conditional use permit for a Cannabis Wholesale Nursery.

- D. Cannabis Wholesale Nurseries that utilize artificial light are required to address the energy demand for their cultivation by providing on-site renewable energy generation designed to have a generation potential equal to or greater than 20-percent of the anticipated energy demand.
- E. Cannabis Wholesale Nurseries shall include adequate measures that minimize use of water for cultivation on the lot. Water conservation measures, water capture systems, or grey water systems shall be incorporated into the operations in order to minimize use of water where feasible.
  - **Cannabis Wholesale Nurseries**, are allowed as follows and may be outdoors, indoors or mixed light and shall be setback from lot lines and rights-of-ways a minimum of 50 feet.
    - Outdoor Cannabis Wholesale Nurseries, on lots one gross acre or more, are allowed in the following zones: A-1, A-P, A-2 and A-D.
    - Indoor Cannabis Wholesale Nurseries are allowed in the following zones: I-P, M-SC, M-M and M-H.
    - Mixed Light Cannabis Wholesale Nurseries, on lots one gross acre or more, are allowed in the following zones: A-1, A-P, A-2 and A-D.

#### **CANNABIS MANUFACTURING FACILITIES**

- A. Lots permitted for Cannabis Manufacturing Facilities shall not be located within 600 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
- B. Cannabis Manufacturing Facilities shall not manufacture Cannabis edible products in the shape of animals, people, insects, or fruit.
- C. The minimum lot size for a Cannabis Manufacturing Facility lot shall be 10,000 square feet.
  - **Non-Volatile Cannabis Manufacturing Facilities**, requiring a Type 6 State license, are allowed in the following zones: I-P, M-SC, M-M and M-H and must comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.
  - **Type N Cannabis Manufacturing Facilities**, requiring a Type N State license are allowed in the following zones: I-P, M-SC, M-M and M-H and must comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.
  - **Type P Cannabis Manufacturing Facilities**, requiring a Type N State license are allowed in the following zones: I-P, M-SC, M-M and M-H and must comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.



- **Volatile Cannabis Manufacturing Facilities**, requiring a Type 7 State license, are allowed in the following zones: I-P, M-SC, M-M and M-H and must comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be ~~40~~25 feet.

### **CANNABIS TESTING FACILITIES**

- A. Lots permitted for Cannabis Testing Facilities shall not be located within 600 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
- B. Cannabis Testing Facilities shall be required to conduct all testing in a manner pursuant to Business and Professions Code Section 26100 and shall be subject to State and local law and regulations.
- C. No other Commercial Cannabis Activity shall be allowed on a lot that has an approved conditional use permit for a Cannabis Testing Facility.
- D. All Cannabis Testing Facilities shall comply with the setback and lot size standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.
  - **Cannabis Testing Facilities**, are allowed in the following zones: C1/C-P, C-P-S, I-P, M-SC, M-M, and M-H.

### **CANNABIS RETAILER**

- A. Lots permitted for Cannabis Retail Facilities shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
- B. Cannabis Retailers – Storefront and Non-Storefront shall comply with the setback and lot size standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 40 feet.
- C. Mobile Cannabis Retailers are prohibited in all zone classifications.
- D. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled.
- E. Entrances into the retail location of a Cannabis Retailer that possess an A-License and a M-License from the State shall be separate and distinct from each other and proper signage shall be placed at each entrance indicating that no one under the age of 18 shall be allowed entrance into the M-Licensed retail location and no one under the age of 21 shall be allowed entrance into the A-Licensed retail location.

- F. 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.
- G. Cannabis Retailers with an approved conditional use permit may provide deliveries of Cannabis Products consistent with State law.
  - o **Cannabis Retailers**, are allowed in the following zones: C-1/C-P, C-PS, I-P, M-SC, M-M and M-H.

#### **CANNABIS DISTRIBUTION FACILITIES**

- A. Lots permitted for Cannabis Distribution Facilities shall not be located within 600 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
- B. Cannabis Distribution Facilities shall comply with the setback and lot size standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet.
- C. Cannabis and Cannabis Products shall only be transported between permitted and licensed Commercial Cannabis Activities.
- D. Cannabis Distribution Facilities shall ensure that appropriate samples of Cannabis or Cannabis Products are tested by a permitted and licensed testing facility prior to distribution and shall maintain a copy of the test results in its files.
- E. Cannabis Distribution Facilities shall not be open to the public.
  - o **Cannabis Distribution Facilities**, are allowed in the following zones: are allowed in the following zones: C-1/C-P, C-PS, I-P, M-SC, M-M and M-H.

#### **CANNABIS MICROBUSINESS FACILITIES**

- A. Lots permitted for Cannabis Microbusiness Facilities shall not be located within 600 feet of any Child Day Care Center, K-12 school, public park, or Youth Center unless the permit includes a retail component, which then requires a 1,000 foot separation from any Child Day Care Center, K-12 school, public park, or Youth Center.

- B. All Cannabis Microbusiness Facilities shall comply with the setback standards for the zone classification they are located in, except when adjacent to a residential zone where the minimum setback from the residentially zoned lot lines shall be 25 feet. In the event that a Cannabis Microbusiness Facility includes retail sales of Cannabis, then the minimum setback from residentially zoned lot lines shall be 40 feet.
- C. Cannabis Microbusiness Facilities shall comply with the operational requirements apply to the specified uses authorized by the approved conditional use permits, and the water and energy conservation standards as applicable to Cannabis Microbusiness Facilities that includes cultivation.
  - o **Cannabis Microbusiness Facilities**, are allowed in the following zones: C-1/C-P, C-P-S, I-P, M-SC, M-M and M-H, except in the instance that a Cannabis Microbusiness includes manufacturing uses where such Cannabis Microbusiness is allowed in the I-P, M-SC, M-M and M-H zones.

**TEMPORARY CANNABIS EVENT**

- A. The Planning Director shall approve an application for a temporary Cannabis event permit if certain criteria are met, including but not limited to the following:
  - B. Lots permitted for Cannabis Microbusiness Facilities shall not be located within 1,000 feet of any Child Day Care Center, K-12 school, public park, or Youth Center.
  - C. The temporary Cannabis event will take place on County Fair property or District Agricultural Association property.
  - D. The temporary Cannabis event will not occur during the hours of 12:00 a.m. to 6:00 a.m.
  - E. The temporary Cannabis event is setback a minimum of 100 feet from lot lines.
  - F. The sale or consumption of alcohol or tobacco is not allowed at the location of the temporary Cannabis event.
  - G. Access to the area(s) where sale or consumption of Cannabis occurs is restricted to persons 21 years of age or older.
- 5. PERMIT REQUIREMENTS:**
- All Cannabis related activities are subject to, but not limited to, the following requirements:
    - o Obtain a Conditional Use Permit from the County
    - o Enter into a Development Agreement with the County (Requires Board approval)
    - o Obtain the applicable State license(s)
    - o Operate in a manner that prevents nuisance odors from being detected offsite

- Implement sufficient security measures to deter and prevent the unauthorized entrance into areas containing Cannabis or Cannabis Products and to deter and prevent the theft of Cannabis or Cannabis Products at the Commercial Cannabis Activity
- 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
- Obtain a 'Will Serve' letter from the applicable water purveyor, indicating agreement to supply water for the Commercial Cannabis Activity
- Comply with all applicable local and State laws, ordinances and regulations including, but not limited to:
  - The California Environmental Quality Act
  - Building Codes
  - Fire Codes
  - Riverside County Ordinance No. 457
  - Riverside County Ordinance No. 657
  - Airport Land Use Compatibility Plans
  - Weights and measures regulations
  - Track and trace requirements
  - Pesticide use
  - Water quality
  - Storm water discharge
  - The grading of land

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to Senate Bill 94, the Medical Cannabis Regulation and Safety Act (MCRSA), which exempted from the California Environmental Quality Act, until July 1, 2019, the adoption of a specified ordinance, rule, or regulation by a local jurisdiction that requires discretionary review and approval of permits, license, or other authorizations to engage in commercial Cannabis activity. All commercial Cannabis activities will be subject to obtaining discretionary land use approval, and accordingly this project has been determined to be generally exempt from the California Environmental Quality Act (CEQA) pursuant to Section 26055(h) of the California Business and Professions Code.

**ADOPT** Ordinance No. 348.4857, dated July 18, 2018 based upon the findings and conclusions incorporated in the staff report.

## PROJECT DATA

**Land Use and Zoning:** This Ordinance applies to the entire unincorporated area of the County of Riverside.

## PROJECT BACKGROUND AND ANALYSIS

### Background:

Cannabis was first legalized for medical use in 1996 with the passage of Proposition 215, known as The Compassionate Use Act of 1996. The passage of this act exempted patients and defined caregivers who possessed or cultivated marijuana (Cannabis) for medical treatment, recommended by a physician, from criminal laws which otherwise prohibit possession or cultivation of Cannabis.

In 2004, the California Legislature enacted Senate Bill 420 to clarify the scope of Proposition 215, and to provide qualifying patients and primary caregivers who collectively or cooperatively cultivate marijuana for medical purposes with a limited defense to certain specified State criminal statutes.

In October 2006, the Riverside County Board of Supervisors adopted Ordinance No. 348.4423 prohibiting medical marijuana dispensaries in all zone classifications. Then, in May 2015, the Board adopted Ordinance No. 348.4802 clarifying that marijuana cultivation is also prohibited in all zone classifications. That same year in June 2015, the board adopted Ordinance No. 925 declaring marijuana cultivation to be public nuisance and prohibited in the unincorporated areas of the County of Riverside.

In September 2015, California enacted the Medical Cannabis Regulation and Safety Act (MCRSA), which consisted of three separate bills. The approval of this act crafted a comprehensive licensing and regulatory framework for the cultivation, manufacture, transportation, storage, distribution, and sale of medical Cannabis. Additionally, MCRSA added a section to the Business and Professions Code authorizing counties that choose, to impose a tax on specified Cannabis activities.

Approximately a year later, on June 27, 2016 Governor Jerry Brown signed SB 837, changing the term “marijuana” to “Cannabis” and renaming the Medical Cannabis Regulation and Safety Act (MCRSA).

That same year, on November 8, 2016, California voters passed Proposition 64, the Adult Use of Marijuana Act (AUMA). AUMA immediately legalized the use and cultivation of Cannabis for personal consumption (allowing of 6 plants for personal use) and legalized the commercialization and taxation of Cannabis, including medical Cannabis, beginning January 1, 2018. Additionally, AUMA allowed the Legislature to adopt laws to license and tax commercial Cannabis activities; and permitted local control of adult use Cannabis land uses and reasonable regulation of personal cultivation (6 plants for personal use).

The Board of Supervisors held a workshop on March 21, 2017, to discuss the Adult Use of Marijuana Act (Proposition 64 or "AUMA"). At the conclusion of the workshop, Supervisors Jeffries and Washington were appointed by the Chairman as an ad-hoc committee to work with the County Executive Office and County departments to study and develop options for the Board to consider regarding Cannabis businesses and Cannabis activities.

Then, on June 27, 2017, the Governor approved Senate Bill 94, the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA). This bill consolidates provisions from MCRSA and AUMA and creates one regulatory system for commercial Cannabis activity. The new system under MAUCRSA prioritizes consumer safety, public safety and tax compliance.

Commercial Cannabis activities are currently prohibited in the unincorporated areas of Riverside County. Despite a County prohibition of commercial Cannabis activities, multiple dispensaries and cultivation activities have been established within unincorporated areas of the County. Research of existing retail establishments has shown that there are also several active retail storefronts in the unincorporated area. Although the exact number is unknown, multiple reports of outdoor, hoop structure, and indoor cultivation operations have also been reported. Costs associated to truly enforce a full ban of Cannabis activities in Riverside County would be high. There is no current identified funding source to support the costs associated with enforcement activities and accordingly Riverside County has had limited success in enforcing such activity. Additionally, the decriminalization of Cannabis in California has shifted the methods and staffing required for enforcement action against those operating outside of local jurisdictional regulations.

Knowing that Cannabis is a rapidly growing business industry and is currently occurring illegally in the County today, an enforcement strategy is necessary to effectively contain this industry in the community. However, the Board Ad Hoc Committee recognized that funding to properly enforce these business activities must be identified. In an effort to provide both, a regulatory framework for commercial Cannabis to legally operate within the County and a revenue source for enforcement against Cannabis operators acting outside of such a regulatory framework, on August 29, 2017, at the recommendation of the Board Ad Hoc Committee, the Board of Supervisors, at an open public meeting, directed staff to bring forward ordinance amendments or a new ordinance 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 ordinances within the jurisdictional boundaries of Riverside County.

Given the dynamic landscape surrounding this issue most recently, on March 20, 2018, at the request of the Board Ad Hoc Committee, Staff presented the Board with an update to discuss progress on a regulatory framework for Cannabis related businesses. It was critical to determine if the Board desired staff to continue to work on development of an ordinance and if so provide staff with policy direction on the regulatory requirements to be contained in the ordinance. Recommendations were also presented to the Board that included:

- What Cannabis related businesses should be allowed to be permitted in the unincorporated areas of Riverside County, including cultivation (indoor and mixed light while prohibiting, outdoor), manufacturing/processing, testing, distributing, and retail sales of Cannabis and Cannabis products.
- Where Cannabis related businesses should be allowed to be permitted and buffers to existing sensitive receptors.
- Implementing a phase-in program and a temporary limit on first year permits so that the County can consider and process applications in an orderly manner.

The Board Ad Hoc Committee also asked the Board to consider what approach Riverside County should take in generating revenue from Cannabis related businesses, taxes or development agreements.

At the March 20, 2018 Board meeting the Board voted to direct staff to continue to work on development of an ordinance, based on the Staff's update and report and to bring a Request for Proposal (RFP) and development agreement process forward for their consideration.

Although licenses issued by the State for cultivators, manufacturers, retailers, distributors, microbusinesses, testing laboratories are now in effect as of January 1, 2018 and businesses can begin operating in California's newly-legal commercial Cannabis market, local approval is required for a State license to be issued. Depending on the number and timing of public hearings on this ordinance and if an ordinance is ultimately adopted by the Board, Staff estimates that no Commercial Cannabis Activity Permits will make it through the entire approval process until at least June of 2019.

### **Analysis:**

The County may consider regulating and permitting a variety of commercial Cannabis activities. The State Cannabis license types are independent from each other as well as the proposed 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, Cannabis cultivation, nurseries, manufacturing, retail sales, microbusinesses, distribution, testing and temporary events. Each activity brings unique challenges, concerns and impacts. The discussion below highlights many of these unique challenges, concerns and impacts that Staff considered in the creation of the proposed ordinance, concentrating on Cannabis Cultivation and retail sales.

### **CULTIVATION**

Cultivation refers to any activity that involves the planting, growing, harvesting or processing (drying, curing, grading, trimming) of Cannabis. The Cannabis growing categories, that can be considered include, outdoor, indoor, and mixed light. The California Department of Food and Agriculture ("CFDA") is the licensing authority for Cannabis Cultivation in California. 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 under a single medium license 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 medium license to 43,560 sf until at least the year 2023 when they may be issuing large cultivation licenses. Ambiguous regulations currently exist with regards to cultivation canopy limits. The CDFA regulations, while limiting one (1) person to one (1) Medium Outdoor, or one (1) Medium Indoor, or one (1) Medium Mixed-Light License until January 1, 2023, has remained specifically silent on small cultivation licenses. Therefore, one licensee could obtain multiple specialty or small licenses and allow for their cultivation size to exceed the one acre medium license requirement. Prior to the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) the CFDA released their medical regulations under the MCRSA (now withdrawn), they placed a four acre statewide cap on plant canopy for cultivators, which cap is now gone under MAUCRSA. Further, the environmental impact report (EIR), for the CFDA Cultivation Licensing Program included a one acre cap in some impact analyses and requirements. But when the CFDA released recent regulations, no cap existed. In addition, in January, California's largest Cannabis farmer organization filed a lawsuit against the CFDA, claiming that the new regulations create a loophole that could allow multiple cultivation licenses and allow for an applicant's grow size to exceed one acre. It appears that Legislators are set to have committee hearings soon where they plan to discuss the cultivation cap. Regulating Cannabis Cultivation could be difficult with the current unknowns related to maximum canopy size on one lot. The potential conflicts above could lead to early regulatory revisions and potential downgrading of allowable permit limits, therefore a careful approach to cultivation canopy limits is prudent. Due to the ambiguity, a recommended one acre maximum for any cultivation type is included in the proposed ordinance at this time.

Careful consideration should be given to the direct and indirect impacts when considering allowing a new land use of any type, especially one that carries with it, unique characteristics related to security, access to children, invasive lighting, and the potential to convert prime food crop farmland to Cannabis Cultivation, due the high value of the Cannabis product. Permitting Cannabis Cultivation brings with it a number of other impacts and requirements that could be cost prohibitive for some to mitigate; for instance, intricate heating, air and ventilation systems, elaborate security systems and screening of the cultivation site. Cannabis Cultivation also uses electricity in many ways, but some of the more common usages per cultivation category are, irrigation, security, artificial lighting, air conditioning, dehumidification and ventilation.

Agricultural lands seem to be a logical option for cultivation activities, particularly outdoor and mixed-light cultivation. But agricultural lands are of great importance and carry many regulatory protections to ensure continued stability and productivity. Riverside County's agricultural lands offer a combination of prime soils, well-suited topography, and availability of water making these lands very attractive to Cannabis Cultivation.

The proposed ordinance distinguishes Cannabis from other agricultural crops or commodities due its unique nature as a controlled substance, requiring increased security measures and the use of artificial lighting in indoor growing environments. Cannabis Cultivation activities require local land approval as well as a State license, unlike other agricultural crops or commodities. Cannabis Cultivation structures, unlike traditional agricultural structures, will be subject to building review and application requirements. As such, all land use regulations that apply to Cannabis are grouped together separately from other agricultural uses in the Land use Ordinance.



Riverside County's under Ordinance No. 625, the "Right to Farm" Ordinance, which is intended to conserve and protect agricultural operations from being considered a nuisance to non-farmers and to balance the rights of farmers to produce food and other agricultural products with the rights of non-farmers who own, occupy, or use land within or adjacent to agricultural areas. California defines medicinal and recreational Cannabis as an agricultural product. However, this identification as an agricultural product is limited to the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA). The identification as an agricultural product does not have to extend to other regulations. For example, Staff recommends that Cannabis not be considered protected as an agricultural crop with respect to Ordinance No. 625 or be considered for permits within Agricultural Preserves or Williamson Act properties. Ordinance No. 509, relating to Agricultural Preserves, and Ordinance No. 625 also include policies that protect agricultural land primarily for production or future agricultural use. If the proposed amendment to Ordinance No. 348 is approved by the Board these ordinances should be carefully reviewed for all local regulations and ordinance amendments prepared to reflect the findings of those reviews.

Riverside County Ordinance No. 348 includes eight agricultural zones with some distinctions between the eight zones as discussed below. Other zones were examined for the potential to include Cannabis Cultivation as a use. The following highlights the potential for Cannabis Cultivation by zone:

### **Residential Zones**

Cannabis Cultivation brings with it many potential impacts that make it incompatible with residential land uses. Odors that emanate from the plant itself, special lighting required in mixed-light cultivation, required operations that would allow for securing a canopy from theft and exposure to youth, noise, bud tending operations and waste, are some of these incompatible impacts and activities. These impacts would affect the quality of life in a residential setting and therefore, permitting Cannabis Cultivation is not recommended in residential zones. Consideration was given to the potential for allowing some cultivation within the R-R, Rural Residential Zone and the W-2, Residential Controlled Development Zone, and the R-A, Residential Agriculture Zone as these zones allow for some agricultural uses and tend to be applied to many large properties throughout the unincorporated County lands.

### **R-R (Rural Residential Zone)**

This Zone allows for a variety of uses including but not limited to single family residences, nurseries, orchards, field and tree crops, the grazing of cattle and farm stock and other animals, farms for the keeping and breeding of animals, planned residential developments, limited public utility uses, home occupations. With a Plot Plan Use Permit, other uses that could be permitted include; commercial and noncommercial fishing lakes, guest ranches and motels, educational institutions, libraries, golf, tennis, polo or country clubs, feed and grain sales, places of religious worship, and garden supply stores, public parks and playgrounds and child day care centers. With the approval of a Conditional Use Permit further uses that could be permitted include; airport or landing field, auto wrecking yards, commercial fairgrounds, commercial stables and riding academies, bars/cocktail lounges, retail pharmacies, other miscellaneous commercial and manufacturing uses. Given the substantial area of the County zoned R-R, (about \*492,000 acres), consideration could be given to allowing Cannabis Cultivation in this zone. However, the primary use for these lands is residential with associated small commercial uses meant for rural living and a large amount of these areas have been developed with these uses, scattered throughout the

County. The fact that the R-R Zone allows minor agricultural uses was considered, however, these uses do not require a discretionary permit and are therefore, allowed by right, Cannabis Cultivation is not similar to those uses. Furthermore, much of the R-R Zone possesses General Plan land uses of Conservation Habitat, Rural Mountainous and Open Space Rural. These land uses are generally not compatible with commercial agricultural uses and therefore would generally be incompatible with Cannabis Cultivation. Staff recommends that Cannabis Cultivation of all types be prohibited in the Rural Residential Zone.

**R-A (Residential Agriculture Zone)**

This is primarily a residential Zones that allows for small family agricultural uses. This Zone allows for a variety of uses including but not limited to single family residences, one-family mobile homes, field and tree crops, planned residential developments, limited public utility uses, home occupations, the noncommercial keeping of horses, cattle, sheep, and goats, poultry, crowing fowl and rabbits for the use of the occupants of the premises only, wholesale nurseries, greenhouses, orchard, aviaries, apiaries, berry and bush crops, and vegetable, flower and herb gardening on a commercial scale; the drying, packing and processing of fruits (other than canning), nuts, vegetables and other horticultural products, The raising or breeding of guinea pigs, parakeets, chinchillas, or other similar small fowl or animals (excluding crowing fowl), the grazing of sheep and the outside storage of materials (depending on lot size). With a Plot Plan Use Permit, other uses that could be permitted include; Beauty shops, public parks, playgrounds and golf courses and child day care centers. With the approval of a Conditional Use Permit further uses that could be permitted include; mobile home parks. Given the area of the County zoned R-A, (about \*139,000 acres), consideration could be given to allowing Cannabis Cultivation in this zone. However, a large amount of these areas have been developed with residential uses scattered throughout the County, and the primary use for these lands is residential and small agricultural uses meant for rural living. The fact that the R-A Zone allows minor agricultural uses was considered, however, these uses do not require a discretionary permit and therefore, allowed by right, Cannabis Cultivation is not similar to those allowed uses and many of these areas are exhibit residential uses. Staff recommends that Cannabis Cultivation of all types be prohibited in the Residential Agriculture Zone.

**W-2 (Controlled Development Areas)**

This Zone allows for a variety of uses depending on the size of the zoned property. In the W-2 Zone lots under one acre allow for uses that include but are not limited to single family residences, field and tree crops, and greenhouses used for the purposes of propagation. For lots greater than 20,000 square feet in area and at least 100-feet wide the noncommercial keeping of horses is allowed in this zone. Other allowed uses include Home occupations. The outside storage of materials is allowed in limited circumstances. On lots greater than one acre in area allowed uses include single family residences, public and private water works facilities, agricultural uses allowed on smaller lots in this zone, as well as nurseries and processing of agricultural products and the grazing of cattle and other farm animals. With a Plot Plan Use Permit, other uses that could be permitted in this zone include; guest ranches, educational institutions, places of religious worship, libraries, tennis and polo clubs and child day care centers. With the approval of a Conditional Use Permit further uses that could be permitted include; Airports or landing fields, commercial fairgrounds, cemeteries, dune buggy parks, hunting clubs, race tracks, recreational vehicle parks, rodeo arenas, commercial stables and riding stables, trailer and boat storage, auction houses and yards, large and small animal hospitals and solar power plants. A large number of W-2 zoned lands, about \*584,000 acres, exist in the unincorporated area of the County. Although there is an

abundance of Controlled Development Zoned property in the County, much of that land is sandwiched between BLM, Joshua Tree National Park and Tribal property, developed with residential uses and in areas too remote and steep to allow for the needed infrastructure to support Cannabis Cultivation. Much of those properties also exhibit General Plan Land Uses that are incompatible with Cannabis Cultivation. Permitting Cannabis Cultivation in the W-2 Zone is not recommended by Staff.

**C-1/C-P (General Commercial Zone) & C-P-S (Scenic Highway Commercial Zone)**

These zones allow for a large variety of brick and mortar commercial uses, including but not limited to retail sales, gasoline service stations, hotels, bars, cocktail lounges, tobacco shops and pool halls, with the approval of a plot plan use permit. Outdoor or mixed light cultivation are not appropriate for these zones but permitted indoor cultivation uses, subject to strict development standards, could be considered. Further, outdoor and mixed-light cultivations are not appropriate for these zones due to the nature of the allowed uses and locations of these types of zones. There is about \*1,000 acres of C-1/CP Zoned property and approximately \*2,400 acres of property zoned C-P-S, County wide. If indoor Cannabis Cultivation is considered in these zones, appropriate lot sizes that allow for the necessary parking and setbacks, availability of water and power, as well as the ability to makes necessary infrastructure improvements, similar to any other commercial use must be considered. Staff recommends that Specialty Cottage, Specialty and Small indoor cultivation be considered in the C-1/C-P and C-P-S Zones.

**C-T (Tourist Commercial Zone)**

This Zone allows for a variety of tourist related commercial uses with an approved plot plan use permit, including, automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption, automobile sales, truck sales, new and used, restaurants, drive-in restaurants, bars, curio shops, gift shops, sign, on-site advertising, hotels, motels, dwelling bed and breakfasts, places of religious worship and child day care centers. Cultivation is not appropriate in this zone given the nature of tourist related uses. There is currently limited acreage zoned C-T in the unincorporated County area, less than \*90 acres. Care should be taken to expand permitted land uses on this property with tourist related uses, therefore, permitting cultivation of any type is not recommended.

**C-R (Rural Commercial Zone)**

The C-R Zone is intended to allow for small-scale commercial uses in the outlying areas of the County along rural highways for the convenience of residents and travelers, and because the development standards for these commercial uses should reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future. Because properties exhibiting this zone are currently limited in number, are necessary to provide much needed neighborhood commercial uses and are located along rural highways, permitting Cannabis Cultivation of any type in the C-R Zone is not recommended.

**C-O (Commercial Office Zone)**

The C-R Zone is intended to fulfill a need in the County of for a zone classification designed to provide areas where primarily professional and administrative offices and related uses may be located. It is the intent that this zone classification ensures that such uses are well designed and landscaped to be harmonious and compatible with surrounding land uses. The following uses are examples of those allowed with an entitled plot plan use permit; administrative and professional offices, including but not limited to

business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale, art galleries, libraries, museums, banks, financial institutions, employment agencies, parking lots and parking structures, pharmacies incidental to a professional office building, tourist information centers, day care centers, and places of religious worship. With the approval of a conditional use permit some of the allowable uses are clinics, including but not limited to medical, dental and chiropractic, health and exercise centers, provided all facilities are located within an enclosed building, hotels, resort hotels and motels, laboratories, film, dental, medical, research or testing, restaurants, not including drive-in or take-out restaurants, studios for professional work in or teaching of any form of fine arts. Given the intended purpose of the C-O Zone Cannabis Cultivation is not recommended for this zone.

### **I-P (Industrial Park Zone)**

With a plot plan use permit a variety of industrial and manufacturing related uses, for example; food, Lumber, Wood, and Paper products, textile and leather products, chemical and glass products, metal and electrical products, transportation industries, warehousing and distribution, including mini-warehouses, cold storage facilities, telephone exchanges and switching equipment, post offices, and fire and police stations. Commercial services uses include, banks and financial institutions, laboratories, film, medical, research, or testing centers, office equipment sales and service, and offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering. Cultivation is not appropriate with the possible exception of permitted indoor cultivation uses, subject to strict development standards. There is about \*2,000 acres of I-P zoned property in the unincorporated area of the County. Appropriate lot sizes that allow for the necessary parking and setbacks, availability of water and power, as well as the ability to makes necessary infrastructure improvements, similar to any other industrial use must be considered if indoor Cannabis Cultivation is considered in this zone. Staff recommends that indoor cultivation of all types be considered in the I-P Zone.

### **M-SC (Manufacturing-Service Commercial Zone)**

The intent of this zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base, provide the necessary improvements to support industrial growth, insure that new industry is compatible with uses on adjacent lands; and to protect industrial areas from encroachment by incompatible uses that may jeopardize industry. This Zone allows for agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring. With the approval of a plot plan use permit a variety of industrial and manufacturing uses are allowed. These uses include; food products, textile products, lumber, wood, paper and leather products, chemicals, stone, clay, glass and concrete products. The following commercial services uses are also allowed; banks and financial institutions, gasoline and diesel service stations, not including the concurrent sale of beer wine for off-premises consumption, laboratories, film, medical, research, or testing centers, office equipment sales and service, offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering, parking lots and parking structures, restaurants and other eating establishments, building materials sales yard, places of religious worship and day care centers. The following use are allowed with the approval of a conditional use permit; meat packing plants, not including slaughtering or rendering of animals, cemeteries, crematories, and mausoleums, paper storage and recycling, not within a building, brewery, distillery, or winery, acid and abrasives manufacturing, recycling of wood, metal, and construction wastes,

natural gas storage, above ground, disposal service operations, not including transfer stations, solar power plant on a lots 10 acres or larger and parolee-probationer homes.

There is about \*4,800 acres of M-SC zoned property in the unincorporated area of the County. Given the intent of this zone and its purpose to protect industrial and manufacturing areas from encroachment by incompatible uses that may jeopardize industry, cultivation is not appropriate with the possible exception of permitted indoor cultivation uses. Strict development standards that allow for the necessary odor control, security, availability of water and power, as well as the ability to make necessary infrastructure improvements, similar to any other industrial use, must be considered if indoor Cannabis Cultivation is considered. Staff recommends that indoor cultivation of all types be considered in the M-SC Zone.

**M-M (Manufacturing-Medium Zone)**

The intent of this zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base, provide the necessary improvements to support industrial growth, insure that new industry is compatible with uses on adjacent lands; and to protect industrial areas from encroachment by incompatible uses that may jeopardize industry. This zone allows for agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring. Some industrial and manufacturing uses that are permitted provided a plot plan is approved are: food products, textile products, lumber and wood products, paper products, chemicals, rubber, leather products, stone, concrete, glass, metal, machinery, transportation related industries, laboratories, mini warehouses, warehousing and distribution, cold storage, breweries, distilleries, wineries and contractor storage yards. Allowable service and commercial uses include; banks, gas and diesel service stations, laboratories, testing centers, offices professional sales and service, dental, parking lots, restaurants, vehicle and motorcycle repair, health and exercise centers, religious places of worship, truck and car washes, building materials supply, nurseries and garden supply, child daycare centers, car and truck washes. Mobile home sales lots and feed and grain sales. With the approval of a conditional use permit, examples of allowable uses are; Auto wrecking yards, cotton ginning, acid and abrasives manufacturing, fertilizer production, above ground petroleum and bulk fuel storage, concrete match plants, airports, dump sites, swap meets, recycling processing facilities and solar power plants.

There is about \*2,550 acres of M-M zoned property in the unincorporated area of the County. Given the intent of this zone and its purpose to protect industrial and manufacturing areas from encroachment by incompatible uses that may jeopardize industry, cultivation may not be appropriate with the possible exception of permitted indoor cultivation uses. Strict development standards that allow for the necessary odor control, security, availability of water and power, as well as the ability to make necessary infrastructure improvements, similar to any other industrial use, must be considered if indoor Cannabis Cultivation is considered. Staff recommends including indoor cultivation be considered in the M-M Zone.

**MH (Manufacturing-Heavy Zone)**

The intent of this zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base, provide the necessary improvements to support industrial growth, insure that new industry is compatible with uses on adjacent lands; and to

protect industrial areas from encroachment by incompatible uses that may jeopardize industry. This zone allows for agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring. Some industrial and manufacturing uses that are permitted provided a plot plan is approved are: food products, textile products, lumber and wood products, paper products, chemicals, rubber, leather products, stone, concrete, glass, metal, machinery, transportation related industries, laboratories, mini warehouses, warehousing and distribution, cold storage, breweries, distilleries, wineries and contractor storage yards. Allowable service and commercial uses include; banks, gas and diesel service stations, laboratories, testing centers, offices professional sales and service, dental, parking lots, restaurants, vehicle and motorcycle repair, health and exercise centers, religious places of worship, truck and car washes, building materials supply, nurseries and garden supply, child daycare centers, car and truck washes. Mobile home sales lots and feed and grain sales. With the approval of a conditional use permit, examples of allowable uses are; Auto wrecking yards, cotton ginning, acid and abrasives manufacturing, fertilizer production, above ground petroleum and bulk fuel storage, petroleum refineries, concrete match plants, airports, dump sites, swap meets, recycling processing facilities, processing and rendering of fats and oils and solar power plants.

There is about \*9,500 acres of M-H zoned property in the unincorporated area of the County. Given the intent of this zone and its purpose to protect industrial and manufacturing areas from encroachment by incompatible uses that may jeopardize industry, cultivation may not be appropriate with the possible exception of permitted indoor cultivation uses. Strict development standards that allow for the necessary odor control, security, availability of water and power, as well as the ability to make necessary infrastructure improvements, similar to any other industrial use, must be considered if indoor Cannabis Cultivation is considered. Staff recommends that indoor cultivation of all types be considered in the M-H Zone.

### **M-R (Mineral Resources)**

This zone allows for agricultural use of the soils for crops, orchards, grazing and forage, electric and gas distribution, transmission substations, telephone and microwave stations, water well and any use appurtenant to the storage and distribution of water, riding and hiking trails, recreation lakes, and camp grounds. With a permit to conduct surface mining operations, pursuant to Ordinance No. 555, uses allowed include; Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay gypsum, limestone and metallic ores, rock crushing plants, aggregate washing and concrete batching plants. Accessory uses, incidental to a permitted use include; retail and wholesale distribution of materials produced on the site, storage of trucks and excavating vehicles, storage of materials and machinery used in the operation, scales and weighing equipment, offices and maintenance shop structures, including use of mobile homes. The following uses are permitted provided a conditional use permit has been granted; sewage sludge/organic waste composting facilities and solar power plant.

Most of the M-R zoned property in the unincorporated area of the County is occupied by existing or reclaimed mining operations. Cannabis Cultivation should be prohibited of the County that are Classified by the State as having a Mineral Resource Classification of MRZ-2 (Areas of Known Mineral Resource Significance) as well as areas Designated by the State as being of regional or statewide significance.

The locations of the properties zoned M-R are remote and tend to be away from residential and urban uses. This would give reason to allow cultivation in these zones. However, care should be taken to avoid land use conversion by limiting use permits to areas that are not currently permitted for other intended uses. Some consideration could be given to permitting cultivation on a reclaimed property but a change of zone would be appropriate.

**M-R-A (Mineral Resources-Manufacturing)**

This zone allows for agricultural use of the soils for crops, orchards, grazing and forage, electric and gas distribution, transmission substations, telephone and microwave stations, water well and any use appurtenant to the storage and distribution of water, riding and hiking trails, recreation lakes, and camp grounds. With a permit to conduct surface mining operations, pursuant to Ordinance No. 555, uses allowed include; Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay gypsum, limestone and metallic ores, rock crushing plants, aggregate washing and concrete batching plants, ore reduction plants, and specialty plants for processing mineral products; and the manufacture of block, pipe, tile, bricks, cement, plaster, and asphaltic concrete. Accessory uses, incidental to a permitted use include; retail and wholesale distribution of materials produced on the site, storage of trucks and excavating vehicles, storage of materials and machinery used in the operation, scales and weighing equipment, offices and maintenance shop structures, including use of mobile homes. The following uses are permitted provided a conditional use permit has been granted; sewage sludge/organic waste composting facilities and solar power plant.

Most of the M-R-A zoned property in the unincorporated area of the County and most of this property is occupied by existing or reclaimed mining operations. Cannabis Cultivation should be prohibited of the County that are Classified by the State as having a Mineral Resource Classification of MRZ-2 (Areas of Known Mineral Resource Significance) as well as areas Designated by the State as being of regional or statewide significance.

The locations of the properties zoned M-R-A are remote and tend to be away from residential and urban uses. This would give reason to allow cultivation in these zones. However, care should be taken to avoid land use conversion by limiting use permits to areas that are not currently permitted for other intended uses. Some consideration could be given to permitting cultivation on a reclaimed property but a change of zone would be appropriate.

**A-1 Zone (Light Agriculture Zone)**

This Zone allows for a variety of uses including but not limited to single family residences, nurseries, orchards, field and tree crops, the grazing of cattle and farm stock and other animals, farms for the keeping and breeding of animals, parks and playgrounds, golf courses and home occupations. With a Plot Plan Use Permit, other uses that could be permitted include; private schools, places of religious worship, libraries, child day care centers and feed and grain sales. With the approval of a Conditional Use Permit further uses that could be permitted include; community auction and sale yards, farm labor camps, packaged dry fertilizer storage, commercial stables and riding stables, mobile home parks and solar power plants. There is over \*96,000 acres of A-1 Zoned property in the unincorporated area of the County. Due to the intent and purpose of the A-1 Zone and its allowable uses, Cannabis Cultivation should be consider

as a use in this zone under certain circumstances and strict development standards that are distinctive of other allowed uses that are protected under the “Right to Farm” Ordinance (Ordinance No. 625). Cultivation sites are appropriate as they could supplement agricultural properties.

**A-P (Light Agriculture with Poultry Zone)**

This Zone allows for a variety of uses including but not limited to single family residences, farms for the hatching, raising, butchering or marketing of fowl, rabbits and fish, nurseries, field crops and tree crops, the grazing of cattle and farm stock and other animals, farms for the keeping and breeding of animals and farms for commercial egg production. With the approval of a Conditional Use Permit further uses that could be permitted include; Packaging, marketing or processing of poultry waste products, the processing of eggs, and solar power plants. About \*1,000 acres of property in the unincorporated County area is zoned A-P. Due to the intent and purpose of the A-P Zone and its allowable uses, Cannabis Cultivation should be considered as a use in this zone under certain circumstances and strict development standards that are distinctive of other allowed uses that are protected under the “Right to Farm” Ordinance (Ordinance No. 625). Small cultivation premises are appropriate as they could supplement poultry agricultural properties.

**A-2 (Heavy Agriculture Zone)**

This Zone allows for a variety of uses including but not limited to single family residences, nurseries, orchards, field and tree crops, the grazing of cattle and farm stock and other animals, farms for the keeping and breeding of animals, animal hospitals, commercial stables and riding stables, public fairgrounds, and home occupations. With a Plot Plan Use Permit, other uses that could be permitted include; canning, freezing and packing in conjunction with a farming operation, private schools, public parks, public playgrounds, golf courses, country clubs, places of religious worship , libraries, truck transfer stations and agricultural equipment sales and repair yards. With the approval of a Conditional Use Permit further uses that could be permitted include; community auction and sale yards, farm labor camps, pen fed beef and cattle operations, livestock sales yards, hunting clubs, and solar power plants. Almost \*32,000 acres of land is zoned A-2 in the unincorporated area of the County. Due to the intent and purpose of the A-2 Zone and its allowable uses, Cannabis Cultivation should be consider as a use in this zone under certain circumstances and strict development standards that are distinctive of other allowed uses that are protected under the “Right to Farm” Ordinance (Ordinance No. 625). Small cultivation premises are appropriate as they could supplement dairy agricultural properties.

**A-D (Heavy Agriculture Zone)**

This zone was established to as a zone classification which will preserve dairy operations, acknowledge the importance of the dairy industry to the economy of the County, the need to protect dairies from urban encroachment, and the need to encourage dairies to locate in established rural and agricultural areas to minimize incompatibilities between dairy operations and urbanizing communities. This Zone allows for a variety of uses including but not limited to one-family dwellings in conjunction with a dairy operation, dairy farms and dairy calf, heifer, dry cow and herd replacement operations including the selective or experimental breeding and raising of cattle, the grazing of cattle and, as an accessory use, the processing, packaging and marketing of waste products produced on the premises, farms for small animals (excluding crowing fowl), nurseries, greenhouses, orchards, field crops, tree crops, berry and bush crops, vegetable



flower, herb gardening, the drying, packing, canning, freezing and other accepted methods of processing the produce resulting from permitted uses, and the grazing of horses, sheep, goats or other farm stock or animals. Solar power plants are an acceptable use with the approval of a conditional use permit. Because of the efforts to create a zone specific to the dairy industry continued efforts should be made to assure that conversions of Heavy Agriculture land use are avoided due the high value of the Cannabis product. Because of this, care should be taken to limit introducing new land uses such as Cannabis Cultivation to this selective zone. There are about \*425 acres of A-D Zoned property in the unincorporated area of the County. Small cultivation premises are appropriate as they could supplement dairy agricultural properties.

### **Wine Country & Citrus Vineyard Zones**

The Wine Country Zones were established to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The region that encompasses the wine country zones is one of the most important agricultural lands in the County. The many wineries and equestrian uses there provide a significant tourist attraction to the region, which in turn, provides a continual economic benefit to the surrounding businesses. In addition, the Temecula Valley Wine Country area is an important part of the character of the Southwest Area Plan and has become ingrained in the culture of the surrounding communities. The purpose of these zones is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian life-style, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Cannabis Cultivation activities are not compatible with the vision of the Temecula Valley Wine Country Policy Area and do not meet the goals of that plan. Therefore, permitting Cannabis Cultivation in the wine country zones, including the Citrus Vineyard Zone (C/V) and the Commercial Citrus Vineyard Zone (C-C/V) are not recommended.

### **R-D (Regulated Development)**

The R-D Zone allows for a variety of uses. There are 13 properties county-wide that exhibit the R-D Zone. The majority of those properties are development with residential uses or are within residential areas. Therefore, permitting cultivation within this zone is not recommended.

### **N-A (Natural Assets Zone)**

The N-A Zone generally corresponds to the Open Space General Plan Foundation, which includes the Land Uses of Conservation, Conservation Habitat, Recreation, Rural, Water, and Mineral Resources. This zone allows for single family dwellings, guest dwellings, automobile storage garages, accessory Buildings, field and tree crops and the grazing only of cattle, horses, sheep or goats, under certain circumstances. With a Plot Plan Use Permit, other uses that could be permitted include; public utility substations, water wells and appurtenant pump houses, picnic grounds for day use only, places of religious worship and child day care centers. With the approval of a Conditional Use Permit further uses that could be permitted include; recreational vehicle parks, migrant agricultural worker mobile home parks, resort hotels, rock crushing plants, extraction and bottling of well water including the incidental manufacturing of bottles, golf courses - including club houses, restaurants, and retail shops, riding academies and stables, commercial and noncommercial, airport or landing field, camps, guest ranches and solar power plants. Because of this zone's intent to include those properties intended for conservation, permitting Cannabis Cultivation in the N-A Zone should not be considered.

**W-1 (Watercourse / Watershed / Conservation Areas)**

There are some areas of the County which under present conditions are not suited for permanent occupancy or residency by persons for the reason that they are subject to periodic flooding and other hazards. Most of the W-1 designated land exists around lakes, streams, and other waterways. Given the basis of this zone is not an appropriate location for Cannabis Cultivation uses and could result in impacts to the waterways. Therefore, permitting cultivation within this zone is not recommended.

**W-E (Wind Energy Zone)**

The purpose of the Wind Energy Zone (W-E) was to establish some areas of the County which by virtue of strong prevailing winds and the absence of extensive development are ideally suited for large scale development of wind energy. The Riverside County General Plan provides the basis for the development of this resource. This Zone encompasses a small region of the unincorporated County area and the creation of which provides for specific areas to accomplish renewable energy goals. Therefore, permitting cultivation within this zone is not recommended.

**MU (Mixed Use Zone)**

The intent and purpose of the MU Zone was to establish a zone to assist the County in accommodating its share of the regional housing need as determined by the Southern California Association of Governments (SCAG) along with implementing the Mixed Use Area Land Use Designation in the General Plan by providing regulations for a mixture of residential, commercial, office, entertainment, recreational and other uses. Given the MU Zone's purpose to create areas to fulfill housing needs the zone is not compatible agricultural uses or Cannabis Cultivation. Therefore, the MU Zone will be considered a residential zone for the purposes of this discussion and permitting cultivation within this zone is not recommended.

*\* Acreages reflect approximations of properties and excludes properties within conservation areas*

**RETAILERS**

Cannabis retail sales Refers to a license to sell Cannabis goods to customers as a retailer (dispensary). This represents the final product of the Cannabis industry. The product that has been grown, harvested, tested, packed and labeled for sale prior to reaching a retail sales counter. Cannabis retailers are highly visible to the public and create the most known controversy of all Cannabis activities. Retail sales locations should be permitted in areas that exhibit zoning compatibility, are able to achieve appropriate setbacks and separations and sites that can provide appropriate parking, including but not limited to ADA required parking. The categories of Cannabis retail sales, that can be considered include, non-storefront and non-storefront. A Microbusiness may have a retail sales component.

The State has set strict and unique licensing guidelines for each retail sales use and leaves many site development standards to local jurisdictions.

Permitting retail sales, particularly storefronts, brings with it potential impacts to neighboring properties. Careful consideration should be given to the direct and indirect impacts when considering allowing a new type of land use of any type, especially one that carries with it, unique characteristics related to security,

loitering, potential for crimes of robbery and theft and access to children.

Commercial properties seem to be a logical option for storefront and no-storefront activities. But there are other zones that could be considered if strict development standards are adopted.

Although Cannabis storefronts, would be subject to unique security requirements, setbacks, building review, and application requirements that will be distinctive compared to other existing County land uses, care should also be taken when considering appropriate site locations for potential permits. Existing County zones were analyzed by Staff as follows:

**Residential Zones**

Cannabis retail sales, particularly storefront with public access, brings with it many potential impacts that make it incompatible with residential land uses. Allowing Cannabis retail sales permits in any residential zone is not recommended.

**C-1/C-P (General Commercial Zone) & C-P-S (Scenic Highway Commercial Zone)**

These zones allow for a large variety of brick and mortar commercial uses with the approval of a plot plan use permit. Cannabis retail sales uses may be appropriate with strict development guidelines. Minimum lot sizes that allow for the necessary parking and setbacks, availability of water and power, as well as the ability to makes necessary infrastructure improvements, similar to any other commercial use must be considered if Cannabis retail sales is considered. If the board determines that Cannabis retail sales should be permitted in the County Staff believes that the C-1/C-P Zone is appropriate for this use but strict development standards and appropriate setbacks should be implemented.

**C-T (Tourist Commercial Zone)**

This Zone allows for a variety of tourist related commercial uses with an approved plot plan use permit, including, automobile service stations, truck service stations, not including the concurrent sale of beer and wine for off-premises consumption, automobile sales, truck sales, new and used, restaurants, drive-in restaurants, bars, curio shops, gift shops, sign, on-site advertising, hotels, motels, dwelling bed and breakfasts, places of religious worship and child day care centers. Dispensaries, non-storefront retail and microbusinesses may be appropriate subject to strict development standards. Minimum lot sizes that allow for the necessary parking and setbacks, availability of water and power, as well as the ability to makes necessary infrastructure improvements, similar to any other commercial use must be considered if Cannabis retail sales is considered. There are a small amount of C-T zoned property in the unincorporated area of the County. Therefore, great care should be taken to ensure that this new land use does not create a conversion of this land use. Permitting retailers within the C-T zone is not recommended.

**C-R (Rural Commercial Zone)**

The C-R Zone is intended to allow for small-scale commercial uses in the outlying areas of the County along rural highways for the convenience of residents and travelers, and because the development standards for these commercial uses should reflect areas where urban services and facilities are generally unavailable and are not likely to be provided in the near future, it is desirable to establish a zone

classification which will promote these rural commercial uses on parcels of generally less than 2½ acres. Because properties exhibiting this zone are limited in number and necessary to provide much needed neighborhood commercial uses and are located along rural highways, permitting Cannabis retail sales in the C-R Zone is not recommended.

**C-O (Commercial Office Zone)**

The C-R Zone is intended to fulfill a need in the County of for a zone classification designed to provide areas where primarily professional and administrative offices and related uses may be located. It is the intent that this zone classification ensures that such uses are well designed and landscaped to be harmonious and compatible with surrounding land uses. The following uses are examples of those allowed with an entitled plot plan use permit; administrative and professional offices, including but not limited to business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate offices, in which no activity is carried on catering to retail sales and no stock of goods is maintained for sale, art galleries, libraries, museums, banks, financial institutions, employment agencies, parking lots and parking structures, pharmacies incidental to a professional office building, tourist information centers, day care centers, and places of religious worship. With the approval of a conditional use permit some of the allowable uses are clinics, including but not limited to medical, dental and chiropractic, health and exercise centers, provided all facilities are located within an enclosed building, hotels, resort hotels and motels, laboratories, film, dental, medical, research or testing, restaurants, not including drive-in or take-out restaurants, studios for professional work in or teaching of any form of fine arts. Given the intended purpose of the C-O Zone and its allowable uses Cannabis dispensaries are not recommended for this zone.

**I-P (Industrial Park Zone)**

This Zone allows for emergency shelters. With a plot plan use permit a variety of industrial and manufacturing related uses, for example; food, Lumber, Wood, and Paper products, textile and leather products, chemical and glass products, metal and electrical products, transportation industries, warehousing and distribution, including mini-warehouses, cold storage facilities, telephone exchanges and switching equipment, post offices, and fire and police stations. Commercial services uses include, banks and financial institutions, laboratories, film, medical, research, or testing centers, office equipment sales and service, and offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural and engineering. Given the ability to mitigate impacts from Cannabis retailers in this zone, Staff concludes that Cannabis retailers should be considered, particularly in conjunction with a manufacturing or cultivation operation.

**M-SC (Manufacturing-Service Commercial Zone)**

The intent of this zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base, provide the necessary improvements to support industrial growth, insure that new industry is compatible with uses on adjacent lands; and to protect industrial areas from encroachment by incompatible uses that may jeopardize industry. This Zone allows for agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring. With the approval of a plot plan use permit a variety of industrial and manufacturing uses are allowed. These uses include; food products, textile products,

lumber, wood, paper and leather products, chemicals, stone, clay, glass and concrete products. The following commercial services uses are also allowed; banks and financial institutions, gasoline and diesel service stations, not including the concurrent sale of beer wine for off-premises consumption, laboratories, film, medical, research, or testing centers, office equipment sales and service, offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering, parking lots and parking structures, restaurants and other eating establishments, building materials sales yard, places of religious worship and day care centers. The following use are allowed with the approval of a conditional use permit; meat packing plants, not including slaughtering or rendering of animals, cemeteries, crematories, and mausoleums, paper storage and recycling, not within a building, brewery, distillery, or winery, acid and abrasives manufacturing, recycling of wood, metal, and construction wastes, natural gas storage, above ground, disposal service operations, not including transfer stations, solar power plant on a lots 10 acres or larger and parolee-probationer homes. Given the ability to mitigate impacts from Cannabis retailers in this zone, Staff concludes that Cannabis retailers should be considered, particularly in conjunction with a manufacturing or cultivation operation.

**M-M (Manufacturing-Medium Zone)**

The intent of this zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base, provide the necessary improvements to support industrial growth, insure that new industry is compatible with uses on adjacent lands; and to protect industrial areas from encroachment by incompatible uses that may jeopardize industry. This zone allows for agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring. Some industrial and manufacturing uses that are permitted provided a plot plan is approved are: food products, textile products, lumber and wood products, paper products, chemicals, rubber, leather products, stone, concrete, glass, metal, machinery, transportation related industries, laboratories, mini warehouses, warehousing and distribution, cold storage, breweries, distilleries, wineries and contractor storage yards. Allowable service and commercial uses include; banks, gas and diesel service stations, laboratories, testing centers, offices professional sales and service, dental, parking lots, restaurants, vehicle and motorcycle repair, health and exercise centers, religious places of worship, truck and car washes, building materials supply, nurseries and garden supply, child daycare centers, car and truck washes. Mobile home sales lots and feed and grain sales. With the approval of a conditional use permit, examples of allowable uses are; Auto wrecking yards, cotton ginning, acid and abrasives manufacturing, fertilizer production, above ground petroleum and bulk fuel storage, concrete match plants, airports, dump sites, swap meets, recycling processing facilities and solar power plants. Given the ability to mitigate impacts from Cannabis retailers in this zone, Staff concludes that Cannabis retailers should be considered, particularly in conjunction with a manufacturing or cultivation operation.

**MH (Manufacturing-Heavy Zone)**

The intent of this zone is to promote and attract industrial and manufacturing activities which will provide jobs to local residents and strengthen the County's economic base, provide the necessary improvements to support industrial growth, insure that new industry is compatible with uses on adjacent lands; and to protect industrial areas from encroachment by incompatible uses that may jeopardize industry. This zone allows for agricultural uses of the soils for crops, including the grazing of not more than two mature farm animals per acre and their immature offspring. Some industrial and manufacturing uses that are permitted

provided a plot plan is approved are: food products, textile products, lumber and wood products, paper products, chemicals, rubber, leather products, stone, concrete, glass, metal, machinery, transportation related industries, laboratories, mini warehouses, warehousing and distribution, cold storage, breweries, distilleries, wineries and contractor storage yards. Allowable service and commercial uses include; banks, gas and diesel service stations, laboratories, testing centers, offices professional sales and service, dental, parking lots, restaurants, vehicle and motorcycle repair, health and exercise centers, religious places of worship, truck and car washes, building materials supply, nurseries and garden supply, child daycare centers, car and truck washes. Mobile home sales lots and feed and grain sales. With the approval of a conditional use permit, examples of allowable uses are; Auto wrecking yards, cotton ginning, acid and abrasives manufacturing, fertilizer production, above ground petroleum and bulk fuel storage, petroleum refineries, concrete match plants, airports, dump sites, swap meets, recycling processing facilities, processing and rendering of fats and oils and solar power plants. Given the ability to mitigate impacts from Cannabis retailers in this zone, Staff concludes that Cannabis retailers should be considered, particularly in conjunction with a manufacturing or cultivation operation.

**M-R (Mineral Resources)**

This zone allows for agricultural use of the soils for crops, orchards, grazing and forage, electric and gas distribution, transmission substations, telephone and microwave stations, water well and any use appurtenant to the storage and distribution of water, riding and hiking trails, recreation lakes, and camp grounds. With a permit to conduct surface mining operations, pursuant to Ordinance No. 555, uses allowed include; Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay gypsum, limestone and metallic ores, rock crushing plants, aggregate washing and concrete batching plants. Accessory uses, incidental to a permitted use include; retail and wholesale distribution of materials produced on the site, storage of trucks and excavating vehicles, storage of materials and machinery used in the operation, scales and weighing equipment, offices and maintenance shop structures, including use of mobile homes. The following uses are permitted provided a conditional use permit has been granted; sewage sludge/organic waste composting facilities and solar power plant. The locations of the properties zoned M-R are remote and tend to be away from residential and urban uses, access is sometimes limited and improvements sparse. Therefore, this zone is inappropriate for retail Cannabis uses.

**M-R-A (Mineral Resources-Manufacturing)**

This zone allows for agricultural use of the soils for crops, orchards, grazing and forage, electric and gas distribution, transmission substations, telephone and microwave stations, water well and any use appurtenant to the storage and distribution of water, riding and hiking trails, recreation lakes, and camp grounds. With a permit to conduct surface mining operations, pursuant to Ordinance No. 555, uses allowed include; Mining, quarrying, excavating, beneficiating, concentrating, processing, and stockpiling of rock, sand, gravel, decomposed granite, clay gypsum, limestone and metallic ores, rock crushing plants, aggregate washing and concrete batching plants, ore reduction plants, and specialty plants for processing mineral products; and the manufacture of block, pipe, tile, bricks, cement, plaster, and asphaltic concrete. Accessory uses, incidental to a permitted use include; retail and wholesale distribution of materials produced on the site, storage of trucks and excavating vehicles, storage of materials and

machinery used in the operation, scales and weighing equipment, offices and maintenance shop structures, including use of mobile homes. The following uses are permitted provided a conditional use permit has been granted; sewage sludge/organic waste composting facilities and solar power plant. The locations of the properties zoned M-R-A are remote and tend to be away from residential and urban uses, access is sometimes limited and improvements sparse. Therefore, this zone is inappropriate for retail Cannabis uses.

**Agricultural Zones (A-1, A-P, A-2 and A-D)**

These zones allow for a variety of agricultural uses. These zones are not intended for retail uses, they do not exhibit urban infrastructure that would support retail sales of Cannabis and Cannabis products. Therefore, these zones are inappropriate for retail Cannabis uses.

**Wine Country & Citrus Vineyard Zones**

The Wine Country Zones were established to implement the Temecula Valley Wine Country Policy Area of the Riverside County General Plan. The region that encompasses the wine country zones is one of the most important agricultural lands in the County. The many wineries and equestrian uses there provide a significant tourist attraction to the region, which in turn, provides a continual economic benefit to the surrounding businesses. In addition, the Temecula Valley Wine Country area is an important part of the character of the Southwest Area Plan and has become ingrained in the culture of the surrounding communities. The purpose of these zones is to encourage agricultural cultivation, vineyards, wineries, equestrian uses, preserve the wine-making atmosphere, estate living, equestrian life-style, and protect this area and its residents from incompatible uses which could result in reduced agricultural productivity and increased urbanization within the policy area. Cannabis retail activities are not compatible with the vision of the Temecula Valley Wine Country Policy Area and do not meet the goals of that plan. Therefore, permitting Cannabis retail uses in the wine country zones, including the Citrus Vineyard Zone (C/V) and the Commercial Citrus Vineyard Zone (C-C/V) are not recommended.

**W-2 (Controlled Development Areas)**

This Zone allows for a variety of uses depending on the size of the zoned property. In the W-2 Zone lots under one-acre allow for uses that include but are not limited to single family residences, field and tree crops, and greenhouses used for the purposes of propagation. For lots greater than 20,000 square feet in area and at least 100-feet wide the noncommercial keeping of horses is allowed in this zone. Other allowed uses include Home occupations. The outside storage of materials is allowed in limited circumstances. On lots greater than one-acre in area allowed uses include single family residences, public and private water works facilities, agricultural uses allowed on smaller lots in this zone, as well as nurseries and processing of agricultural products and the grazing of cattle and other farm animals. With a Plot Plan Use Permit, other uses that could be permitted in this zone include; guest ranches, educational institutions, places of religious worship, libraries, tennis and polo clubs and child day care centers. With the approval of a Conditional Use Permit further uses that could be permitted include; Airports or landing fields, commercial fairgrounds, cemeteries, dune buggy parks, hunting clubs, race tracks, recreational vehicle parks, rodeo arenas, commercial stables and riding stables, trailer and boat storage, auction houses and yards, large and small animal hospitals and solar power plants. This zone allows for a variety of unique commercial allowable uses that are rural in nature. Cannabis retail sales uses are not

recommended in this zone.

#### **R-D (Regulated Development)**

The R-D Zone allows for a variety of uses. There are 13 properties county-wide that exhibit the R-D Zone. The majority of those properties are development with residential uses or are within residential areas. Therefore, permitting Cannabis retail sales uses within this zone is not recommended.

#### **N-A (Natural Assets Zone)**

The N-A Zone generally corresponds to the Open Space General Plan Foundation, which includes the Land Uses of Conservation, Conservation Habitat, Recreation, Rural, Water, and Mineral Resources. This zone allows for single family dwellings, guest dwellings, automobile storage garages, accessory Buildings, field and tree crops and the grazing only of cattle, horses, sheep or goats, under certain circumstances. With a Plot Plan Use Permit, other uses that could be permitted include; public utility substations, water wells and appurtenant pump houses, picnic grounds for day use only, places of religious worship and child day care centers. With the approval of a Conditional Use Permit further uses that could be permitted include; recreational vehicle parks, migrant agricultural worker mobile home parks, resort hotels, rock crushing plants, extraction and bottling of well water including the incidental manufacturing of bottles, golf courses - including club houses, restaurants, and retail shops, riding academies and stables, commercial and noncommercial, airport or landing field, camps, guest ranches and solar power plants. Because of this zone's intent to include those properties intended for conservation, permitting Cannabis retail sales in the N-A Zone should not be considered.

#### **W-1 (Watercourse / Watershed / Conservation Areas)**

There are some areas of the County which under present conditions are not suited for permanent occupancy or residency by persons for the reason that they are subject to periodic flooding and other hazards. Most of the W-1 designated land exists around lakes, streams, and other waterways. Given the basis of this zone is not an appropriate location for Cannabis Cultivation uses and could result in impacts to the waterways. Therefore, permitting Cannabis retail sales within this zone is not recommended.

#### **W-E (Wind Energy Zone)**

The purpose of the Wind Energy Zone (W-E) was to establish some areas of the County which by virtue of strong prevailing winds and the absence of extensive development are ideally suited for large scale development of wind energy. The Riverside County General Plan provides the basis for the development of this resource. This Zone encompasses a small region of the unincorporated County area and the creation of which provides for specific areas to accomplish renewable energy goals. Therefore, permitting Cannabis retail sales within this zone is not recommended.

#### **MU (Mixed Use Zone)**

The intent and purpose of the MU Zone was to establish a zone to assist the County in accommodating its share of the regional housing need as determined by the Southern California Association of Governments (SCAG) along with implementing the Mixed Use Area Land Use Designation in the General Plan by providing regulations for a mixture of residential, commercial, office, entertainment, recreational and other uses. Given the MU Zone's purpose to create areas to fulfill housing needs the zone is not



compatible agricultural uses or Cannabis Cultivation. Therefore, the MU Zone will be considered a residential zone for the purposes of this discussion and permitting Cannabis retail sales within this zone is not recommended.

**RIVERSIDE COUNTY GENERAL PLAN & ZONING CONSISTENCY:**

All amendments to the Land Use Ordinance must be consistent with the General Plan. 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 and the proposed project are consistent with the General Plan. 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 demonstrate that that the proposed project and subject property is consistent with the General Plan.

In some cases, depending on the applicable General Plan policies, a proposed project may be inconsistent with the General Plan and unable to obtain a conditional use permit even when the property’s zoning classification allows the proposed use with a conditional use permit. In these types of situations, and depending on the specific facts of the project and location, it may be appropriate to process an amendment to the General Plan.

Consistency with General Plan policies must be evaluated when processing each commercial Cannabis project application. Findings specific to the project type are required to be made in order to recommend approval of the project. Any change of zone applications must be found to be consistent with the General Plan. Among others, use permits must be found to be consistent with the General Plan, Ordinance No. 348 and not to be detrimental to the health, safety, and general welfare of the neighborhood or to the general welfare of the county.

If the proposed ordinance amendment is adopted, each land use application will go through the land use review process including, but not limited to, the appropriate environmental review, consistency with the applicable General Plan policies and Ordinance No 348 and be considered at noticed public hearings.

Staff believes that the regulations and standards established by Ordinance No. 348.4862, the County will be providing a path for operators who wish to pursue a commercial Cannabis business in Riverside County to obtain a permit to operate after the appropriate land use and environmental review and consideration. The findings required for approval of a use permit will control the placement and intensity of commercial Cannabis activities within the allowable zones and will provide a method, through the discretionary process, to apply operating conditions to limit possible nuisances or safety conditions from the operation of commercial Cannabis activities. Additionally, the development agreement process, the permit renewal process and the monitoring process, combined with land use ordinance provisions for revocation of permits will provide a means of adjusting operational standards, to address nuisance concerns, while still retaining the ability for full permit revocation, if needed.

**LAND USE PERMIT IMPLEMENTATION:**

Should the Board approve Ordinance No. 348.4862, implementing a regulatory approach to permit Cannabis-related activities, it is staff's recommendation that the County do so in a measured way that provides for a "ramp-up" period, and an opportunity to re-evaluate the program on an annual basis. Staff is recommending an approach that sets initial caps on Cannabis retailers at 19 conditional use permits and Cannabis Cultivation conditional use permits at 50, which can then be re-assessed and adjusted over time as the County gains practical experience in implementing a program.

From staff's perspective, Cannabis Cultivation and Cannabis retailers 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 in the initial "ramp-up" year. 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.

**FINDINGS :**

1. Ordinance No. 348.4862 applies to all unincorporated areas of Riverside County.
2. Pursuant to Article XI, Section 7 of the California Constitution, a county may make and enforce within its limits all local, police, sanitary and other ordinances and regulations not in conflict with general laws.
3. The California Medicinal and Adult-Use Cannabis Regulation and Safety Act along with Business and Professions Code section 26055, 26080, 26090, 26200, and Health and Safety Code section 11362.83, authorize the County of Riverside establish standards, requirements and regulations for medical and adult-use cannabis activities.
4. Children, minors under the age of 18, are particularly vulnerable to the effects of Cannabis use, and the presence of Cannabis plants or products is an attractive nuisance for children, creating an unreasonable hazard in areas frequented by children including schools, parks, and other similar locations. Comprehensive regulation of Cannabis activities is proper and necessary to address the risks and adverse impacts to children.
5. The unregulated cultivation of Cannabis in the unincorporated area of Riverside 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.
6. Ordinance No. 348.4862 establishes 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.

7. Ordinance No. 348.4862 is exempt from the California Environmental Quality Act (CEQA) pursuant to Senate Bill 94, the Medical Cannabis Regulation and Safety Act (MCRSA) and Section 26055(h) of the California Business and Professions Code, which exempted from CEQA, until July 1, 2019, the adoption of a specified ordinance, rule, or regulation by a local jurisdiction that requires discretionary review and approval of permits, license, or other authorizations to engage in commercial Cannabis activity. Ordinance No. 348.4862 establishes regulations related to cultivation, delivery, distribution, manufacturing, possession, processing, selling, storing, testing and transporting of commercial cannabis and commercial cannabis related products. These regulations require all commercial Cannabis activities to obtain discretionary land use approval, and accordingly this project has been determined to be exempt from CEQA.
8. Cannabis Cultivation operations are not protected under Riverside County Ordinance No. 625, the Right –to-Farm Ordinance, which is intended to protect agricultural operations from being considered a nuisance. The siting and operational standards established by Ordinance No. 348.4862 do not apply to agricultural enterprises already in existence within the unincorporated areas of the County of Riverside.

#### **CONCLUSIONS:**

1. This proposed ordinance amendment is in conformance with all elements of the Riverside County General Plan.
2. This proposed ordinance amendment is consistent with Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public’s health, safety, and general welfare are protected through permitting provisions, development standards and operational requirements established within the proposed ordinance amendment.
4. This proposed project will not have a significant effect on the environment.

#### **PUBLIC HEARING NOTIFICATION AND COMMUNITY INPUT**

Since the Board’s initiation of this ordinance, Staff created a website to correspond with the public and garner input. That website went live on October 13, 2017. Approximately, 338 emails have been received through that website, including 64 completed surveys. This hearing for the ordinance amendment has been advertised in the Press Enterprise Newspaper and the Desert Sun Newspaper. Additionally, On March 20, 2018, the Board of Supervisors held a public meeting to receive an ordinance update from staff. At that meeting 41 people spoke and gave input to the Board. Prior to that meeting, 121 letters and emails were received by Staff. 41 letters or emails indicated support, 34 letters or emails indicated opposition, and 48 letters or emails indicated a neutral position for regulation. As of the writing of this report, and since the March 20<sup>th</sup> Board meeting, staff has received approximately 80 emails regarding the ordinance,

including a 26 page report from the Anza Valley MAC – Cannabis Emergency Regulation Committee, and a number of suggestions to include in the ordinance itself. On June 20, 2018 the Planning Commission was presented with a draft Ordinance No. 348.4862. The Planning Commission heard a Staff presentation, took public testimony and discussed the draft ordinance. 49 members of the public spoke and gave input to the Commission. The Commission closed the Public hearing and voted to continue the item one month so that Staff may address questions posed by the Commission. Since that June 20, 2018 hearing Staff has received **75 letters and 23** emails with input regarding the draft ordinance. Staff has included copies of the correspondence and a detailed breakdown in spreadsheet format as part of Attachment B.

#### **APPEAL INFORMATION**

The Planning Commission's action on Ordinance No. 348.4862 is a recommendation to the Board of Supervisors only. The recommendations of the Planning Commission will be heard by the Board in a noticed public meeting. The Board's decision is the final decision.

#### **ATTACHMENTS:**

- Attachment A. Ordinance 348.4862 – REVISED DRAFT
- Attachment B. Correspondence Received after the June 20, 2018 PC Public hearing

# Attachment A

ORDINANCE NO. 348.4862

AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING

ORDINANCE NO. 348 RELATED TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. FINDINGS. The Board of Supervisors finds the following:

- a. In 1996, the voters of the State of California approved Proposition 215, The Compassionate Use Act, which was intended to decriminalize cultivation and possession of medical marijuana by a seriously ill patient, or the patient's primary caregiver, for the patient's personal use, and to create a limited defense to the crimes of possessing or cultivating cannabis. The Compassionate Use Act further provided that nothing in it shall be construed to supersede legislation prohibiting persons from engaging in conduct that endangers others, or to condone the diversion of cannabis for non-medical purposes.
- b. In 2004, the Legislature enacted Senate Bill 420 to clarify the scope of Proposition 215, and to provide qualifying patients and primary caregivers who collectively or cooperatively cultivate marijuana for medical purposes with a limited defense to certain specified State criminal statutes.
- c. On October 17, 2006, the Riverside County Board of Supervisors adopted Ordinance No. 348.4423 prohibiting medical marijuana dispensaries in all zone classifications.
- d. On May 19, 2015, the Riverside County Board of Supervisors adopted Ordinance No. 348.4802 clarifying that marijuana cultivation is also prohibited in all zone classifications.
- e. On September 11, 2015, California enacted the Medical ~~Cannabis Marijuana~~ Regulation and Safety Act, (MCRSA) -which instituted a comprehensive State-level licensure and regulatory scheme for cultivation, manufacturing,

1 distribution, transportation, laboratory testing, and dispensing of medical  
2 cannabis.

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

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

10 g-h. On June 27, 2017, the Governor signed Senate Bill 94, the Medicinal and Adult-  
11 Use Cannabis Regulation and Safety Act ("MAUCRSA"). The MAUCRSA  
12 unifies both the medical regulatory scheme of the Medical Cannabis Regulation  
13 and Safety Act (2015) and the adult- use scheme of the Adult-Use of Marijuana  
14 Act (2016) to achieve a single regulatory structure at the state level. The  
15 MAUCRSA shifts from the term "marijuana" to "cannabis". The MAUCRSA  
16 continues to recognize local control and the state cannot approve licenses for  
17 cannabis businesses and cannabis activities, including deliveries, if the license  
18 would not be in compliance with a local government's ordinances or regulations.  
19 The MAUCRSA continues to recognize the ability of local governments to  
20 prohibit all outdoor cultivation and any other cannabis businesses and cannabis  
21 activities. The MAUCRSA makes clear that nothing in the MAUCRSA is to be  
22 interpreted to supersede or limit the County's authority to adopt and enforce local  
23 ordinances to regulate cannabis businesses and cannabis activities licensed by the  
24 state, up to and including the County's right to ban the activity.

25 h-i. Cannabis cultivation operations are not protected under Riverside County  
26 Ordinance No. 625, the Right to Farm ordinance, which is intended to protect  
27 agricultural operations from being considered a nuisance. The siting and  
28

1 operational standards established by Ordinance No. 348.4862 do not apply to  
2 agricultural enterprises already in existence within the unincorporated areas of  
3 the County of Riverside.

4 ~~i.j.~~ Children, minors under the age of 18, are particularly vulnerable to the effects of  
5 cannabis use, and the presence of cannabis plants or products is an attractive  
6 nuisance for children, creating an unreasonable hazard in areas frequented by  
7 children including schools, parks, and other similar locations. Comprehensive  
8 regulation of cannabis activities is proper and necessary to address the risks and  
9 adverse impacts to children.

10 ~~j.k.~~ Riverside County has long had insufficient resources to bring code enforcement  
11 or nuisance actions against the vast majority of cultivation sites and dispensaries.  
12 The State's adoption of a comprehensive statewide licensing and enforcement  
13 scheme for cannabis operations could facilitate local jurisdictions to regulate  
14 cannabis at the local level, and permit fees ~~would help~~ could help pay for  
15 additional enforcement staff.

16 ~~k.l.~~ The unregulated cultivation of cannabis in the unincorporated area of Riverside  
17 County can adversely affect the health, safety, and well-being of the County, its  
18 residents and environment. Comprehensive regulation of lots used for cannabis  
19 cultivation is proper and necessary to reduce the risks of criminal activity,  
20 degradation of the natural environment, malodorous smells, and indoor electrical  
21 fire hazards that may result from unregulated cannabis cultivation.

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

27 Section 3. AUTHORITY. Pursuant to Article XI, section 7 of the California Constitution,  
28



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:

<b>COMMERCIAL CANNABIS ACTIVITIES</b>	<b>PER SQUARE FOOT OR UNIT</b>	<b>PER EMPLOYEE</b>	<b>OTHER CRITERIA</b>	<b>FOR VEHICLE STACKING</b>
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.”

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

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

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

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

15           “c.      PUBLIC HEARING. A public hearing shall be held on the application for a  
16           conditional use permit in accordance with the provisions of either 18.26 or 18.26.a. of  
17           this ordinance, whichever is applicable, and all of the procedural requirements and rights  
18           of appeal as set forth therein shall govern the hearing. Notwithstanding the above, or  
19           any other provision herein to the contrary, the hearing of any conditional use permit that  
20           requires approval of general plan amendment, a specific plan amendment, a change of  
21           zone or a development agreement shall be heard in accordance with the provisions of  
22           Section 2.5, 2.6, 20.3.a. or 18.26b. of this ordinance, whichever is applicable, and all of  
23           the procedural requirements and rights of appeal as set forth therein shall govern the  
24           hearing.”

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

26           “Article XIXh            COMMERCIAL CANNABIS ACTIVITIES

27           SECTION 19.500.    PURPOSE AND INTENT

28

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

10           A. PROHIBITED ACTIVITIES.

- 11           1. Any Commercial Cannabis Activity that is not expressly provided for in  
12 both an approved conditional use permit and a valid Cannabis license issued  
13 by the State is prohibited in all zones and is hereby declared a public  
14 nuisance that may be abated by the County and is subject to all available  
15 legal remedies, including but not limited to civil injunctions.
- 16           2. Mobile Cannabis Retailers are prohibited in all zones and may not operate  
17 in the unincorporated area of Riverside County.
- 18           3. All Cannabis Cultivation shall be conducted in the interior of enclosed  
19 structures, facilities or buildings, and all Cannabis Cultivation operations,  
20 including all Live Cannabis Plants, at any stage of growth, shall not be  
21 visible from the exterior of any structure, facility or building containing  
22 Cannabis Cultivation. Portable greenhouses and non-permanent enclosures  
23 shall not be used for Cannabis Cultivation unless all applicable permits and  
24 licenses have been obtained including, but not limited to, land use permits,  
25 building permits and a California license has been issued for a Mixed Light  
26 Cannabis Cultivation operation.
- 27           4. Outdoor cultivation of Cannabis is prohibited in the unincorporated area of  
28

1 Riverside County.

2 5. All Commercial Cannabis Activities within any dwelling unit, accessory  
3 dwelling unit, guest quarters, or any other residential accessory structure  
4 permitted for residential occupancy is prohibited.

5 4.6. Unless a Conditional use permit has been approved that includes the retail  
6 sales of Cannabis or Cannabis Products no person shall conduct any retail  
7 sales of Cannabis or Cannabis Products on or from a permitted Commercial  
8 Cannabis Activity.

9 SECTION 19.501 APPLICABILITY

- 10 A. Except as provided in Section 19.502 of this Article, Commercial Cannabis  
11 Activities shall not be allowed in the unincorporated areas of Riverside County  
12 without first obtaining all required land use permits, licenses or other entitlements  
13 required by local or State laws and regulations.
- 14 B. Cannabis is not an agricultural commodity with respect to Ordinance No. 625,  
15 the Right-to-Farm ordinance, and is not considered Farmland or Agriculture as  
16 those terms are defined in the Riverside County General Plan or Ordinance No.  
17 625.
- 18 C. For the purposes of this Article, Cannabis does not include Industrial Hemp as  
19 defined in this ordinance.

20 SECTION 19.502 EXEMPTIONS

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

- 24 A. Personal Cannabis Cultivation

25 This Article shall not prohibit a person 21 years of age or older from engaging  
26 in the Indoor Cannabis Cultivation of six or fewer Live Cannabis Plants  
27 within a single private residence or inside a detached accessory structure  
28

1 located upon the grounds of a private residence that is fully enclosed and  
2 secured, to the extent the cultivation is authorized by Health and Safety Code  
3 sections 11362.1 and 11362.2. In no event shall more than six Live Cannabis  
4 Plants be allowed per private residence. For purposes of this section, private  
5 residence means a one family dwelling, an apartment unit, a mobile home or  
6 other similar dwelling.

7 B. Cannabis Cultivation by a Primary Caregiver.

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

11 SECTION 19.503 PROHIBITED LOCATIONS

12 Commercial Cannabis Activities are prohibited in the following zones: R-R, R-R-O, R-  
13 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-  
14 R, WC-E, W-2, R-D, N-A, W-2-M, W-1, W-E, M-R, M-R-A and MU.

15 SECTION 19.504 PERMIT REQUIREMENTS FOR ALL COMMERCIAL CANNABIS  
16 ACTIVITIES

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

18 A. APPLICATION REQUIREMENTS

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

22 B. STATE LICENSE REQUIRED

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

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

27 Suspension of a license issued by the State of California, or by any State licensing  
28

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

7 D. HEALTH AND SAFETY

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

16 E. DEVELOPMENT AGREEMENT

17 No approval required by this ordinance shall be given for any permit for a  
18 Commercial Cannabis Activity unless the Board of Supervisors prior to or  
19 concurrently first approves with approves a development agreement, pursuant to  
20 Section 18.26b of this ordinance, setting forth the terms and conditions under  
21 which the Commercial Cannabis Activity will operate in addition to the  
22 requirements of this ordinance, all other local ordinances and regulations, state  
23 law and such other terms and conditions that will protect and promote the public  
24 health, safety and welfare. No use or operation under any permit for a  
25 Commercial Cannabis Activity shall be allowed to begin until the development  
26 agreement is effective.

27 F. NUISANCE ODORS

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

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

20 G. COMMERCIAL CANNABIS ACTIVITY OPERATOR QUALIFICATIONS

- 21 1. All operators and all employees of a Commercial Cannabis Activity must  
22 be 21 years of age.
- 23 2. Operators shall be subject to background checks.
- 24 3. Permits for Commercial Cannabis Activities shall not be granted for  
25 operators with felony convictions, as specified in subdivision (c) of Section  
26 667.5 of the Penal Code and subdivision (c) of Section 1192.7 of the Penal  
27 Code.

1 4. Applicants providing false or misleading information in the permitting  
2 process will result in rejection of the application or nullification or  
3 revocation of any permit granted pursuant to this Article.

4 H. RELOCATION OF A PERMITTED ~~COMMERCIAL~~  
5 CANNABIS ACTIVITY

6 In the event the permittee or successor in interest vacates and relocates the  
7 Commercial Cannabis Activity to a new location, a new conditional use permit  
8 will need to be granted by the County in accordance with this ordinance prior to  
9 commencing operations at the new location.

10 I. HOURS OF OPERATION

11 A Commercial Cannabis Activity operating as a Cannabis Retailer may be open  
12 to the public seven days a week only ~~Monday through Saturday~~ between the  
13 hours of 6:00 A.M. and 10:00 P.M. All other Commercial Cannabis Activities  
14 may operate only during the hours specified in the conditional use permit granted  
15 by the County.

16 J. INSPECTIONS

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

21 K. MONITORING PROGRAM

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

25 L. RESTRICTION ON ALCOHOL AND TOBACCO SALES OR  
26 CONSUMPTION

27 Commercial Cannabis Activities shall not allow the sale, dispensing, or  
28



1 consumption of alcoholic beverages or tobacco on the site of the Commercial  
2 Cannabis Activity.

3 M. RESTRICTION ON CONSUMPTION

4 Cannabis shall not be consumed or used on the lot of any Commercial Cannabis  
5 Activity.

6 O. SECURITY

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

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

1 time on a regular basis. The permittee for a Commercial Cannabis Activity  
2 shall be responsible for ensuring that the security surveillance camera's  
3 footage is accessible. Video recordings shall be maintained for a minimum  
4 of ~~45~~90 days, and shall be made available to the County upon request.

- 5 6. Sensors shall be installed to detect entry and exit from all secure areas.
- 6 7. Panic buttons shall be installed in all Commercial Cannabis Activities.
- 7 8. Any bars installed on the windows or the doors of a Commercial Cannabis  
8 Activity shall be installed only on the interior of the building.
- 9 9. Security personnel must be licensed by the State of California Bureau of  
10 Security and Investigative Services personnel.
- 11 10. A Commercial Cannabis Activity shall have the capability to remain secure  
12 during a power outage and all access doors shall not be solely controlled by  
13 an electronic access panel to ensure locks are not released during a power  
14 outage.
- 15 11. A Commercial Cannabis Activity shall cooperate with the County and,  
16 upon reasonable notice to the Commercial Cannabis Activity, allow the  
17 County to inspect or audit the effectiveness of the security plan for the  
18 Commercial Cannabis Activity.
- 19 12. The permittee for a Commercial Cannabis Activity shall notify the  
20 Riverside County Sheriff's Department immediately after discovering any  
21 of the following:
  - 22 a. Significant discrepancies identified during inventory.
  - 23 b. Diversion, theft, loss, or any criminal activity involving the  
24 Commercial Cannabis Activity or any agent or employee of the  
25 Commercial Cannabis Activity.
  - 26 c. The loss or unauthorized alteration of records related to Cannabis,  
27 registering qualifying patients, primary caregivers, or employees or  
28

agents of the Commercial Cannabis Activity.

d. Any other breach of security.

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

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

P. PERMIT AND LICENSE POSTING

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

Q. SIGNAGE

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

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

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

3. No Commercial Cannabis Activity shall publish or distribute advertising or marketing that is attractive to children.

4. No Commercial Cannabis shall advertise or market Cannabis or Cannabis Products on motor vehicles.

3.5. Except for advertising signs inside a licensed P premises and ~~and which are~~

1 not visible by normal unaided vision from outside of the Cannabis Activity  
2 Premises, provided that such advertising signs do not advertise or market  
3 Ceannabis or Ceannabis Pproducts in a manner intended to encourage  
4 persons under 21 years of age to consume Ceannabis or Ceannabis Pproducts,  
5 no Commercial Cannabis Activity shall advertise or market eCannabis or  
6 Ceannabis pProducts on an advertising sign within 1,000 feet of a Child Day  
7 Care Center, a K-12 school, a public park or a Youth Center.

8 4.6. No signs placed on the lot of a Commercial Cannabis Activity shall obstruct  
9 any entrance or exit to the building or any window.

10 5.7. Each entrance to a Commercial Cannabis Activity shall be visibly posted  
11 with a clear and legible notice indicating that smoking, ingesting, or  
12 otherwise consuming Cannabis on the lot of the Commercial Cannabis  
13 Activity is prohibited.

14 6.8. Signage shall not be directly illuminated, internally or externally.

15 7.9. No banners, flags, billboards, or other prohibited signs may be used at any  
16 time.

17 R. RECORDS

18 1. Each owner and permittee of a Commercial Cannabis Activity shall  
19 maintain clear and adequate records and documentation demonstrating that  
20 all Cannabis or Cannabis Products have been obtained from and are  
21 provided to other permitted and licensed Cannabis operations. The County  
22 shall have the right to examine, monitor, and audit such records and  
23 documentation, which shall be made available to the County upon written  
24 request.

25 2. Each owner and permittee of a Commercial Cannabis Activity shall  
26 maintain a current register of the names and contact information, including  
27 name, address, and telephone number, of anyone owning or holding an  
28

1 ownership interest in the Commercial Cannabis Activity, and of all the  
2 officers, managers, employees, agents and volunteers currently employed  
3 or otherwise engaged by the Commercial Cannabis Activity. The County  
4 shall have the right to examine, monitor, and audit such records and  
5 documentation, which shall be made available to the County upon request.

- 6 3. All Commercial Cannabis Activities shall maintain an inventory control  
7 and reporting system that accurately documents the present location,  
8 amounts, and descriptions of all Cannabis and Cannabis Products for all  
9 stages of the growing and production or manufacturing, laboratory testing  
10 and distribution processes until purchase by or distribution to a qualified  
11 patient, primary caregiver for medical purpose or an adult 21 years of age  
12 or older who qualifies to purchase adult-use Cannabis.

13 S. WATER

14 All Commercial Cannabis Activities shall obtain a ‘Will Serve’ letter from the  
15 applicable water purveyor, indicating agreement to supply water for the  
16 Commercial Cannabis Activity. The letter shall include the activity proposed  
17 and any improvements required for service. For Commercial Cannabis Activities  
18 where water service is not available, conditions from the Department of  
19 Environmental Health for a permitted onsite, in-ground well will be required for  
20 the conditional use permit. Irrigation and domestic water supplies shall not  
21 include water transported by vehicle from off-site sources.

22 T. WASTE WATER

23 All Commercial Cannabis Activities shall obtain a ‘Will Serve’ letter from the  
24 applicable sanitary sewer purveyor, indicating agreement to supply sewer for the  
25 Commercial Cannabis Activity. The letter shall include the activity proposed  
26 and any improvements required for service. For Commercial Cannabis Activities  
27 where sewer service is not available, conditions from the Department of

1 Environmental Health will be required for the conditional use permit. Where  
2 sanitary sewer is not available, the applicant shall obtain clearance from the  
3 appropriate regional water quality control board.

4 UF. PARKING

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

6 VU. VISIBILITY

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

9 V. HAZARDOUS MATERIALS

10 All Commercial Cannabis Activities that utilize hazardous materials shall comply  
11 with applicable hazardous waste generator, Riverside County Ordinance No. 615,  
12 and ~~AB 185~~ (hazardous materials handling, Riverside County Ordinance No.  
13 651), requirements and maintain any applicable permits for these programs from  
14 the Riverside County Fire Department, the Riverside County Department of  
15 Environmental Health, the Riverside County Department of Waste Resources  
16 and the Agricultural Commissioner.

17 W. COMPLIANCE WITH LOCAL AND STATE LAWS AND REGULATIONS

18 1. All Commercial Cannabis Activities shall comply with all applicable local  
19 and State laws, ordinances and regulations related to, but not limited to, the  
20 following: the California Environmental Quality Act, California Building  
21 Code, California Fire Code, Riverside County Ordinance 787, Riverside  
22 County Ordinance No. 457, Riverside County Ordinance No. 657, Riverside  
23 County Ordinance No. 745, Airport Land Use Compatibility Plans, weights  
24 and measures regulations, track and trace requirements, pesticide use, water  
25 quality, storm water discharge and the grading of land.

26 2. All buildings and structures, including greenhouse, hoop structures, or other  
27 similar structures shall comply with all applicable Building, Fire, and Safety  
28

1 laws and regulations. All buildings and structures shall be reviewed by the  
2 Riverside County Building and Safety Department in accordance with the  
3 California Building Code and Riverside County Ordinance No. 457 and by  
4 the Riverside County Fire Department in accordance with Riverside County  
5 Ordinance No. 787 and the California Fire Code.

6 X. MATERIAL ALTERATIONS TO PREMISES

7 No physical change, alteration, or modification shall be made to a Premises  
8 without first obtaining the appropriate approvals from the County, including but  
9 not limited a substantial conformance or revised permit and all other necessary  
10 permits. Alterations or modifications requiring approval include, without  
11 limitation: (i) the removal, creation, or relocation of a common entryway,  
12 doorway, passage, or a means of public entry or exit, when such common  
13 entryway, doorway, or passage alters or changes limited-access areas within the  
14 Premises; (ii) the removal, creation, addition, or relocation of a Cultivation Area;  
15 or the addition or alteration of a water supply. The requirement of this Section is  
16 in addition to compliance with any other applicable State or local law or  
17 regulation pertaining to approval of building modifications, zoning, and land use  
18 requirements. In the event that the proposed modification requires a new or  
19 modified conditional use permit such permit must be obtained prior to issuance  
20 of building permits.

21 Y. MULTIPLE COMMERCIAL CANNABIS ACTIVITIES

22 Multiple Commercial Cannabis Activities may be allowed on the same lot  
23 provided the proposed activities are allowed in the zone classification and meet  
24 all requirements in this Article and State Law.

25 SECTION 19.506. PUBLIC HEARING AND REQUIREMENTS FOR APPROVAL.

26 A. A public hearing shall be held on the application for a conditional use permit in  
27 accordance with the provisions of Section 18.26b. of this ordinance and all of the  
28

1 procedural requirements and rights of appeal set forth therein shall govern the  
2 public hearing.

3 B. No conditional use permit for a Commercial Cannabis Activity shall be approved  
4 unless the following findings are made:

- 5 1. The permit is consistent with the General Plan and any applicable specific  
6 plan.
- 7 2. The permit complies with the requirements of Sections 18.28, 19.504,  
8 19.511, 19.513, 19.515, 19.517, 19.519, 19.521 and 19.523, as applicable,  
9 of this ordinance.
- 10 3. The permit complies with the development standards for the zoning  
11 classification in which the Commercial Cannabis Activity is located.
- 12 4. The permit will not be detrimental to the public health, safety or general  
13 welfare.

14 C. Conditional use permits shall be subject to all conditions necessary or convenient  
15 to assure that the Commercial Cannabis Activity will satisfy the requirements of  
16 this Article.

17 SECTION 19.507. PERMIT EXPIRATION.

18 A. All conditional use permits granted for a Commercial Cannabis Activity shall be  
19 conditioned for the permittee to obtain a valid Cannabis license from the State of  
20 California within 6 months of the conditional use permit's approval date. In the  
21 event the condition of approval is not complied with, the conditional use permit  
22 will automatically become null and void on the 6 month anniversary date of the  
23 conditional use permit's approval.

24 B. All conditional use permits issued for a Commercial Cannabis Activity shall  
25 expire as provided in each permit's conditions of approval and development  
26 agreement. No less than 6 months from the expiration date, the permittee may  
27 request the conditional use permit to be renewed as provided in the development  
28



1 agreement. Any request for renewal shall be in writing to the Planning  
2 Department and in conjunction with a revised permit application. The renewal  
3 request and revised permit application shall be processed in accordance with the  
4 procedures for processing the original permit, including any requirements for  
5 public hearing, notice of hearing and all rights of appeal. If all obligations  
6 detailed within the development agreement associated with the permit are not  
7 met, the revised permit application and renewal request will be recommended for  
8 denial. If a request for renewal is not requested or is not granted the conditional  
9 use permit shall be deemed expired on the date set forth in the permit's conditions  
10 of approval and development agreement.

11 SECTION 19.508 OUTDOOR CANNABIS CULTIVATION PROHIBITED

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

14 SECTION 19.509 INDOOR (ARTIFICIAL LIGHT) CANNABIS CULTIVATION

15 A. ZONING.

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

18 1. Specialty Cottage Indoor Cannabis Cultivation.

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

23 2. Specialty Indoor Cannabis Cultivation.

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

1 3. Small Indoor Cannabis Cultivation.

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

6 4. Medium Indoor Cannabis Cultivation.

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

11 B. SIZE LIMITATIONS.

12 1. All Indoor Cannabis Cultivations shall not exceed the Canopy size  
13 threshold established by State law.

14 2. The Canopy size on a single lot for a Specialty Cottage Indoor Cannabis  
15 Cultivation shall not exceed 500 square feet.

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

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

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

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

25 a. ~~A Each Indoor Cannabis Cultivation operation is granted a~~  
26 conditional use permit has been granted for Indoor Cannabis  
27 Cultivation and specifies the number and size of each proposed  
28

1 licensed Premises.

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

6 SECTION 19.510 MIXED LIGHT CANNABIS CULTIVATION

7 A. ZONES.

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

10 1. Specialty Cottage Mixed Light Cannabis Cultivation.

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

15 2. Specialty Mixed Light Cannabis Cultivation.

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

20 3. Small Mixed Light Cannabis Cultivation.

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

25 4. Medium Mixed Light Cannabis Cultivation.

26 Medium Mixed Light Cannabis Cultivation is allowed on lots five gross  
27 acres or more in the following zone classifications with an approved  
28

1 conditional use permit in accordance with Section 18.28 of this ordinance:

2 A-1, A-2.

3 B. SIZE LIMITATIONS.

- 4 1. A Mixed Light Cannabis Cultivation shall not exceed the Canopy size  
5 threshold established by State law.
- 6 2. The Canopy size on a single lot for a Specialty Cottage Mixed Light  
7 Cannabis Cultivation shall not exceed 2,500 square feet.
- 8 3. The Canopy size on a single lot for a Specialty Mixed Light Cannabis  
9 Cultivation shall not exceed 5,000 square feet.
- 10 4. The Canopy size on a single lot for a Small Mixed Light Cannabis  
11 Cultivation shall not exceed 10,000 square feet.
- 12 5. The Canopy size on a single lot for a Medium Mixed Light Cannabis  
13 Cultivation shall not exceed 22,000 square feet except as provided for in  
14 19.510.B.6. below.
- 15 6. Multiple Mixed Light Cannabis Cultivation operations may operate on a  
16 single lot provided all the following is complied with:
- 17 a. A ~~Each Indoor Cannabis Cultivation operation is granted a~~  
18 conditional use permit has been granted for Mixed Light Cannabis  
19 Cultivation and specifies the number and size of each proposed  
20 licensed Premises. ~~Each Mixed Light Cannabis Cultivation operation~~  
21 ~~is granted a conditional use permit.~~
- 22 b. The individual Canopy size for each Mixed Light Cannabis  
23 Cultivation operation complies with State law and the cumulative  
24 Canopy area for all the Mixed Light Cannabis Cultivation operations  
25 does not exceed the total amount of 43,560 square feet.

26 SECTION 19.511. CANNABIS CULTIVATION STANDARDS

27 In addition to the approval requirements in Section 19.506 of this ordinance and the

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1 development standards in the applicable zoning classification, Cannabis Cultivation operations shall  
2 comply with the standards provided below. If there is an inconsistency between the development  
3 standards of the zone classification and these standards, the more restrictive standard applies.

4 A. LOCATION REQUIREMENTS.

- 5 1. Indoor and Mixed Light Cannabis Cultivation shall not be located within  
6 1,000 feet of any Child Day Care Center, K-12 school, public park, or  
7 Youth Center. The distance shall be measured from the nearest points of  
8 the respective lot lines using a direct straight-line measurement. A new  
9 adjacent use will not affect the continuation of an existing legal use that has  
10 been established under this Article and continuously operating in  
11 compliance with the conditional use permit, and local and State laws and  
12 regulations. This location requirement may be modified with the approval  
13 of a variance pursuant to Section 18.27 of this ordinance. In no case shall  
14 the distance be less than allowed by State law.
- 15 2. Indoor and Mixed Light Cannabis Cultivation are not allowed in an  
16 established agricultural preserve or on a lot under a land conservation  
17 contract pursuant to the Williamson Act. Indoor and Mixed Light Cannabis  
18 Cultivation shall not be considered agriculture for the purposes of  
19 Ordinance No. 625 the County's Right-to-Farm Ordinance.
- 20 3. All Cannabis Cultivation is prohibited on natural slopes 25% or greater.

21 B. MINIMUM LOT SIZE.

- 22 1. Minimum lot size for Indoor Cannabis Cultivation: The minimum lot size  
23 for Indoor Cannabis Cultivation is provided below:

<b>Commercial Cannabis Activity</b>	<b>Minimum Lot Size (Square Feet)</b>	<b>Allowable Zone(s)</b>
<b>Specialty Cottage</b>	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
<b>Specialty</b>	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

<b>Small</b>	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
<b>Medium</b>	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:

<b>Commercial Cannabis Activity</b>	<b>Minimum Lot Size (Gross Acres)</b>	<b>Allowable Zone(s)</b>
<b>Specialty Cottage</b>	1	A-1, A-P, A-2, A-D
<b>Specialty</b>	1.5	A-1, A-P, A-2, A-D
<b>Small</b>	2.5	A-1, A-P, A-2, A-D
<b>Medium</b>	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 Cultivation Area for Mixed Light Cannabis Cultivation shall be setback a minimum of 50 feet from all lot lines and public right-of-ways.

- 1                   b. The Cannabis Cultivation Area for Medium Mixed Light Cannabis  
2 Cultivation shall be setback a minimum of 100 feet from all lot lines  
3 and public right-of-ways.
- 4                   c. The Cannabis Cultivation Area for all Mixed Light Cannabis  
5 Cultivation shall be located a minimum of 50 feet from the drip line  
6 of any riparian vegetation of any watercourse.
- 7                   d. All hoop structures, greenhouses and other similar structures used for  
8 all Mixed Light Cannabis Cultivation shall be separated by a  
9 minimum of 6 feet.
- 10                  e. When adjacent to a residentially zoned lot, the Cannabis Cultivation  
11 Area for all Mixed Light Cannabis Cultivation shall be setback a  
12 minimum of 100 feet from the adjacent residentially zoned lot lines.
- 13                  3. Setback adjustments may be made in accordance with Section 18.33 of this  
14 ordinance, except in no event shall setbacks be less than the setbacks  
15 required by the State of California Department of Food and Agriculture.

16 E. SCREENING AND FENCING.

17 All Mixed Light Cannabis Cultivation shall occur within a secure fence at least  
18 6 feet in height that fully encloses the Cannabis Cultivation Premises or Cannabis  
19 Cultivation area and prevents easy access to the Cannabis Cultivation Area. The  
20 fence must be solid, durable and include a lockable gate(s) that is locked at all  
21 times, except for during times of active ingress and egress. Fences shall be  
22 separated by a minimum of ~~six~~6 feet from all cultivation structures, providing a  
23 clear six foot path. The fence shall comply with all other applicable County  
24 ordinances, policies, and design standards related to height, location, materials,  
25 or other fencing restrictions. Cannabis Cultivation Areas shall not be secured by  
26 Fences with barbed wire or screened with plastic sheeting on chain link. Chain  
27 link with slats is allowed.

1 F. ENCLOSURES

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

8 2. ~~All~~ greenhouses, hoop structures, or other similar structures shall comply  
9 with ~~Section 19.504.W. of this article~~ applicable Building and Safety  
10 laws and regulations and each structure shall not exceed 5,500 square feet  
11 in area. Structures that are 3,600 square feet in area or larger shall be  
12 reviewed by the Riverside County Fire Department and subject to fire  
13 sprinkler requirements as set forth in Riverside County Ordinance No. 787.

14 G. ENERGY CONSERVATION MEASURES.

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

21 H. WATER CONSERVATION MEASURES.

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

26 I. OPERATIONS

27 1. All Cannabis Cultivation lighting shall be fully shielded, downward casting  
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1 and not spill over onto structures, other properties or the night sky. All Indoor  
2 and Mixed Light Cannabis Cultivation operations shall be fully contained so  
3 that little to no light escapes. Light shall not escape at a level that is visible  
4 from neighboring properties between sunset and sunrise.

5 2. All Cannabis Cultivation operations shall accumulate or store garbage and  
6 refuse in a nonabsorbent, water-tight, vector resistant, durable, easily  
7 cleanable, galvanized metal or heavy plastic containers with tight fitting lids.  
8 No refuse container shall be filled beyond the capacity to completely close  
9 the lid. All garbage and refuse on this site shall not be accumulated or stored  
10 for more than seven calendar days, and shall be properly disposed of before  
11 the end of the seventh day. All waste, including but not limited to refuse,  
12 garbage, green waste and recyclables, must be disposed of in accordance with  
13 County and State laws and regulations. All waste generated from Cannabis  
14 Cultivation operations must be properly stored and secured to prevent access  
15 from the public.

16 3. Onsite generators are prohibited, except as a source of energy in an  
17 emergencies. Onsite generators for emergency use shall be included in the  
18 conditional use permit.

19 4. Cannabis Cultivation within the A-1, A-P, A-2, and A-D Zones shall not  
20 include the retail sales of Cannabis or Cannabis Products.

21 J. FINDINGS.

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

- 25 1. The Indoor or Mixed Light Cannabis Cultivation complies with all the  
26 requirements of the State and County for Cannabis Cultivation.  
27 2. The Indoor or Mixed Light Cannabis Cultivation is not located within  
28

1 1,000 feet from any Child Day Care Center, K-12 school, public park,  
2 or Youth Center or a variance has been approved allowing a shorter  
3 distance but not less than allowed by State law.

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

20 SECTION 19.512 CANNABIS WHOLESALE NURSERIES

21 A. APPLICABILITY.

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

- 24 1. Outdoor Cannabis Wholesale Nurseries.

25 Outdoor Cannabis Wholesale Nurseries are allowed on lots larger than or  
26 equal to ~~two one~~-gross acres in the following zone classifications with an  
27 approved conditional use permit in accordance with Section 18.28 of this  
28

1 ordinance: A-1, A-P, A-2 and A-D.

2 2. Indoor Cannabis Wholesale Nurseries.

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

6 3. Mixed Light Cannabis Wholesale Nurseries.

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

11 B. NO MULTIPLE USE PERMITS

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

14 SECTION 19.513 CANNABIS WHOLESALE NURSERIES STANDARDS

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

19 A. GENERAL LOCATION.

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

27 B. MINIMUM LOT SIZE.

28

1. Minimum lot size for Outdoor Cannabis Wholesale Nurseries: The minimum lot size for Outdoor Cannabis Wholesale Nurseries is listed below:

Activity	Minimum Lot Size (Gross Acres)	Allowable Zone(s)
<b>Outdoor Cannabis Wholesale Nursery</b>	2+	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)
<b>Indoor Cannabis Wholesale Nursery</b>	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)
<b>Mixed Light Cannabis Wholesale Nursery</b>	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 riparian vegetation of any watercourse.
3. Setbacks may be modified with the approval of a setback adjustment pursuant to Section 18.33 of this ordinance. In no case shall a setback be less than setbacks required by the State of California Department of Food and Agriculture.

**ED.** SCREENING AND FENCING.

Live Cannabis Plants shall not be visible from outside of the lot for a Cannabis Wholesale Nursery. All Cannabis Nursery activities shall occur within a secure fence at least six feet in height that fully encloses the Premises of the Cannabis Wholesale Nursery and prevents easy access to the Premises. The fence must be solid, durable and include a lockable gate(s) that is locked at all times, except for during times of active ingress and egress. Fences shall be separated by a minimum of six feet from all Cannabis Wholesale Nursery structures, providing a clear six foot path. The fence shall comply with all other applicable County ordinances, policies, and design standards related to height, location, materials, or other fencing restrictions. Cannabis Wholesale Nursery Premises shall not be secured by fences with barbed wire or screened with plastic sheeting on chain link. Chain link with slats is allowed.~~All Cannabis Wholesale Nursery activities shall occur within a secure, solid and durable fence at least 6 feet in height that fully encloses the Premises of the Cannabis Wholesale Nursery and prevents access to the Premises. The fence must include a lockable gate(s) that is locked at all times, except for during times of active ingress and egress. The fence shall be separated a minimum of six feet from Cannabis Wholesale Nursery structures.~~

1 ~~The fence shall comply with all applicable County ordinances, policies and~~  
2 ~~design standards regarding the height, location, and materials. Fences with~~  
3 ~~barbed wire are not permitted.~~

4 F. MATURE CANNABIS PLANTS.

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

8 GF. ENCLOSURES

9 1. Except for outdoor Cannabis Wholesale Nurseries, operations shall occur  
10 within a fully enclosed permitted building, greenhouse, hoop structure, or  
11 other similar structure. Mixed light supplemental lighting shall not exceed  
12 25 watts per square foot to be used up to one hour before sunrise or after  
13 sunset, unless the building or structure is equipped with light-blocking  
14 measures to ensure that no light escapes.

15 2. ~~All greenhouses, hoop structures, or other similar structures shall comply~~  
16 ~~with Section 19.504.W. of the Article. Greenhouse, hoop structures, or~~  
17 ~~other similar structures shall comply with all applicable Building and~~  
18 ~~Safety laws and regulations and each structure shall not exceed 5,500~~  
19 ~~square feet in area. Structures that are 3,600 square feet in area or larger~~  
20 ~~shall be reviewed by the Riverside County Fire Department and subject to~~  
21 ~~fire sprinkler requirements as set forth in Riverside County Ordinance No.~~  
22 ~~787.~~

23 HG. ENERGY CONSERVATION MEASURES.

24 Cannabis Wholesale Nurseries shall include adequate measures to address the  
25 projected energy demand for Cannabis cultivation on the lot. On-site renewable  
26 energy generation shall be required for all Indoor Cannabis Wholesale Nursery  
27 operations. ~~using artificial lighting.~~ Renewable energy systems shall be designed  
28

1 to have a generation potential equal to or greater than 20-percent of the  
2 anticipated energy demand.

3 **IH. WATER CONSERVATION MEASURES.**

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

8 **IJ. FINDINGS.**

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

- 12 1. The Cannabis Wholesale Nursery complies with all the requirements of  
13 the State and County for the cultivation of Cannabis.
- 14 2. The Cannabis Wholesale Nursery is not within 600 feet from any Child  
15 Day Care Center, K-12 school, public park, or Youth Center.
- 16 3. The Cannabis Wholesale Nursery includes adequate measures that  
17 minimize use of water for activities at the site.
- 18 4. The Cannabis Wholesale Nursery includes adequate quality control  
19 measures to ensure Cannabis kept on the lot meets State regulatory  
20 standards.
- 21 5. The Cannabis Wholesale Nursery includes adequate measures that  
22 address enforcement priorities for Cannabis activities including  
23 restricting access to minors, and ensuring that Cannabis and Cannabis  
24 Products are not supplied to unlicensed or unpermitted persons within  
25 the State and not distributed out of State.
- 26 6. For Cannabis Wholesale Nurseries lots with verified Cannabis-related  
27 violations within the last 12 months ~~from~~ prior to the adoption date of  
28

1 Ordinance No. 348.4862, the use will not contribute to repeat violations  
2 on the lot and all applicable fees have been paid.

- 3 7. The Cannabis Wholesale Nursery will operate in a manner that prevents  
4 cannabis nuisance odors from being detected offsite.

5 SECTION 19.514 CANNABIS MANUFACTURING FACILITIES

6 A. APPLICABILITY

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

- 9 1. Non-Volatile Cannabis Manufacturing Facility.

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

- 16 2. Type N Cannabis Manufacturing Facilities.

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

- 23 3. Type P Cannabis Manufacturing Facilities.

24 Cannabis Manufacturing Facilities that only package or repackage cannabis  
25 products or label or relabel the cannabis product container or wrapper,  
26 requiring a Type P State license, are allowed in the following zones with an  
27 approved conditional use permit in accordance with Section 18.28 of this  
28



1 ordinance: I-P, M-SC, M-M and the M-H.

2 4. Volatile Cannabis Manufacturing Facility.

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

11 5. Shared-Use Cannabis Manufacturing Facility.

12 A Shared-Use Cannabis Manufacturing Facility is allowed in the following  
13 zones with an approved conditional use permit in accordance with Section  
14 18.28 of this ordinance: I-P, M-SC, M-M and M-H. A Shared-Use  
15 Cannabis Manufacturing Facility may include the following facilities: a  
16 non-volatile manufacturing facility, an infusion only manufacturing facility  
17 or a volatile manufacturing facility. The conditional use permit for a  
18 Shared-Use Cannabis Manufacturing Facility shall identify the types of  
19 facilities operating at the Shared-Use Cannabis Manufacturing Facility.

20 SECTION 19.515 CANNABIS MANUFACTURING FACILITIES STANDARDS

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

26 A. GENERAL LOCATION.

27 Cannabis Manufacturing Facilities shall not be located within 600 feet from any  
28

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

7 B. MINIMUM LOT SIZE.

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

13 C. SETBACKS

14 1. ~~Except for a Volatile Cannabis Manufacturing Facility, All~~ Cannabis  
15 Manufacturing Facilities shall comply with the setback standards for the  
16 zone classification they are located in, except when adjacent to a residential  
17 zone where the minimum setback from the residentially zoned lot lines shall  
18 be 25 feet. ~~A Volatile Cannabis Manufacturing Facility shall be setback~~  
19 ~~from a residential zone a minimum of 40 feet which may include and may~~  
20 ~~include landscaping as required.~~

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

25 D. LIMITATION ON THE MANUFACTURING OF CANNABIS EDIBLE  
26 PRODUCTS.

27 Cannabis Manufacturing Facilities shall not manufacture Cannabis edible  
28

1 products in the shape of animals, people, insects, or fruit.

2 E. OPERATIONS

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

17 F. 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 Cannabis Manufacturing Facility complies with all the requirements of  
22 the State and County for the manufacturing of Cannabis.
- 23 2. The Cannabis Manufacturing Facility does not pose a significant threat to  
24 the public or to neighboring uses from explosion or from release of harmful  
25 gases, liquids, or substances.
- 26 3. The Cannabis Manufacturing Facility includes adequate quality control  
27 measures to ensure Cannabis manufactured at the facility meets industry  
28

standards and includes a documented employee safety training program, a Materials Data Safety Sheet, and meets all requirements in Health and Safety Code Section 11362.775, as it may be amended from time to time.

4. The Cannabis Manufacturing Facility includes adequate measures that address enforcement priorities for Cannabis activities including restricting access to minors, and ensuring that Cannabis and Cannabis Products are obtained from and supplied only to other permitted licensed sources within the State and not distributed out of State.
5. The Cannabis Manufacturing Facility is not located within 600 feet from any Child Day Care Center, K-12 school, public park, or Youth Center.

SECTION 19.516 CANNABIS TESTING FACILITIES

A. APPLICABILITY.

Notwithstanding any other provision of this ordinance, Cannabis Testing Facilities are allowed in the following zone classifications with an approved conditional use permit 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.

B. NO MULTIPLE USE PERMITS

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

SECTION 19.517 CANNABIS TESTING FACILITIES STANDARDS

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

A. GENERAL LOCATION.

Cannabis Testing Facilities shall not be located within 600 feet from any Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall be

1 measured from the nearest point of the respective lot lines using a direct straight-  
2 line measurement. A new adjacent use will not affect the continuation of an  
3 existing legal use that has been established under this Article and continuously  
4 operating in compliance with the conditional use permit, and local and State laws  
5 and regulations.

6 B. SETBACKS

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

15 C. OPERATIONS

- 16 1. Cannabis Testing Facilities shall be required to conduct all testing in a  
17 manner pursuant to Business and Professions Code Section 26100 and shall  
18 be subject to State and local law and regulations.
- 19 2. Cannabis Testing Facilities shall not be open to the public.

20 D. FINDINGS.

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

- 24 1. The Cannabis Testing Facility complies with all the applicable  
25 requirements of the State and County for the testing of Cannabis.
- 26 2. The owners, permittees, operators, and employees of the Cannabis  
27 Testing Facility are not associated with any other Commercial Cannabis  
28

1 Activity.

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

22 SECTION 19.518. CANNABIS RETAILER

23 A. APPLICABILITY

24 Notwithstanding any other provision of this ordinance, Cannabis Retailers are  
25 allowed as follows:

- 26 1. Cannabis Retailer – Non-Storefront

27 Non-storefront Cannabis Retailers within a permanent structure are allowed  
28

1 in the following zone classifications with an approved conditional use  
2 permit in accordance with Section 18.28 of this ordinance: C-1/C-P, C-P-  
3 S, I-P, M-SC, M-M and M-H.

4 2. Cannabis Retailer – Storefront

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

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

10 SECTION 19.519. CANNABIS RETAILER MINIMUM STANDARDS.

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

15 A. GENERAL LOCATION.

16 1. Cannabis Retailers shall not be located within 1,000 ~~600~~ feet from any  
17 Child Day Care Center, K-12 school, public park, or Youth Center.  
18 Distance shall be measured from the nearest point of the respective lot lines  
19 using a direct straight-line measurement. A new adjacent use will not affect  
20 the continuation of an existing legal use that has been established under this  
21 Article and continuously operating in compliance with the conditional use  
22 permit, and local and State laws and regulations. This location requirement  
23 may be modified with the approval of a variance pursuant to Section 18.27  
24 of this ordinance. In no case shall the distance be less than allowed by State  
25 law.

26 2. Cannabis Retailers shall not be located within 1,000 feet of any other  
27 Cannabis Retailer.

3. Cannabis Retailers shall not be located within 500 feet of a smoke shop or similar facility.
4. Cannabis Retailers shall not be located on a lot containing a residential dwelling unit.

B. SETBACKS

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

C. OPERATIONS.

1. Entrances into the retail location of the Cannabis Retailer shall be separate from the reception area and locked at all times with entry strictly controlled. An electronic or mechanical entry system shall be utilized to limit access and entry to the retail location.

1.2. Cannabis Retailers may include the sale of Medical Cannabis, requiring an M-License from the State. Cannabis Retailers selling only Medical Cannabis shall verify consumers who enter the Premises are at least 18 years of age and that they hold a valid Physician's Recommendation.

2.3. Cannabis Retailers may include the sale of Adult Use Cannabis, requiring an A-license from the State. Cannabis Retailers selling only Adult Use Cannabis shall verify that consumers who enter the Premises are at least 21 years of age.

~~3.4.~~ A Entrances into the retail location of a Cannabis Retailers may include



1 the sale of both Medical and Adult use Cannabis requiring both an possess  
2 an A-License and an M-License from the State. ~~shall be separate and~~  
3 distinct from each other and proper signage shall be placed at each  
4 entrance indicating that no one under the age of 18 shall be allowed  
5 entrance into the All Cannabis Retailers selling both Medical and Adult  
6 Use Cannabis shall verify that consumers who enter the premises are at  
7 least 18 years of age and that they hold a valid Physician's  
8 Recommendation or are at least 21 years of age. ~~M-Licensed retail~~  
9 location and no one under the age of 21 shall be allowed entrance into the  
10 A-Licensed retail location.

11 4.5. Display areas shall include the smallest amount of Cannabis and Cannabis  
12 Products reasonably anticipated to meet sales during operating hours.

13 5.6. Cannabis and Cannabis Products not in the display area shall be  
14 maintained in a locked secure area.

15 6.7. Not more than 10% of the Cannabis Retailer floor area, up to a maximum  
16 of 50 square feet, shall be used for the sale of incidental goods such as,  
17 but not limited to, clothing, posters, or non-cannabis goods.

18 7.8. Restroom facilities shall be locked and under the control of the Cannabis  
19 Retailer.

20 9. Cannabis Retailers shall ensure that all Cannabis and Cannabis Products  
21 held for sale by the Cannabis Retailer are cultivated, manufactured,  
22 transported, distributed, and tested by California licensed and permitted  
23 facilities that are in full conformance with State and local laws and  
24 regulations.

25 10. Cannabis Retailers shall not distribute any Cannabis or Cannabis Product  
26 unless such products are labeled and in a tamper-evident package in  
27 compliance with the California Business and Professions Code and any  
28

1 additional rules promulgated by a licensing authority.

- 2 11. Cannabis Retailers shall not provide free samples of any type, including  
3 Cannabis Products, to any person and shall not allow any person to  
4 provide free samples on the Cannabis Retailer's lot.
- 5 12. Deliveries shall be conducted in accordance with California Business and  
6 Professions Code Section 26090 or as may be amended and all state  
7 regulations pertaining to delivery of Cannabis Products. Cannabis  
8 Retailers shall only deliver to customers within a jurisdiction that does  
9 not expressly prohibit delivery within their jurisdictional boundary by  
10 ordinance.
- 11 13. Cannabis or Cannabis Products shall not be sold or delivered by any  
12 means or method to any person within a motor vehicle.
- 13 14. Cannabis Retailers shall not include a drive-in, drive-through or walk up  
14 window where retail sales of Cannabis or Cannabis Products are sold to  
15 persons or persons within or about a motor vehicle.

16 D. MOBILE DELIVERIES.

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

19 E. 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 a. The Cannabis Retailer complies with all the requirements of the State and  
24 County for the selling of Cannabis.
- 25 b. The non-storefront Cannabis Retailer is not open to the public.
- 26 c. The Cannabis Retailer is not located within 1,000 feet from any Child Day  
27 Care Center, K-12 school, public park, or Youth Center or a variance has  
28

1 been approved allowing a shorter distance but not less than allowed by State  
2 law. The Cannabis Retailer is not located within 600 feet from any Child  
3 Day Care Center, K-12 school, public park, or Youth Center.

- 4 d. The Cannabis Retailer includes adequate measures that address  
5 enforcement priorities for Commercial Cannabis Activities including  
6 restricting access to minors, and ensuring that Cannabis and Cannabis  
7 Products are obtained from and supplied only to other permitted licensed  
8 sources within the State and not distributed out of State.
- 9 e. For Cannabis Retailer lots with verified cannabis-related violations within  
10 the last 12 months ~~from prior to~~ the adoption date of Ordinance No.  
11 348.4862, the use will not contribute to repeat violation on the lot and all  
12 applicable fees have been paid.

13 SECTION 19.520 CANNABIS DISTRIBUTION FACILITIES

14 APPLICABILITY.

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

18 SECTION 19.521. CANNABIS DISTRIBUTION FACILITIES STANDARDS.

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

24 A. GENERAL LOCATION.

25 Cannabis Distribution Facilities shall not be located within 600 feet from any  
26 Child Day Care Center, K-12 school, public park, or Youth Center. Distance shall  
27 be measured from the nearest point of the respective lot lines using a direct  
28

1 straight-line measurement. A new adjacent use will not affect the continuation of  
2 an existing legal use that has been established under this Article and continuously  
3 operating in compliance with the conditional use permit, and local and State laws  
4 and regulations.

5 B. SETBACKS.

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

14 C. OPERATIONS.

- 15 1. Cannabis and Cannabis Products shall only be transported between permitted  
16 and licensed Commercial Cannabis Activities. -
- 17 2. In addition to the requirements of Section 19.504.R. the following record  
18 keeping measures are required to be implemented for all Cannabis  
19 Distribution Facilities:
- 20 a. Prior to transporting Cannabis or Cannabis Products, a shipping  
21 manifest shall be completed as required by state law and regulations.
- 22 b. A copy of the shipping manifest shall be maintained during  
23 transportation and shall be made available upon request to law  
24 enforcement or any agents of the State or County charged with  
25 enforcement.
- 26 c. Cannabis Distribution Facilities shall maintain appropriate records of  
27 transactions and shipping manifests that demonstrate an organized  
28

1 method of storing and transporting Cannabis and Cannabis Products  
2 to maintain a clear chain of custody.

- 3 3. Cannabis Distribution Facilities shall ensure that appropriate samples of  
4 Cannabis or Cannabis Products are tested by a permitted and licensed testing  
5 facility prior to distribution and shall maintain a copy of the test results in its  
6 files.  
7 4. Cannabis Distribution Facilities shall not be open to the public.

8 D. FINDINGS.

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

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

27 SECTION 19.522 CANNABIS MICROBUSINESS FACILITIES

1 APPLICABILITY.

2 Notwithstanding any other provision of this ordinance, Cannabis Microbusiness  
3 Facilities are allowed in the following zone classifications with an approved conditional use permit  
4 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  
5 except in the instance that a Cannabis Microbusiness Facility includes manufacturing uses where  
6 such Cannabis Microbusiness Facility is only allowed in the I-P, M-SC, M-M and M-H zones.

7 SECTION 19.523. CANNABIS MICROBUSINESS FACILITIES STANDARDS.

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

13 A. GENERAL LOCATION.

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

21 2. Cannabis Microbusiness Facilities that include a Cannabis retail competent  
22 shall not be located within 1,000 feet from any Child Day Care Center, K-12  
23 school, public park, or Youth Center. Distance shall be measured from the  
24 nearest point of the respective lot lines using a direct straight-line  
25 measurement. A new adjacent use will not affect the continuation of an  
26 existing legal use that has been established under this Article and  
27 continuously operating in compliance with the conditional use permit, and

1 local and State laws and regulations. This location requirement may be  
2 modified with the approval of a variance pursuant to Section 18.27 of this  
3 ordinance. In no case shall the distance be less than allowed by State law.

4 B. SETBACKS.

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

15 C. ACTIVITIES

- 16 1. Unless permitted for distribution, Cannabis Microbusiness Facilities shall  
17 not transport or store non-cannabis goods.
- 18 2. Cannabis Microbusiness Facilities may distribute, manufacture (without  
19 volatile solvents) and dispense Cannabis under a single Cannabis  
20 Microbusiness Facilities license issued by the State.
- 21 3. Cannabis Microbusiness Facilities may cultivate Cannabis indoors in an  
22 area less than 10,000 square feet.
- 23 4. Cannabis Microbusiness Facilities shall include at least three of the  
24 following Commercial Cannabis Activities, which shall be set forth in the  
25 conditional use permit:
- 26 a. Indoor Cultivation up to 10,000 square feet
- 27 b. Manufacturing (with non-volatile solvents)
- 28

1 c. Distribution

2 d. Retail sales

3 D. OPERATIONS

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

8 E. FINDINGS.

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

- 12 1. The Cannabis Microbusiness Facility complies with all the requirements of  
13 the State and local laws and regulations.
- 14 2. The Cannabis Microbusiness Facility's operating plan demonstrates proper  
15 protocols and procedures that address enforcement priorities for Cannabis  
16 activities including restricting access to minors, and ensuring that Cannabis  
17 and Cannabis Products are obtained from and supplied only to other  
18 permitted and licensed sources within the State and not distributed out of  
19 State.
- 20 3. The Cannabis Microbusiness Facility is not located within 1,000 feet from  
21 any Child Day Care Center, K-12 school, public park, or Youth Center or a  
22 variance has been approved allowing a shorter distance but not less than  
23 recommended by State law, will not be located within 600 feet from any  
24 Child Day Care Center, K-12 school, public park, or Youth Center.
- 25 4. For Cannabis Microbusiness Facility lots with verified cannabis-related  
26 violations within the last 12 months prior to from the adoption date of  
27 Ordinance No. 348.4862, the use will not contribute to repeat violation on  
28



1 the site and all applicable fees have been paid.

2 SECTION 19.524. TEMPORARY CANNABIS EVENT.

3 A. REQUIREMENTS FOR APPROVAL.

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

- 6 1. The temporary Cannabis event will take place on County Fair property or  
7 District Agricultural Association property.
- 8 2. The temporary Cannabis event is not located within 1,000 feet from any  
9 Child Day Care Center, K-12 school, public park, or Youth Center.  
10 Distance shall be measured from the nearest point of the respective lot lines  
11 using a direct straight-line measurement.
- 12 3. The temporary Cannabis event will not occur during the hours of 12:00 a.m.  
13 to 6:00 a.m.
- 14 4. The temporary Cannabis event is setback a minimum of 100 feet from lot  
15 lines.
- 16 5. The sale of Cannabis Products shall be performed by a Cannabis Retailer  
17 or Cannabis Microbusiness that possesses both an approved conditional use  
18 permit and a valid Cannabis license from the State, which shall be included  
19 in the permit application.
- 20 6. The sale or consumption of alcohol or tobacco is not allowed at the location  
21 of the temporary Cannabis event.
- 22 7. The event organizer for the temporary Cannabis will obtain a valid State  
23 event organizer license authorizing the retail sale of Cannabis goods and  
24 the temporary Cannabis event.
- 25 8. Access to the area(s) where sale or consumption of Cannabis occurs is  
26 restricted to persons 21 years of age or older.
- 27 9. Cannabis consumption is not visible from any public place or non-age-  
28

1 restricted area.

2 10. Security shall be present at the temporary Cannabis event.

3 11. A condition of approval shall be applied to all temporary Cannabis event  
4 permits requiring the event organizer to obtain a valid State license as an  
5 event organizer and for the temporary event at least 10 calendar days before  
6 the event's first day. If this condition of approval is not met, the temporary  
7 Cannabis event permit becomes null and void.

8 B. APPLICATION.

9 No less than 120 days from the event's first day, an event organizer shall apply  
10 for and obtain a temporary Cannabis event permit in accordance with Section  
11 18.30 of this ordinance. All the procedural provisions of Section 18.30 shall  
12 apply to the application, except subsection c. thereof relating to requirements for  
13 approval, subsection e. thereof relating to appeals and subsection f. thereof  
14 relating to the use of the permit after the application is approved.

15 C. REVOCATION

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

18 SECTION 19.525. REVOCATION OF PERMITS FOR COMMERCIAL CANNABIS  
19 ACTIVITIES

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

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

26 “Section 21.1. A-LICENSE. A State license issued for Cannabis or cannabis products  
27 that are intended for adults who are 21 years of age and older and who do not possess  
28

1 a physician’s recommendation.”

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

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

4 “SECTION 21.3. AGRICULTURAL CROP.

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

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

9 “SECTION 21.3a. AGRICULTURAL CULTIVATION.

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

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

12  
13 Section 15. Section 21.19e. of Ordinance No. 348 is deleted in its entirety.

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

15 Section 17. The existing Section 21.19g. of Ordinance No. 348 is renumbered as Section  
16 21.19e.

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

18 “Section 21.19f. CANNABIS CULTIVATION AREA.

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

21 Section 19. The existing Section 21.19h of Ordinance No. 348 is renumbered as Section  
22 21.19g.

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

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

28

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

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

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

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

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

23           “Section 21.19l. CANNABIS OWNER. A Cannabis Owner is any of the following:  
24           1. A person with an aggregate ownership interest of 20 percent or more in the  
25           Commercial Cannabis Activity for which a license or permit is being sought,  
26           unless the interest is solely a security, lien, or encumbrance.  
27           2. The chief executive officer of a nonprofit or other entity.

- 1 3. A member of the board of directors of a nonprofit.
- 2 4. An individual who will be participating in the direction, control, or management
- 3 of the person applying for Commercial Cannabis Activity permit or license.”

4 Section 24. A new Section 21.19m. is added to Ordinance No. 348 to read as follows:

5 “Section 21.19m. CANNABIS PACKAGE. Any container or receptacle used for

6 holding cannabis or cannabis products.”

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

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

9 “Section 21.19o. CANNABIS RETAILER. A facility where Cannabis, cannabis

10 products, or devices specifically for the use of Cannabis or cannabis products are

11 offered, either individually or in any combination, for retail sale, including an

12 establishment that delivers cannabis and cannabis products as part of a retail sale.

13 Cannabis retailers may include mobile delivery but shall not include mobile

14 dispensaries. Cannabis Retailers were formerly known as cannabis dispensaries. Non-

15 store front Cannabis Retailers are not open to the public. Store front Cannabis Retailers

16 are open to the public.”

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

18 “Section 21.19p. CANNABIS TESTING FACILITY. A laboratory, facility, or entity

19 that offers or performs tests of cannabis or cannabis products.”

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

21 “Section 21.19q. CANNABIS TRANSPORT. The transfer of Cannabis or cannabis

22 products from the permitted Commercial Cannabis Activity location of one licensee to

23 the permitted Commercial Cannabis Activity location of another licensee, for the

24 purposes of conducting Commercial Cannabis Activities authorized pursuant to the

25 California Business & Professions Code Sections 19300, et seq. and 26000.”

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

27 “Section 21.19r. CANNABIS WHOLESALE NURSERY. A site that produces only

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1 clones, immature plants, seeds, or other agricultural products used specifically for the  
2 planting, propagation, and cultivation of Cannabis. Cultivation as a Cannabis  
3 Wholesale Nursery may be considered outdoor, indoor or mixed-light cultivation.”

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

25                   “Section 21.59g. PHYSICIAN’S RECOMMENDATION.    A recommendation by a  
26           physician and surgeon that a patient use cannabis provided in accordance with the  
27           Compassionate Use Act of 1996 (Proposition 215), found at Section 11362.5 of the  
28



1 Health and Safety Code.”

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

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

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

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

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

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

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

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

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

25 “Section 21.62l. SPECIALTY COTTAGE INDOOR CANNABIS  
26 CULTIVATION. Indoor cultivation using exclusively artificial lighting with a total  
27 canopy size on one Premises that does not exceed 500 square feet”  
28

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

2            “Section 21.62m. SMALL INDOOR CANNABIS CULTIVATION

3            Indoor cultivation using exclusively artificial lighting with a total canopy size on one  
4            Premises that does not exceed 10,000 square feet.”

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

6            “Section 21.62n. MEDIUM INDOOR CANNABIS CULTIVATION.

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

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

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

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

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

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

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

18           “Section 21.62q. SMALL 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 10,000 square feet.”

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

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

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

26           “SECTION 21.74e.        WHOLESale NURSERY. An establishment engaged in  
27           the propagation of trees, shrubs and horticultural and ornamental plants grown under  
28

1 cover or outdoors for sale to the public. Includes commercial scale greenhouses and  
2 establishments for the sale of plant materials, lawn and garden supplies, and related  
3 items. A Wholesale Nursery does not include Cannabis Wholesale Nurseries which  
4 are classified separately.”

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

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

10 Section 60.

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

13  
14 BOARD OF SUPERVISORS OF THE COUNTY  
15 OF RIVERSIDE, STATE OF CALIFORNIA

16  
17 By: \_\_\_\_\_  
18 Chairman, Board of Supervisors

19 ATTEST:  
20 CLERK OF THE BOARD

21  
22 By: \_\_\_\_\_  
23 Deputy

24 (SEAL)

25  
26 APPROVED AS TO FORM  
27 June \_\_, 2018

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By: \_\_\_\_\_  
Michelle P. Clack  
Chief Deputy County Counsel

DRAFT

# Attachment B

Cannabis Comments

No.	Name	District	Area	Email	Address	Phone	Comment	Position
	Kara Gelman	1	Deluz	<a href="mailto:karara.noel@gmail.com">karara.noel@gmail.com</a>	26805 Carancho Road	9512.160153	General Comment: The Riverside County Planning Committee to regulate cannabis crops in rural residential areas are unnecessary to meet the needs of the county's obligations. Form: See attached form	Regulate
1	Robert Mayo	5	Cabazon	<a href="mailto:rmavoca@gmail.com">rmavoca@gmail.com</a>			I support adding the zoned areas (R-R)/(R-A) and (W-2) to draft ordinance 348. With the addition of these zoned areas I support Draft Ordinance 348.	Support
2	Greg Cherry	3	Murrieta	<a href="mailto:greg@shazzamfarms.com">greg@shazzamfarms.com</a>	41679 Date Street #200	9499000000	I'm in favor of including RR and RA zoned properties for cultivation.	Support
3	Judy	3	Temecula	<a href="mailto:greenoaksbranch@gmail.com">greenoaksbranch@gmail.com</a>	39100 Air Park Drive	9512.168862	I just want to say even though I would like to see it more liberal, I do support this bill.	Support
4	Ammond Wilkerson			<a href="mailto:merafarms@gmail.com">merafarms@gmail.com</a>			Please revise the R-R and R-A zoning restrictions.	Support
5	Andrew Ruiz			<a href="mailto:andrewruiz@yahoo.com">andrewruiz@yahoo.com</a>			Recommendation to change the ordinance.	Support
6	Mike Machado			<a href="mailto:mike.hydrascope@gmail.com">mike.hydrascope@gmail.com</a>			See attached email comments	Support
7	Allen D. Hezekiah			<a href="mailto:hezekiah@calgrowers.org">hezekiah@calgrowers.org</a>			See attached email comments	Support
8	Dawn Suchor Collins			<a href="mailto:dsuchorc@hemetusd.org">dsuchorc@hemetusd.org</a>			See attached email comments	Opposed
9	Jamie Padilla			<a href="mailto:jpadilla@ufw.org">jpadilla@ufw.org</a>			See attached email comments	Opposed
10	Dr. Panagiotis Theodoropoulos	4	Desert Hot Springs		15110 Indian Canyon	6619930993	Allow this type of use at W2 zone properties on a case-by-case basis.	Info
11	Gary Worobec	3	Anza	<a href="mailto:gbv5@earthlink.net">gbv5@earthlink.net</a>	59550 Evans Rd	9517630518	We hope that Director Leach and her staff will find good reason to continue to exclude RR and RA zoning from commercial cannabis cultivation and that you approve amended ordinance 348 as currently zoned.	Support
12	Sharon Evans	3	Anza	<a href="mailto:anzarealestate@gmail.com">anzarealestate@gmail.com</a>		9515517676	I am hopeful that the county will follow through on the draft as it is.	Support
13	Allison L. Renck	3	Aguanga	<a href="mailto:all9591@aol.com">all9591@aol.com</a>	52090 Elder Creek	9516635452	Create a plan ( General Plan amendment) much like the Wine Country Plan in the Temecula Valley. This would be the only good way a good CEQA study could be done and all those involved could be served and the impacts mitigated.	Support
14	Iris Grosse	3	Aguanga			9517632427	They don't belong here and we depend on the supervisors and planning commission to do the right thing and uphold the RR & RA zoning. This would be a start.	Support
15	Nicholas J. Lewis			<a href="mailto:nick@justice-lawgroup.com">nick@justice-lawgroup.com</a>		6199407631	Granting a broader number of permits with a grace period in which individuals/businesses are motivated to apply and be in compliance seems the best realistic way to address this.	Support
16	Anonymous	3	Anza				It makes no sense from either land use or a moral point of view to consider placing marijuana cultivation right next to families.	Support
17	D. Phillips	3	Anza	<a href="http://wordpress@nvcodistrict3.org">wordpress@nvcodistrict3.org</a>			After reading the proposed new law...NO, and here's why: indoor only grows in Anza/Terwillinger are the OPPOSITE of what we need!	Opposed
18	Dona Moughan Phillips	3	Anza				NO to commercial marijuana growing in Anza/Terwillinger!!	Opposed
19	Heather R. Crist	3	Aguanga	<a href="mailto:theather4land@gmail.com">theather4land@gmail.com</a>		9517670622	The majority of the residents in these areas don't want Cannabis in our Areas. But are afraid to speak out at these meetings because of retribution from these very same "growers."	Opposed
20							The way things are going, our rural way of life will be gone.	Opposed
21	Jill H	3	Anza			9512609609	I don't support the growth of pot for smoking purposes at all, even personal use. Help get pot out of Anza.	Opposed
22	Amy Strawn						Please do something, anything about this, it is ruining the areas for families.	Regulate
23	Stephen Sandstrom						Voicing my concerns regarding the out of control marijuana grown in the Anza Valley	Regulate
24	Elaine Miller						They are using all the water in our water table and overloading an already over used electrical grid. NO COMMERCIAL CULTIVATION IN ANZA.	Regulate
25	Lawrence Ray Daniels III					6193797851	No to cannabis related businesses including retail and commercial grows in rural zoned areas.	Regulate
26	Dawn Collins	3	Aguanga	<a href="mailto:collincastle@yahoo.com">collincastle@yahoo.com</a>		9517670591	No to cannabis related businesses including retail and commercial grows in rural zoned areas.	Support
27	Mary Perkins	3	Anza				Growers steal electricity and water from our Anza Co-op and neighbors	Regulate
28	Bob Gallagher	3	Anza				Please do not allow any re-zoning here to allow it to be grown commercially.	Regulate

Cannabis Comments

No.	Name	District	Area	Email	Address	Phone	Comment	Position
29	Mary Puett	3	Aguanga	<a href="mailto:puettmarvann@gmail.com">puettmarvann@gmail.com</a>		9517634784	We hope that Director Leach and her staff will find good reason to continue to exclude RR and RA zoning from commercial cannabis cultivation.	Support
30	Puett M	3	Aguanga Anza				See attached letter comments Riverside County needs to make up for the deficit of resources allocated to Code and the Sheriff in Anza that have allowed lots of bad people to set up operations in Anza.	Support Regulate
31	Anonymous	3	Anza/Aguanga				We hope that Director Leach and her staff will find good reason to continue to exclude RR and RA zoning from commercial cannabis cultivation.	Regulate
32								
33	Campaign of a 1000 letters	4	Anza/Aguanga				Received 67 letters from property constituents.	Regulate

## Flores, Robert

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**From:** kara.a.noel@gmail.com  
**Sent:** Friday, July 06, 2018 6:24 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Kara Gelman  
**Address** 26805 Carancho Road  
**Email** kara.a.noel@gmail.com  
**Phone** 9512160153

**Comment** We are residents in unincorporated Riverside County (De Luz) in an area zoned as rural residential. The character of rural residential areas is defined by ancillary farming activities, i.e., citrus orchards, avocado groves, winery grapes, eucalyptus, etc. It is central to the expectations of property owners in rural residential areas to be able to use their property for these purposes. As the 4.1 Staff Report acknowledges, “agricultural lands seem to be a logical option for [cannabis] cultivation activities, particularly outdoor and mixed-light cultivation.” County of Riverside Planning Department Staff Report (4.1 Report).

When we moved to De Luz a few years ago, we had hopes of planting an avocado grove to profit from our acreage. The draught put a damper on those hopes. After the passage of AB 64, we began researching the specifics of growing cannabis crops, and believe it would be a viable crop for us and our community.

The current proposed ordinance “distinguishes cannabis from other agricultural crops or commodities due to its unique nature as a controlled substance.” It is true that the federal government classifies cannabis as a non-narcotic schedule 1 controlled substance. It is questionable whether this is a proper classification given that it does not meet the statutory standard of having “no medical use.” See 21 U.S.C. §813. More importantly, the Planning Committee’s decision to distinguish cannabis from other crops on the basis of a federal law is an implicit determination that federal law preempts the current California State laws on cannabis; Local governments do not have the authority to make that determination; that power is reserved by the courts.

The Planning Committee’s announcement that “all land use regulations that apply to Cannabis are grouped together separately from other agricultural uses [sic] the zoning code[,]” is overly broad to meet the needs of the county to establish a regulatory framework for commercial cannabis activities in unincorporated areas of Riverside County. In 2013 the Supreme Court held in *City of Riverside v. Inland Empire Patients Health & Wellness Ctr., Inc.*, that although the California medical cannabis scheme removed “state-level criminal and civil sanctions from specified medical marijuana activities[,] they do not establish a comprehensive state system of legalized medical marijuana; or grant a “right” of convenient access to marijuana for medicinal use; or override the zoning, licensing, and police powers of local jurisdictions; or mandate local accommodation of medical marijuana cooperatives, collectives, or dispensaries.” *City of Riverside v. Inland Empire Patients Health & Wellness Ctr., Inc.*, 56 Cal. 4th 729 (2013). The Court further added that, “nothing prevents future efforts by the Legislature, or by the People, to adopt a different approach. In the meantime, however, we must conclude that Riverside’s ordinances are not preempted by state law.” *Id.*

Since then, the state has explicitly established a comprehensive state system of legalized marijuana. By doing so, it has chosen to regulate cannabis cultivation as a cash crop like many others. The Bureau of Cannabis Control, California Department of Public Health, and California Department of Food and Agriculture have provided regulatory provisions to address many of the concerns raised by residents of Riverside County.

Although cannabis cultivation does present specific differences from other crops, so do many other specialty crops in California. California already regulates specific segments of the agricultural industry more heavily than others. Wine grapes, for example—a crop commonly grown rural residential areas of Riverside County—is heavily regulated in every point in the supply chain by the



State of California. The state has chosen to do the same with cannabis cultivation. Additional and more restrictive regulations on the part of the Riverside County Planning Committee to regulate cannabis crops in rural residential areas are unnecessary to meet the needs of the county's obligations.

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## Flores, Robert

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**From:** kara.a.noel@gmail.com  
**Sent:** Friday, July 06, 2018 6:22 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 cannabis businesses or create regulations to allow businesses to locate in the unincorporated areas of the County?**

The county does not have the authority to ban cannabis businesses. It should create regulations consistent with the state of California to address any county specific concerns.

**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 are water use issues and environmental impact issues from cultivation. I believe these are being researched and handled properly by the state.

**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?**

Yes, I believe restrictions for locating near schools is appropriate.

**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?**

**Which type of cannabis business (retailer, cultivator, manufacturer, distributor, testing laboratory) most concerns you, if any?**

None of these are of specific concern to me.

**Is there anything else you would like to tell the County about the location of cannabis businesses?**

Although cannabis cultivation does present specific differences from other crops, so do many other specialty crops in California. California already regulates specific segments of the agricultural industry more heavily than others. Wine grapes, for example—a crop commonly grown rural residential areas of Riverside County—is heavily regulated in every point in the supply chain by the State of California. The state has chosen to do the same with cannabis cultivation. Additional and more restrictive regulations on the part of the Riverside County Planning Committee to regulate cannabis crops in low density unincorporated are unnecessary to meet the needs of the county’s obligations.

**If the County imposes a tax on cannabis businesses and commercial cannabis activity, what should be the purpose of the tax?**

I would like to see a tax on cannabis businesses be used primarily for social purposes.

**What programs or activities would you like to see funded by cannabis tax revenue?**

Riverside County, like many areas of California, have a crisis in homelessness that I don't feel is being properly addressed. Tax revenue from cannabis businesses to fund resources centers for vulnerable people who need help putting the pieces together to address their situation. Additionally, the county needs to address the issue of affordable housing. The county can invest the money in surveying public land that could be used for affordable housing. The tax revenue can also be used for rental assistance programs.

**Do you think the County should tax medical cannabis differently than nonmedical (or “recreational”) cannabis?**

The tax should be lower to keep medical cannabis affordable for patients.

**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 the California cannabis marketing restrictions are mostly sufficient.

**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?**

Yes, I agree that outdoor cultivation should be prohibited near schools, parks, libraries, day cares, and youth centers.

**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, it would make it easier for the patient to get the appropriate strain for their ailments.

**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?**

Concerns about overconcentration of cannabis businesses should be focused on the short-term. In the long-term, market forces will likely thin out the herd.

**Should cannabis businesses engage with local communities to foster economic development and prevent negative impacts, such as loitering and crime? How so?**

Yes.

**What programs do you think the County should offer to advance economic development in communities where cannabis businesses locate?**

In some unincorporated areas in Riverside County, the land prices are depressed, e.g., Anza. These areas have seen an increase in illegal cannabis cultivation. By allowing areas like this to cultivate cannabis legally with appropriate regulations, there may be an increase in property values in these areas, thus helping the local community. By implementing programs in these areas that would create an incentive for illegal growers to become licensed by the state, it would help mitigate any damage that is being done by illegal operations by requiring them to adhere to the new state regulations. I

**Is there anything else you would like to tell the County about equity and economic development as**

**it relates to the cannabis industry?**

**Name \*** Kara gelman  
**Email \*** kara.a.noel@gmail.com  
**Street Mailing Address \*** 26805 Carancho Road  
**City** Temecula  
**State** California  
**Zip** 92590  
**District \*** 1

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## Flores, Robert

---

**From:** Flores, Robert  
**Sent:** Friday, July 06, 2018 8:14 AM  
**To:** Victorian-White, Rosalee  
**Cc:** Cann Planning; Leach, Charissa  
**Subject:** Re: Have questions about cannabis regulations?

Thank you.

Robert Flores, URP III

---

**From:** Victorian-White, Rosalee  
**Sent:** Friday, July 6, 2018 7:43:03 AM  
**To:** Flores, Robert  
**Subject:** FW: Have questions about cannabis regulations?

Please see email below.

*Rosalee Victorian-White*

Office Assistant III

Transportation & Land Management-Planning

County of Riverside

4080 Lemon St. 12<sup>th</sup> Floor

Riverside, CA 92501

ph:(951)955-3200

fx: (951)955-1811

MAIL STOP #1070

[rvictoria@rivco.org](mailto:rvictoria@rivco.org)

[www.rctlma.org/planning](http://www.rctlma.org/planning)

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**From:** Hezekiah D. Allen [mailto:hezekiah@cagrowers.org]  
**Sent:** Thursday, July 5, 2018 4:26 PM  
**To:** Victorian-White, Rosalee <RVICTORIA@RIVCO.ORG>  
**Subject:** Have questions about cannabis regulations?

Dear Friend,

It is a great pleasure to write to you today to announce the launch of the [Coalition for Responsible Permitting](#)--a new collaboration to empower local government leader to develop responsible commercial cannabis permitting ordinances that work for their communities.

**Local cannabis policy development is complex, we are here to help!**

Whether your local jurisdiction has adopted an ordinance, is in the process, or has yet to address cannabis permitting, we are a resource for you. The coalition, a program of the California Growers Association, seeks to bridge the gap between policy makers and the industry they must regulate. We recognize the diversity of California and the importance of local control but we also know that without regulated cannabis the unregulated market--with all of its associated public safety and environmental harms--will continue.

**We know from experience that good policy comes from good information.**

We are enthusiastic about this new program and this opportunity to support and encourage your efforts to develop a permitting ordinance in your jurisdiction. The most important resource we offer to local government is **accurate and objective information** about cannabis in California. Over the next several weeks, the coalition will be distributing fact sheets on the following 15 topics related to regulating commercial cannabis in California:

- [State Role vs Local Role](#)
- [CEQA](#)
- [Local Ordinances](#)

Coming soon:

- State regulations
- Local tax options
- Legal Cannabis: Myth vs. Fact
- Differences Between Hemp & Cannabis
- Status of local Cannabis ordinances
- Cannabis Enforcement
- Track and Trace
- Legal Cannabis Land Use Issues
- Creating a Cannabis ordinance
- State licensing requirements
- State licensing summary
- Benefits of regulated Cannabis
- Legal Cannabis farming

In addition to the factsheets, the coalition will be hosting roundtables throughout California this Fall to help connect you with local jurisdictions that have thoughtfully moved forward with responsible permitting, to provide direct access to industry members to answer your questions about how their businesses operate, and to explore important local issues like zoning and setbacks. We are also able to organize tours for you to visit a licensed, regulated cannabis business.

**To automatically receive factsheets as they are distributed and information about roundtables and other events as they are scheduled, [please sign up today](#).**

By creating expanded opportunities for legitimate commercial cannabis businesses, we can begin to shift the advantage from those operating in the unregulated shadows to those operating legally under a responsible permitting framework. It all starts at the local level. Let me know how we can help!

Sincerely,



Hezekiah D. Allen

Hezekiah D. Allen

[www.responsiblepermitting.org](http://www.responsiblepermitting.org)

--

California Growers Association · United States

This email was sent to [victoria@rivco.org](mailto:victoria@rivco.org). To stop receiving emails, [click here](#).

You can also keep up with Hezekiah D. Allen on [Twitter](#) or [Facebook](#).

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Created with [NationBuilder](#), software for leaders.



## Flores, Robert

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**From:** Flores, Robert  
**Sent:** Thursday, July 05, 2018 8:22 AM  
**To:** Leach, Charissa  
**Cc:** Cann Planning  
**Subject:** Fwd: Input on Commercial Cannabis Cultivation in Rural Areas  
**Attachments:** supervisors and planners letter.docx

Comment letter attached.

Robert Flores, URP III

---

**From:** Victorian-White, Rosalee  
**Sent:** Thursday, July 5, 2018 7:27:54 AM  
**To:** Flores, Robert  
**Subject:** FW: Input on Commercial Cannabis Cultivation in Rural Areas

Good Morning,

Please see attachment and email below.

Thank you,

*Rosalee Victorian-White*

Office Assistant III  
Transportation & Land Management-Planning  
County of Riverside  
4080 Lemon St. 12<sup>th</sup> Floor  
Riverside, CA 92501  
ph:(951)955-3200  
fx: (951)955-1811  
MAIL STOP #1070  
[rvictoria@rivco.org](mailto:rvictoria@rivco.org)  
[www.rctlma.org/planning](http://www.rctlma.org/planning)

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**From:** Dawn Suchor-Collins [mailto:dsuchorc@hemetusd.org]  
**Sent:** Saturday, June 30, 2018 2:52 PM  
**To:** Sarabia, Elizabeth <ESarabia@RIVCO.ORG>; Victorian-White, Rosalee <RVICTORIA@RIVCO.ORG>; Supervisor Jeffries - 1st District <district1@RIVCO.ORG>; District2 <District2@Rivco.org>; District3 Information <D3Email@RIVCO.ORG>; District 4 Supervisor V. Manuel Perez <District4@RIVCO.ORG>; District5 <District5@Rivco.org>; Tisdale, Brian <BTisdale@RIVCO.ORG>  
**Subject:** Input on Commercial Cannabis Cultivation in Rural Areas

I would really appreciate it if you would take the time to read the attached letter. If appropriate, please forward to anyone that I missed.

Dear Supervisors and planners,

I'm writing this letter due the question of whether to allow commercial cannabis grows in unincorporated rural areas. As a 19+ year resident of Aguanga, I am against commercial cannabis grows in rural zoned areas. I am concerned for several reasons.

People live in rural areas just like they live in cities such as Temecula. The difference is their lots are larger. If you allow commercial grows in rural areas, these grows can be a family's neighbor. Think how you would feel if your neighbor obtained a license to grow commercially; would you worry for your children? Would you worry that armed gunman might rob the commercial grow and what would happen if a stray bullet plowed into your house while your family is home? Recently, armed gunmen stole marijuana plants from a property in the Lake Matthews area. One person was shot and killed. We don't have police presence in our rural area. Who's going to protect these commercial grows? Armed guards? What about the family who lives on the property next to a commercial grow? I would be very concerned if someone legally started a commercial grow next to us. How fun, the smell, armed guards, and always the threat of armed gunmen trying to steal the marijuana. You bet they will; they know we have no police protection out here. Bullets don't stop at the property line, they continue to travel.

I have talked to several families out here about voicing their concerns, but they fear the "cartels". As a result, you are hearing from pro rural commercial growers more than against. The very same people that spoke at the last planning meeting threaten anyone who speaks against them. Here are some samples of their threats from the Anza Valley Cannabis Forum and Anza Crime Watch:

**Andrew Carey** threat to Bill Donohue: "Growers are not defenseless. The association will have a budget for legal defense and aggressively file lawsuits against anyone who violates our rights. What little money is available to the County will get burned up in court. This includes **class-action lawsuits against the county and and bringing suit against such private individuals that defame or libel us.** Think they are broke now? See how broke they are after defending 50 lawsuits...

Theoretically, **some growers have ties to the Dark Web services out there. People might experience disruption in their personal lives in a way they probably are not expecting.** Targeting people who are doing their best to comply with a constantly changing legal situation is not the way. Save it for the bad actors."

**Andrew Carey** threat to Larry Linder regarding code enforcement: "They will get shot at, so factor in some nonexistent cops to hold their hand, and you have a situation ripe for blowback. Is it worth it?" ("they" is code enforcement)

Liam McCampbell threat to Eve Freemont when she stated that she was growing male marijuana plants: "lol you could get hurt real easily like this you do understand the ramifications of your actions...."

You must be pretty dumb. Pulling addresses from an IP is simple." (this post was deleted within 15 minutes of making but some of us screen-printed it)

Dennis Carrico to Eve Freemont "I see on your Facebook page that you miss your 'Hometown'. Perhaps you should consider moving back to it. Take your plants back to Colorado with you..."

NEVER ceases to amaze me how STUPID people can actually be. Have you even HEARD of MS 13?? I'm sure they've already heard of you....." (this post was also later deleted)

In addition, Gary Worobec (takeanzaback.org) and his son's address' were posted on the internet by this same group of people.

If you allow commercial marijuana in rural areas, these are the type of people that you will be serving. Do you really want to be associated with this group? These are the same ones who have been growing and selling their product illegally all along.

There's a reason that the majority of Anza residents voted against prop 64, they've been living the nightmare of illegal grows in their area. These people don't care about the land or community. I suspect that you've heard the horror stories about the smell, use of chemicals and poisons, uncontrolled water usage, raw sewage being dumped on the ground, counterfeit hundred dollar bills etc. Looks like human trafficking is either starting to occur or has been occurring out here as well. Keep commercial grows where you can monitor them. Keep them out of neighborhoods such as ours. We may live on acres, but we are the same as you relative to community. The decision that you make will affect a lot of lives, please consider the people who actually live and raise their children in rural neighborhoods just as you live and raise your families in your neighborhood.

Sincerely,

Dawn Collins

**Flores, Robert**

---

**From:** Robert Mayo <rmayoca@gmail.com>  
**Sent:** Friday, June 29, 2018 9:52 AM  
**To:** Cann Planning  
**Subject:** I support adding the zoned areas ( R-R) , ( R-A) and ( W-2) to draft ordinance 348.

Friday, June, 29, 2018

Dear Cannplann,

I support adding the zoned areas ( R-R), ( R-A) and ( W-2) to draft ordinance 348.  
With the addition of these zoned areas I support Draft Ordinance 348.

Thank you,  
Robert Mayo

## Flores, Robert

---

**From:** Flores, Robert  
**Sent:** Wednesday, June 27, 2018 12:13 PM  
**To:** Cann Planning  
**Cc:** Leach, Charissa  
**Subject:** FW: Cannabis Ordinance

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

From: Leach, Charissa  
Sent: Wednesday, June 27, 2018 12:10 PM  
To: Mike Machado <mike.hydrascope@gmail.com>; Flores, Robert <rflores@RIVCO.ORG>; Lara, Mike <MLARA@RIVCO.ORG>; Klaarenbeek, Rendell <RKLAAREN@RIVCO.ORG>; Bugtai, Wendell <wbugtai@RIVCO.ORG>  
Subject: RE: Cannabis Ordinance

Thank-you for your input. We are currently looking at options for those Zones. We have not determined yet what our recommendations will be as we are analyzing data. Thanks again.

Charissa Leach, P.E.  
Assistant TLMA Director -  
Community Development  
Riverside County  
Phone: (951) 955-6097  
Fax: (951) 955-1811  
email: cleach@rivco.org

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

From: Mike Machado [mailto:mike.hydrascope@gmail.com]  
Sent: Wednesday, June 27, 2018 12:08 PM  
To: Leach, Charissa <cleach@rivco.org>; Flores, Robert <rflores@RIVCO.ORG>; Lara, Mike <MLARA@RIVCO.ORG>; Klaarenbeek, Rendell <RKLAAREN@RIVCO.ORG>; Bugtai, Wendell <wbugtai@RIVCO.ORG>  
Subject: Cannabis Ordinance

Hi Charissa; I understand that the planning commission has asked that the RR-RA Zoning restriction be re visited. If this is the case then I hope you would consider my concept as a remedy.

1. The RR-RA zones would be restricted to cultivation only. This I believe would meet everyone's concerns and removes the constitutional issues of farming.

2. Allow cultivation in these zones with Plot Plan approval using a matrix designed specifically for this use. This needs to include county licensing annually to pay for enforcement. But the permitting process must be affordable and in reasonable time. Not years, And not at a cost that is unattainable. County revenue will come but not in the permitting process. Licensing can involve most departments and created annual revenue without putting an additional burden on staff.

3. Not allowed on less than two acres. Using my concept the size of cultivation is directly related to setback requirements which would be substantial. Leaving your current requirement of inside only. Use USDA as the standard for green houses, it already exists. But use a landscaping requirement such as was done with the container ordinance. In my concept I had provided three basic development proposals to meet small and large growers but prohibited cartel type development. They are noted as A-B- and C.

Do not allow cultivation in the village areas, you need to keep cultivation away from homes and it must be separated from manufacturing, and sales. State law requires that all Cannabis must be identified as to where it came from. Transportation is an untapped industry that is part of this use. By keeping cultivation separated you can better control accounting and identification, especially as related to future taxation, and Law enforcement.

I would love to work on this with you, if I can be of any help please let know.

Mike

## Flores, Robert

---

**From:** Greg@shazzamfarms.com  
**Sent:** Sunday, June 24, 2018 12:07 PM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

<b>Name</b>	Greg Cherry
<b>Address</b>	41679 Date Street #200, Murrieta, CA92562
<b>Email</b>	Greg@shazzamfarms.com
<b>Phone</b>	949-900-0000
<b>Comment</b>	<p>I'm in favor of including RR and RA zoned properties for cultivation.</p> <p>50 cultivation licenses in the first year is far too few! If it's a function of manpower, then hire a temp service, and pass along costs to licensees.</p>

---

## Flores, Robert

---

**From:** greenoaksranch@gmail.com  
**Sent:** Saturday, June 23, 2018 5:41 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** 9512168862  
**Comment** i was at the last meeting were the new proposed Cannibus Reguations were presented. I just want to say even though i would like to see it more liberal, i do support this bill.  
  
Riverside County got this right and you guys worked really hard to make it as fair as possible. It does protect the community by creating a regulated market.  
  
Thanks for all your hard work. You guys are doing a great job.

---



## Flores, Robert

---

**From:** Andrew Ruiz <andrewdrui@yahoo.com>  
**Sent:** Thursday, June 21, 2018 10:37 AM  
**To:** Cann Planning  
**Cc:** Leach, Charissa; Flores, Robert  
**Subject:** RE: Riverside County Draft Cannabis Ordinance

My apologies for the auto-correct error at the end. What I meant to say was - recommendation to change the ordinance\*

[Sent from Yahoo Mail on Android](#)

On Thu, Jun 21, 2018 at 9:13 AM, Andrew Ruiz <andrewdrui@yahoo.com> wrote:

Thank you. Just to be clear, my public comment was not a request for a specific property, it was a recommended change to the ordinance.

[Sent from Yahoo Mail on Android](#)

On Thu, Jun 21, 2018 at 7:55 AM, Cann Planning <CannPlanning@rivco.org> wrote:

Good morning Mr. Ruiz,

The Riverside County Planning Commission continued Item No. 4.1 (Ordinance No. 348.4862/Cannabis) to the July 18<sup>th</sup> Planning Commission meeting to give staff time to address specific items of interest and questions that the commission. You are welcome to join us during the next Planning Commission meeting, which starts at 9:00 a.m.

Unfortunately, we are not addressing specific requests by property; however, we will take the information you provided into consideration during our upcoming global analysis.

If you have any other questions or concerns, please send them to [CannPlanning@rivco.org](mailto:CannPlanning@rivco.org).

Thank you,

Riverside County Planning Department | 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501

Main (951) 955-3200 | Fax (951) 955-1811



**How are we doing? (Click the link and tell us)**

**From:** Andrew Ruiz [mailto:andrewdrui@yahoo.com]  
**Sent:** Wednesday, June 20, 2018 5:45 PM  
**To:** Cann Planning <CannPlanning@rivco.org>  
**Cc:** Leach, Charissa <cleach@rivco.org>; Flores, Robert <rflores@RIVCO.ORG>  
**Subject:** Re: Riverside County Draft Cannabis Ordinance

Hi,

Thank you again for your efforts in creating a legal cannabis framework. Unfortunately I had to return to work and was unable to come back after lunch - can you please tell me the decision made by the commission? I also wanted to clarify my public comment - I am requesting to allow for microbusinesses to operate in ag zoned land. Depending on the direction, the idea would be to operate as a cultivator, manufacturer, transporter and a delivery-only retailer, and/or if it's allowed, a retailer at a different (approved) location from the cultivation/manufacturing operation.

Thank you,

Andrew

On Tuesday, June 12, 2018, 4:59:16 PM PDT, Cann Planning <[CannPlanning@rivco.org](mailto:CannPlanning@rivco.org)> wrote:

A public hearing has been scheduled before the Riverside County Planning Commission to consider an amendment to the Riverside County Land Use Ordinance No. 348 proposing to establish regulations and development standards for cannabis activities within the unincorporated areas of the County of Riverside. The Planning Commission public hearing will take place on June 20, 2018 at 9:00 a.m. in the Board Room at the Riverside County Administrative Center located at 4080 Lemon Street, First Floor, Riverside, CA 92501.

The draft ordinance is available at the following link: [Draft Cannabis Ordinance](#)

The agenda and staff report may be obtained on Friday, June 15, 2018 on the Planning Commission [webpage](#).

Kind regards,

Riverside County Planning Department | 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501

Main (951) 955-3200 | Fax (951) 955-1811

[CannPlanning@rivco.org](mailto:CannPlanning@rivco.org) | [www.rctlma.org](http://www.rctlma.org) | <http://planning.rctlma.org/>

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**[County of Riverside California](#)**

## Flores, Robert

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**From:** merrafarms@gmail.com  
**Sent:** Thursday, June 21, 2018 8:49 AM  
**To:** Cann Planning  
**Subject:** New Form Content Email Subject By DNNSmart Super Form

### Planning Department Cannabis Comments

**Name** Armond Wilkerson

**Address**

**Email** merrafarms@gmail.com

**Phone** 951-526-4404

**Comment** Yesterdays meeting was very moving. It seemed to be a lot of progress. Please Revise the R-R and R-A Zoning restrictions. It would seem with more than 5 acres it allows for setbacks,odor control and security. Also a way to combat water run off and usage is to require that all plants be on a drip system. That will take care of run off and water over usage. The plants will live on a gallon a day. This also decreses mold and the need for pesticide.  
Thank you all so much for your hard work and consideration.

---

**From:** ali9591@aol.com  
**Sent:** Friday, June 22, 2018 4:45 PM  
**To:** Sarabia, Elizabeth  
**Cc:** ali9591@aol.com; District3 Information; Supervisor Jeffries - 1st District; District2; District 4 Supervisor V. Manuel Perez; District5  
**Subject:** Re: Cannabis Ordinance 348.4862

Dear Planning Commission Members,

On June 20 I spoke in support of Ordinance 348.4862 because I believe it a well thought out Ordinance that takes into consideration all the impacts of this new "development" Cannabis Cultivation Industry.

I had to leave the meeting before it was concluded and later found out that you had decided to re-visit having Cannabis Cultivation on R-A R-R Zoning.

Here are some points I'd like you to consider before you decide to allow this cultivation industry in areas of R-R and R-A zoning

1. The majority of species protected land that Riverside Conservation Authority Land has purchase to continue development in Riverside County is located in our area, thus the HANS Report that is needed to build on properties of 20 acres or more. This would mean that the 5 acre properties would be the ones that would contain most of the cultivation, thus creating a core of cultivation in large pockets of residential neighborhoods of Anza and Aguanga. This core industry would push out families thus creating a manufacturing zone in the most sensitive lands in Riverside County. What the county has been trying to protect would be destroyed and how could further development occur without Riverside County taking into consideration these sensitive areas
2. This industry would push out families thus, closing the locals school and once again creating a manufacturing zone where the zoning is R=R or R-A
3. Where is the water coming from. With the extended droughts in California this Industry is a thirsty one and those of us left up here in Anza and Aguanga would face the real possibility of our wells drying up and our properties being worthless. Is Riverside County Ready to face this kind of Lawsuit in the future. What about the contamination that will surely occur if this industry is left unchecked and allowed to grow.
4. Mitigation- Any large developer is responsible for their impacts of traffic, dust, water, paying for parks etc. This industry wants a free ride and we have seen it with the illegal grows in our area. All the growers in my neighborhood that are illegal keep saying to me (and I talk to them daily and report them to code enforcement also) they want to be a good neighbor, but a good neighbor is someone that does not break the law.

As a community member I am the club leader of High Country 4-H, the public lands chairperson of BCHC Redshank Riders Unit, Secretary of Anza Area Trail Town and a member of the Thimble Club. I raised my children in this community and still support the local schools. I'm an appointed member of the Anza Valley Municipal Advisory Council. So I understand the community and am slowly watching my neighbors give up and flee the area. Many call us a poor community but many of us provide a good tax revue to the state of California, because we are the hardworking people that pay our taxes.

If you do decide to go the R-R or R-A route then you need to charge development fees of \$20,000 or more. Each grow needs to pay a yearly fee of \$5000.00 and mitigate their development impacts. The set backs of greenhouses needs to be at least 1000 feet from any neighbor and they need to not grow in houses or cargo containers (which they are doing now to hide it) They need to pay a yearly fee for local police and code enforcement, so the illegal grows can be eliminated. They need to be held responsible for water use and any water contamination. They cannot grow by any blue line creeks. They must have signage on property so the neighborhood knows what they are growing and we can complain easily.

Since with the wine county plan you approved a few years ago, there are no event centers allowed in our area. With this the cannabis grows cannot be allowed to have cottage grows tasting facilities.

I think in the area of Anza and Aguanga if you even consider this industry of cannabis cultivation on R-A or R-R you need to create a plan (general plan amendment) much like the Wine Country Plan in the Temecula Valley. This would be the only way a good CEQA study could be done and all those involved could be served and the impacts mitigated.

Thank you for listening to my concerns,  
Allison L. Renck  
52090 Elder Creek  
Aguanga, California 92536  
951-663-5452

Sarabia, Elizabeth

---

**From:** Leach, Charissa  
**Sent:** Monday, June 25, 2018 9:32 AM  
**To:** Sarabia, Elizabeth  
**Cc:** Flores, Robert  
**Subject:** FW: RR and RA zones for commercial cannabis operations  
**Attachments:** letter commissioners.pdf

Please add this to the package we will be giving to the Commissioners for the July 18<sup>th</sup> meeting.

---

**From:** Tisdale, Brian  
**Sent:** Monday, June 25, 2018 9:29 AM  
**To:** Leach, Charissa <cleach@rivco.org>  
**Subject:** FW: RR and RA zones for commercial cannabis operations

Please see below.

---

**From:** Gary Worobec [<mailto:gtw5@earthlink.net>]  
**Sent:** Monday, June 25, 2018 8:49 AM  
**To:** Tisdale, Brian <[BTisdale@RIVCO.ORG](mailto:BTisdale@RIVCO.ORG)>  
**Subject:** RR and RA zones for commercial cannabis operations

Hi Brian, thank you for the call back this morning. Please find attached the letter we sent to all the Planning Commissioners, Ms. Leach, Ms. Clack and to Supervisor Washington on Friday. This is in regard to several members of the Planning Commission at the June 20th meeting asking Director Leach to “revisit” the exclusion of RR and RA zoning for commercial cannabis production. Obviously, this is something that would be troubling to us here in Anza as this could mean an active commercial cannabis growing operation right next to our homes. From a zoning standpoint this is not keeping with the Riverside County General Plan nor is it morally right to expose children to this kind of activity right over a fence line. Hopefully RR and RA zoning will continue to be excluded from the proposed amendment to Land Use Ordinance 348 as it was written and presented to the Planning Commission last week.

thanks

Gary Worobec  
[gtw5@earthlink.net](mailto:gtw5@earthlink.net)  
951-763-0518

To: Commissioner Eric Kroencke  
Riverside County Planning Commission  
4080 Lemon St, 12th Floor  
P.O. Box 1409  
Riverside, CA 92502-1409

RE: June 20th Riverside County Planning Commission Meeting, Cannabis Activities

Dear Commissioner Kroencke,

At the June 20, 2018 Planning Commission Meeting several members of the Planning Commission asked the Planning Department to “revisit” the possibility of RR and RA zones to be permitted for commercial cannabis cultivation. Anza/Aguanga is primarily zoned RR and RA. If the sheriff’s estimate of close to 1000 illegal grows in the area is accurate, then permitting commercial cultivation on these zone types will just exacerbate an already chaotic situation.

Commercial “business” has no business in residential type zoning. If commercial cannabis cultivation “businesses” are allowed, then we will have to allow the mechanics, retail and other commercial ventures. Where will the line be drawn?

We are already dealing with the semi-truck deliveries of fertilizer and other grow related products on our dirt roads. The damage to our roads, the noise, and dust from the large semi’s is only part of the fallout. More increased traffic from the “employees” and “patrons” of these “businesses” plus armed security, pressure on the electrical and water resources and environmental concerns are already taxing not only our physical resources but having a psychological impact on young families and seniors.

Because of the layout of the properties in our area where larger 20 acre parcels can be adjacent to smaller 3 and 5 acre parcels all zoned RR and RA the thought of children and grandchildren peering over a fence or worse, getting into a unenclosed marijuana grow right next door not only could pose a serious health hazard but is morally wrong. The reason marijuana is prohibited under Federal law, the reason for Prop 64, Prop 215, Prop 420, Ordinance 925 and the new amendment to County Ordinance 348 is that marijuana is a DRUG. A drug that may have the medicinal ability to alter the body in a good way, but also to alter the mind in perhaps a bad way. Why would we even want our children or grandchildren to even remotely have contact with marijuana and it’s by-products.



It was also disturbing to hear many of the growers speaking at the meeting indicate that *“if the county did not make available RR and RA type properties for commercial cultivation that they were going to continue to grow illegally”*. I would suggest that our county not be held to blackmail by a group of people who are currently and openly flaunting our laws. Our Riverside County residents, county staff, police force and elected officials are better than that.

Our Anza/Aguanga area represents only 1/65th of the unincorporated area in the county and most all of the pro-grow speakers at the meeting were from our area. I am sure that if the rest of the county was aware that even the consideration of allowing commercial marijuana cultivation in RR and RA areas was being considered there would be a public out cry of considerable size in the other supervisorial districts.

I’m sure you are aware that our Anza precinct voted against Prop 64 because we knew what was going to happen. Unfortunately many people from out of the area, out of the state and even out of the country perceived the Prop 64 vote to be a vote to open all of California to rampant cannabis cultivation. 90% of the growers who moved to the Anza Valley since 2015 could not spell ANZA or find it on a map yet here they are.

After hearing the excellent presentation of the amendment to Ordinance 348 by Director Leach and to hear about the other areas her team visited, the people they spoke to, and to look at the work involved in putting together a 58 page document that very clearly provides for the safety and security of our communities I was disappointed that any member of the planning commission would task her to “revisit” such an important part of the ordinance as to where marijuana can be grown.

The revision to the Ordinance 348 also provides a very clear path to those want to be involved in the commercial production and distribution of marijuana. The Anza/Aguanga area has lots of Ag1, Ag2, and Ag3 properties plus commercially zoned areas. Just like any other startup business an entrepreneur could buy, lease or joint venture with the owner on any of these properties. It makes no sense from either a land use or a moral point of view to consider placing marijuana cultivation right next to families.

I support an individual’s right to grow cannabis for personal and medicinal use under Ordinance 925.5. and the amended Ordinance 925. That type of small scale growing is not an issue and is allowed on the RR and RA zones. If these business people truly are legitimate business owners, they can, and should, be held to the same requirements as

any other trade and conduct their business in the appropriate zones and ordinances as every other.

We hope that Director Leach and her staff will find good reason to continue to exclude RR and RA zoning from commercial cannabis cultivation and that you approve amended Ordinance 348 as currently zoned and send it through to the Supervisors.

Thank you,

Gary Worobec  
[www.takebackanza.org](http://www.takebackanza.org)  
59550 Evans Rd.  
P.O. Box 390185  
Anza, CA 92539  
951-763-0518

cc. Assistant TLMA Director  
Charissa Leach P.E.

cc. Deputy Legal Counsel  
Michelle Clack

To: Commissioner Eric Kroencke  
Riverside County Planning Commission  
4080 Lemon St, 12th Floor  
P.O. Box 1409  
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Thank you,



Gary Worobec  
www.takebackanza.org  
59550 Evans Rd.  
P.O. Box 390185  
Anza, CA 92539  
951-763-0518

✓ cc. Assistant TLMA Director  
Charissa Leach P.E.

cc. Deputy Legal Counsel  
Michelle Clack

**From:** Leach, Charissa  
**Sent:** Monday, June 25, 2018 9:33 AM  
**To:** Sarabia, Elizabeth  
**Cc:** Flores, Robert  
**Subject:** FW: Cannabis Cultivation  
**Attachments:** Screenshot\_20180622-071934\_Facebook.jpg; Screenshot\_20180622-072225\_Facebook.jpg; Walters BOR.pdf

Please add this to the package we will be giving to the Commissioners for the July 18<sup>th</sup> meeting.

She indicated it was ok to give to the PC.

**From:** Sharon Evans [mailto:anzarealestate@gmail.com]  
**Sent:** Friday, June 22, 2018 9:40 AM  
**To:** Leach, Charissa <cleach@rivco.org>  
**Subject:** Cannabis Cultivation

Good Morning Ms. Leach,

I just want to follow up on the letter I sent yesterday. If there is any other information I can help provide, please let me know. I am hopeful that the county will follow through on the draft measure as it is.

Many growers stated at the meeting Wednesday that they wish to come into compliance, but also clearly have shown their contempt for existing ordinance by doing business illegally. Attached are tow screenshots from Facebook, as an example of the arrogance of these people that they outnumber the county and community and they will continue business as usual, regardless of what ordinance is in place.

Your attention to this matter is greatly appreciated.

Sincerely,

**Sharon Evans**

Broker/Owner BRE # 01407873

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P.O. Box 390384

Anza, CA. 92539

*TRUST THYSELF, WHAT IS TRUE FOR YOU IN YOUR PRIVATE HEART. BELIEVE IN THE INTEGRITY OF YOUR OWN MIND.*

*RALPH WALDO EMERSON*

6-26-18

Dear Ms Sarabia

A neighbor of mine attended the meeting in Riverside last week regarding the cannabis grow in our area—which is Anza.

Unfortunately for me, a marijuana grow purchased the house and it's property—about 5 acres—right next to mine in March, 2018. Having spent the previous two years fighting other grows in our area and winning—even though it took quite a long time and a lot of patience of our neighborhood watch, it is a whole different ballgame to have them right next door to you. I won't go into all the details, I'm sure you've heard that hundreds of times before BUT they don't belong in a Rural Residential area where you have a mix of working and retired people who live up here for the beautiful views, clear skies and privacy. Who wants to look over their fence line and see 2 20x80' greenhouses??? Not me, and I'm sure not you, but that is what I have now. They are sucking the water from the wells that we all rely on in this area—about 600 gallons a day and all the electricity running all nite—yes, you can hear them humming 24/7- for the heat to encourage their growth. I'm sure you and the supervisors are very aware of the fact that Anza may very well run out of power by the end of the year.

These drug dealers have no vested interest in our community, only making a buck, and they don't even live on the property either. My daughter is telling me that I might not be able to have my grandkids visit this summer because of the odor of the maturing plants!! So where does it leave me and thousands of other people forced into living with these drug dealers while the county tries to decide what to do. ???

Has anyone from the planning commission/supervisors ever driven up here to just look around and see the “in your face rejection of the current laws”. It's hard to take, especially since my neighbors and I have spent our whole lives trying to “do the right thing” in the way we live our lives. Now we are being intimidated and outright threatened if we dare to speak up.

They don't belong here and we depend on the supervisors and planning commission to do the right thing and uphold the RR & RA zoning. This would be a start.

Thank you for your time  
Iris Grosse  
53375 Paul Rd  
Aguanga, Ca 92536 951-763-2427



**From:** Nicholas J. Lewis, Esq. <nick@justice-lawgroup.com>  
**Sent:** Monday, July 2, 2018 4:02 PM  
**To:** Sarabia, Elizabeth  
**Subject:** Riverside Unincorporated - Cannabis Legislation

Dear County of Riverside Planning Commissioners -

Thank you for your time and dedication to this important issue. I attended the June 20, 2018 meeting and it was very nice to see the passion and attention brought to this issue. The issue of cannabis is extremely important as it covers such a broad spectrum of issues - security, energy, water, health, jobs, taxes/fees, and much more. I know that there is a lot to digest. I believe that permitting is the best path forward. I also believe that granting permits to anyone that chooses to come forward is the right path. The option is to continue down the current path whereby there are frequently no plans as to odor, power, water, and no taxes or fees collected. It goes much further than this - worker's compensation is one example. Forcing all to comply with these requirements could save the county money on medical expenses, such as a worker losing a finger or arm.

I believe that the best way to ensure compliance and responsibility is to grant a grace period of 1-2 years during which anyone currently operating or desiring to operate has to come forward with a plan and also proof of things such as worker's compensation, general liability insurance, and other "standard" measures taken by businesses. The "Catch 22" is there is only so much bandwidth to process permits, thus the initial suggestion of 50 permits. What this does it leave the 1,000 - 10,000 current operators in limbo as to not only whether they can operate but how they can operate. Granting a broader number of permits with a grace period in which individuals/businesses are motivated to apply and be in compliance seems the best realistic way to address this. Thank you very much for your time - I hope this is helpful. I am glad to speak or respond to any questions at any time.

Nicholas J. Lewis, Esq.  
530 B Street, Suite 1530  
San Diego, CA 92101  
(619) 940-7631 (OFFICE)  
(619) 318-9996 (MOBILE)  
(214) 445-0342 (FAX)

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To: Supervisor Chuck Washington Riverside County, Third District

4080 Lemon St Riverside, CA 92501

RE: June 20th Riverside County Planning Commission Meeting Dear Supervisor Washington,

At the June 20, 2018 Planning Commission Meeting several members of the Planning Commission asked the Planning Department to "revisit" the possibility of RR and RA zones to be permitted for commercial cannabis cultivation. Anza/Aguanga is primarily zoned RR and RA. If the sheriff's estimate of close to 1000 illegal grows in the area is accurate, then permitting COMMERCIAL cultivation on these zone types will just exacerbate an already chaotic situation.

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We hope that Director Leach and her staff will find good reason to continue to exclude RR and RA zoning from commercial cannabis cultivation and hope hope that you will support us in that endeavor.  
Thank you,

RECEIVED

JUN 28 2018

To: Supervisor Chuck Washington  
Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

% Brian Tisdale  
Legislative Assistant  
BTisdale@rivco.org

by: Supervisor  
Chuck Washington

Dear Supervisor Washington,

As you know the Anza/Aguanga corridor is under siege from illegal commercial cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point because of illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes. Families and seniors are living in fear of retaliation if they contact authorities regarding commercial cultivation nuisances.

I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report** as developed by your staff. It is especially important that you pay heed to the staff recommendation 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.”*

Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types

I support an individual’s right to grow cannabis for personal and medicinal use under Ordinance 925.5. This personal small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable.

Please support the residents of your constituency in this fight for the very survival of our community.

thank you,

NAME *Joshua E. Stoll*

AREA *Anza*

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

RECEIVED

To: Supervisor Chuck Washington  
Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

% Brian Tisdale  
Legislative Assistant  
BTisdale@rivco.org

JUL 06 2018

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Chuck Washington

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NAME

Andrea Beach *Andrea Beach*

AREA

S. Anza, Cary Rd

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

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Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

% Brian Tisdale  
Legislative Assistant  
BTisdale@rivco.org

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thank you,

NAME Bonnie Warch

AREA South Anza, Canyon Road

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

RECEIVED

JUL 06 2013

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Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

% Brian Tisdale  
Legislative Assistant  
BTisdale@rivco.org

by: Supervisor  
Chuck Washington

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Please support the residents of your constituency in this fight for the very survival of our community.

thank you,

NAME JC McGehee  
AREA Chapman Rd Anza

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

RECEIVED

JUL 03 2018

by: Supervisor  
Chuck Washington

To: Supervisor Chuck Washington  
Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

% Brian Tisdale  
Legislative Assistant  
BTisdale@rivco.org

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NAME *Jackie Ware*

AREA *Anza*

*Campaign of a 1000 Letters*

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NAME Don Hare

AREA Anza

*Campaign of a 1000 Letters*

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NAME Albert Banda

AREA Ruin Rock, RR,

***Campaign of a 1000 Letters***

**www.takebackanza.org**



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NAME DANNY STONE

AREA ANZA

*Campaign of a 1000 Letters*

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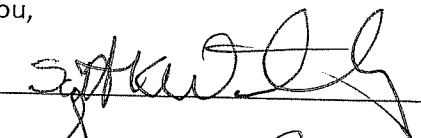
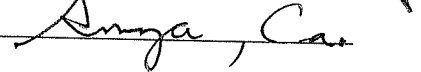
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NAME Tish Clark

AREA Anza, CA 92539

***Campaign of a 1000 Letters***

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NAME

Patricia O'Connell

AREA

ANZA, CA 92539

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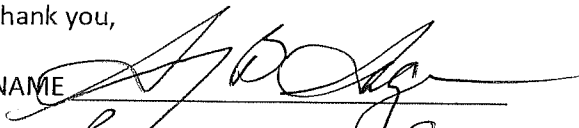
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NAME

AREA

  
RIVERSIDE CO. ANZA CA.

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NAME Gary Worobec

AREA Anza

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On June 20, 2018, the committee was asked to "revisit" the possibility of including RR and RA zones to be permitted for commercial cannabis cultivation. Anza/Aguanga is primarily zoned Residential. If the sheriff's estimate of close to 1000 illegal grows in the area is accurate, then permitting COMMERCIAL cultivation on RESIDENTIAL zones will just exacerbate the chaos.

COMMERCIAL "business" has no business in RESIDENTIAL zoning. If commercial cannabis cultivation "businesses" are allowed, then we will have to allow the mechanics, retail and other commercial ventures, where will the line be drawn?

We are already dealing with the semi-truck deliveries of fertilizer and other grow related products. The damage to our roads, the noise, and dust from the large semi's is only part of the fallout. More increased traffic from the "employees" and "patrons" of these "businesses", armed security, WHERE WE LIVE? I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report** as developed by your staff. It is especially important that you pay heed to the staff recommendation 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."**

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I support an individual's right to grow cannabis for personal and medicinal use under Ordinance 925.5. That type of small scale growing is not an issue and is allowed on the RR and RA zones. It is the hundreds, if not thousands, of large indoor and outdoor growing operations that are intolerable. If these business people truly are legitimate business owners, they can, and should, be held to the same requirements as any other trade and conduct their business in the appropriate zones and ordinances as every other.

Please support the residents of your constituency in this fight for the very survival of our community and our quality of life.

Thank you,

Sharon M Evans  
Cadillac Ranch Real Estate  
Owner/Broker  
AVMAC Treasurer  
Anza, CA

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NAME Charlie Payne

AREA Anza, California 92539

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JUN 21 2018

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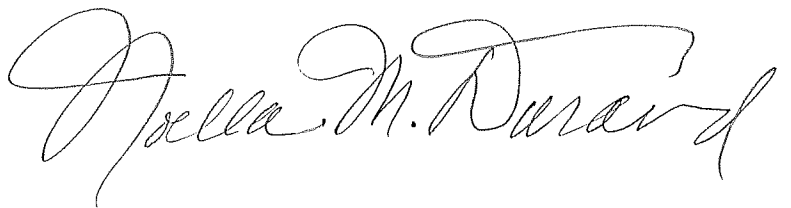
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AREA Anza, CA 92539



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*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

BOB & ZEN GALLAGHER  
P.O. BOX 391262  
ANZA, CA 92539  
06/11/2018

1  
2  
3 DEAR SUPERVISOR WASHINGTON,

4 I AM WRITING YOU IN HOPES THAT YOU CAN  
5 HELP OUR COMMUNITY (ANZA) TO STOP ANY  
6 FURTHER CANNIBUS GROWING. THE DAMAGE TO  
7 THE AREA WILL BE A BURDEN ON THE LAW  
8 ENFORCEMENT OFFICIALS AS WELL AS DAMAGE  
9 TO OUR UNDERGROUND WELL WATER. THESE  
10 GROWERS USE POTENT FERTILIZERS AND  
11 CHEMICALS WHICH, OVER TIME, PENETRATE  
12 THE UNDERGROUND ACQUIFER IN THE FORM  
13 OF NITRATES. GROUND WATER LEVELS WILL  
14 ALSO MOST LIKELY GO DOWN AS WE MAY  
15 HAVE ANOTHER DROUGHT.

16 OTHER CONSEQUENT ISSUES LIKELY  
17 TO ARRISE ARE LOWERING PROPERTY VALUES,  
18 NIGHT LIGHT POLLUTION, CRIME AND MORE  
19 NEED FOR LAW ENFORCEMENT AS MOST  
20 OF THESE GROWERS ARE USERS AND SELL  
21 THE PRODUCT FOR CASH. AS A DRUG, IT IS  
22 A STEPPING STONE TO OTHER MORE  
23 DANGEROUS DRUGS. I CAN SPEAK FROM  
24 EXPERIENCE AS I HAVE A BROTHER WHO  
25 STARTING USING "WEED" IN HIGH SCHOOL,  
26 THEN ADVANCED TO LSD, THEN METH AND IS  
27 NOW "INSTITUTIONALIZED".

28 LASTLY SIR, PLEASE DO NOT ALLOW  
ANY RE-ZONING HERE TO ALLOW IT TO BE  
GROWN COMMERCIALY. "IT" HAS A USE FOR  
THOSE WHO NEED "IT" MEDICALLY FOR PAIN  
OR CANCER, ETC.

THANK YOU SO MUCH FOR YOUR  
CONSIDERATION ON THIS IMPORTANT ISSUE,

SINCERELY,

Bob & ZENNIE  
GALLAGHER

To: Supervisor Chuck Washington  
Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

% Brian Tisdale  
Legislative Assistant  
BTisdale@rivco.org

Dear Supervisor Washington,

As you know the Anza/Aguanga corridor is under siege from illegal cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point by illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes.

I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report** as developed by your staff. It is especially important that you pay heed to the staff recommendation 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.”**

Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types

I support an individual's right to grow cannabis for personal and medicinal use under Ordinance 925.5. That type of small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable.

Please support the residents of your constituency in this fight for the very survival of our community.

thank you,

NAME Carol Sutton

AREA ANZA

To: Supervisor Chuck Washington  
Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

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Legislative Assistant  
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NAME James Sutton  
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NAME Alan K. Jacobs, Col, Msc, USAR (ret.) (Dr. & Mrs. Alan Jacobs)  
AREA Aguanga

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**www.takebackanza.org**

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NAME John Payne

AREA Anza, California 92539

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NAME Nadine Payne

AREA Anza, California 92539

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NAME Steve Brown

AREA Anza

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NAME Matthew Logston  
AREA ANZA

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thank you,

NAME

AREA



Anza

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

**From:** Sharon Evans [<mailto:anzarealestate@gmail.com>]

**Sent:** Thursday, June 21, 2018 2:13 PM

**To:** Leach, Charissa <[cleach@rivco.org](mailto:cleach@rivco.org)>

**Cc:** Tisdale, Brian <[BTisdale@RIVCO.ORG](mailto:BTisdale@RIVCO.ORG)>; District3 <[District3@Rivco.org](mailto:District3@Rivco.org)>; District2 <[District2@Rivco.org](mailto:District2@Rivco.org)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; District 4 Supervisor V. Manuel Perez <[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; District5 <[District5@Rivco.org](mailto:District5@Rivco.org)>

**Subject:** Cannabis Regulatory Framework

As you know the Anza/Aguanga corridor is under siege from illegal cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point by illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation, yet millions of gallons of water are being diverted for illegal purposes.

On June 20, 2018, the committee was asked to "revisit" the possibility of including RR and RA zones to be permitted for commercial cannabis cultivation. I am horrified that this is even being considered. Anza/Aguanga is primarily zoned Residential. If the sheriff's estimate of close to 1000 illegal grows in the area is accurate, then permitting COMMERCIAL cultivation on RESIDENTIAL zones will just exacerbate the chaos.

COMMERCIAL "business" has no business in RESIDENTIAL zoning. If commercial cannabis cultivation "businesses" are allowed, then we will have to allow the mechanics, retail and other commercial ventures, where will the line be drawn? We are already dealing with the semi-truck deliveries of fertilizer and other grow related products. The damage to our roads, the noise, and dust from the large semi's is only part of the fallout. More increased traffic from the "employees" and "patrons" of these "businesses", armed security, WHERE WE LIVE?

I urge you and the rest of the County of Riverside Supervisors to validate the **Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report** as developed by your staff. It is especially important that you pay heed to the staff recommendation 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."**

**Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types.**

I support an individual's right to grow cannabis for personal and medicinal use under Ordinance 925.5. That type of small scale growing is not an issue and is allowed on the RR and RA zones. It is the hundreds, if not thousands, of large indoor and outdoor growing operations that are intolerable. If these business people truly are legitimate business owners, they can, and should, be held to the same requirements as any other trade and conduct their business in the appropriate zones and ordinances as every other.

Please support the residents of your constituency in this fight for the very survival of our community and our quality of life. I have attached a couple of maps for your reference, I am sure you have access to these, but here they are at your finger tips.

Thank you,

Sharon M Evans

Cadillac Ranch Real Estate

Owner/Broker

AVMAC Treasurer

**Direct (951) 551-7676**

56555 Hwy 371 #B

P.O. Box 390384

Anza, CA. 92539

*TRUST THYSELF, WHAT IS TRUE FOR YOU IN YOUR PRIVATE HEART. BELIEVE IN THE INTEGRITY OF YOUR OWN MIND.*

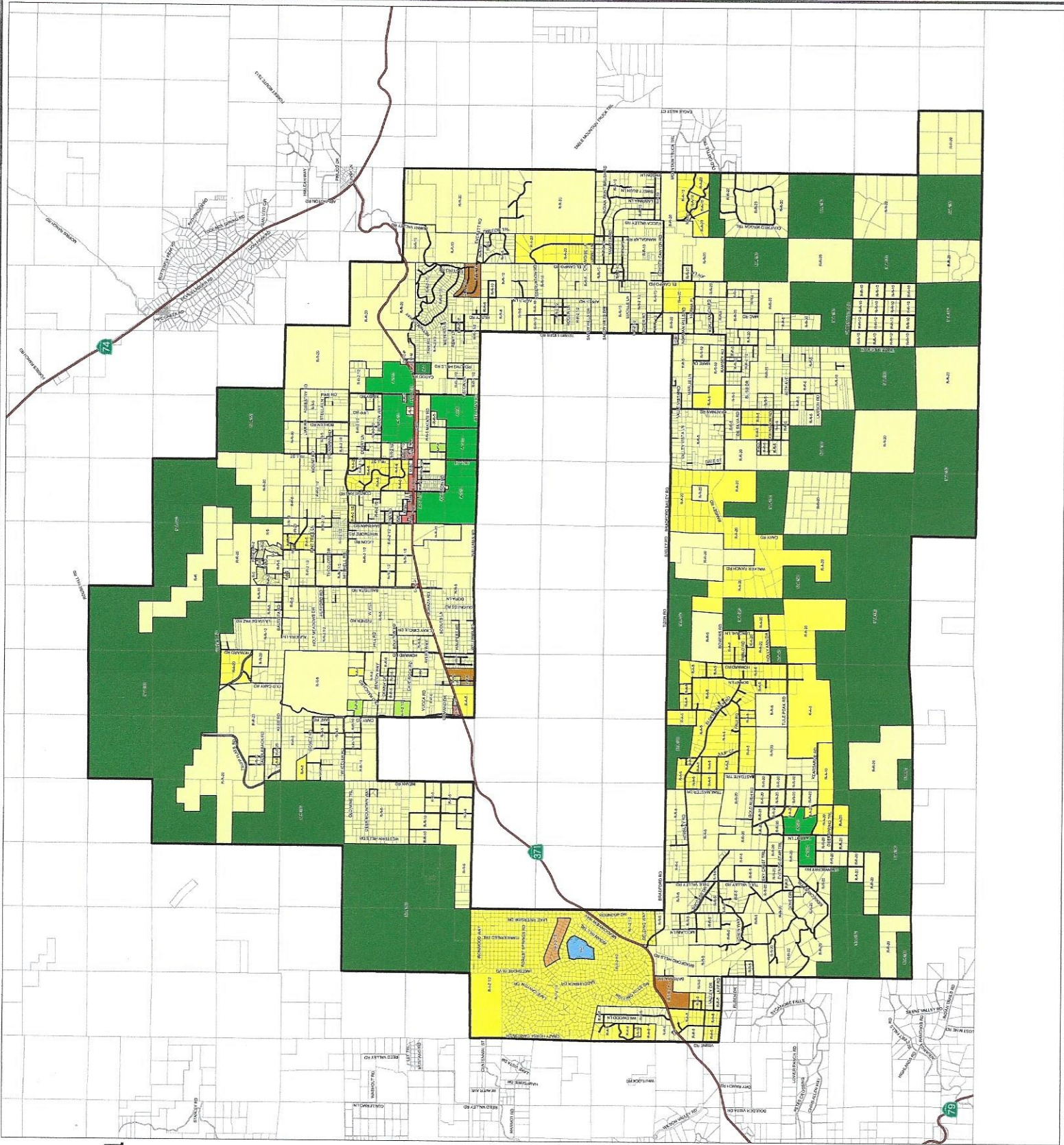
*RALPH WALDO EMERSON*

# Anza Valley Municipal Advisory Council

- Highways
- Parcels
- Anza Valley MAC
- Cities
- Waterbodies

**ZONING**

- A-1-10
- A-1-2 1/2
- A-1-20
- A-1-5
- A-2
- A-P-2 1/2
- A-P-5
- C-1-C-P
- C-P-S
- C-R
- M-M
- M-SC
- NA-160
- NA-40
- NA-80
- R-1-2 1/2
- R-5
- RA-1
- RA-10
- RA-2
- RA-2 1/2
- RA-20
- RA-4
- RA-5
- RR
- RR-1
- RR-10
- RR-2
- RR-2 1/2
- RR-20
- RR-4
- RR-5
- RR-2 1/2
- R-T-5
- R-TB-2 1/2
- W-1
- W-2-2 1/2












April 27, 2018

Disclaimer: This map is for informational purposes only. Any features are approximate, and are not necessary accurate to existing or originating standards. The County of Riverside makes no warranty, representation, or completeness of any of the data contained on this map. Any use of this product without the accuracy and precision shall be the sole responsibility of the user.

Author: County of Riverside  
 File: 160419anvalleymapopenMACWEZ.mxd

# Anza Valley Municipal Advisory Council

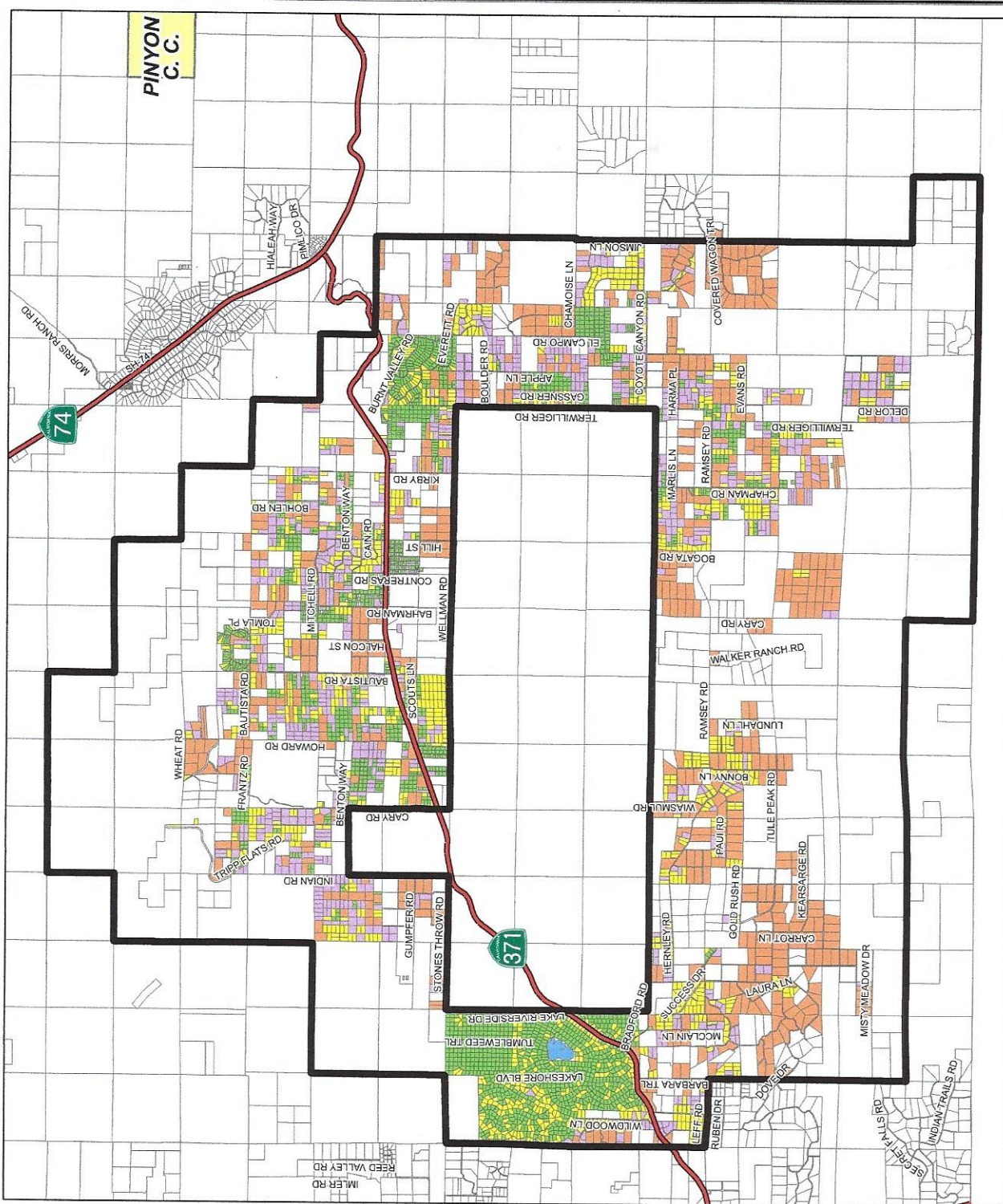
-  Highways
-  Anza Valley MAC
-  1 To 3 Acres = 2194 Parcels
-  3 To 5 Acres = 1189 Parcels
-  5 To 10 Acres = 758 Parcels
-  10 To 20 Acres = 592 Parcels
-  Community Councils
-  Cities
-  Waterbodies



April 24, 2018

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate. The County of Riverside and its employees or advisors make no warranty or guarantee as to the accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information. Accuracy and precision shall be the sole responsibility of the user.

Source : County of Riverside  
Author : Vinay Nayan  
Agency:workspaces\guyen\MAC\AnzaValley\MAC.mxd



PINYON  
C. C.

**From:** [ali9591@aol.com](mailto:ali9591@aol.com) [<mailto:ali9591@aol.com>]

**Sent:** Friday, June 22, 2018 4:45 PM

**To:** Sarabia, Elizabeth <[ESarabia@RIVCO.ORG](mailto:ESarabia@RIVCO.ORG)>

**Cc:** [ali9591@aol.com](mailto:ali9591@aol.com); District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>; Supervisor Jeffries - 1st District <[district1@RIVCO.ORG](mailto:district1@RIVCO.ORG)>; District2 <[District2@Rivco.org](mailto:District2@Rivco.org)>; District 4 Supervisor V. Manuel Perez <[District4@RIVCO.ORG](mailto:District4@RIVCO.ORG)>; District5 <[District5@Rivco.org](mailto:District5@Rivco.org)>

**Subject:** Re: Cannabis Ordinance 348.4862

Dear Planning Commission Members,

On June 20 I spoke in support of Ordinance 348.4862 because I believe it a well thought out Ordinance that takes into consideration all the impacts of this new "development" Cannabis Cultivation Industry.

I had to leave the meeting before it was concluded and later found out that you had decided to re-visit having Cannabis Cultivation on R-A R-R Zoning.

Here are some points I'd like you to consider before you decide to allow this cultivation industry in areas of R-R and R-A zoning

1. The majority of species protected land that Riverside Conservation Authority Land has purchase to continue development in Riverside County is located in our area, thus the HANS Report that is needed to build on properties of 20 acres or more. This would mean that the 5 acre properties would be the ones that would contain most of the cultivation, thus creating a core of cultivation in large pockets of residential neighborhoods of Anza and Aguanga. This core industry would push out families thus creating a manufacturing zone in the most sensitive lands in Riverside County. What the county has been trying to protect would be destroyed and how could further development occur without Riverside County taking into consideration these sensitive areas
2. This industry would push out families thus, closing the locals school and once again creating a manufacturing zone where the zoning is R=R or R-A
3. Where is the water coming from. With the extended droughts in California this Industry is a thirsty one and those of us left up here in Anza and Aguanga would face the real possibility of our wells drying up and our properties being worthless. Is Riverside County Ready to face this kind of Lawsuit in the future. What about the contamination that will surely occur if this industry is left unchecked and allowed to grow.
4. Mitigation- Any large developer is responsible for their impacts of traffic, dust, water, paying for parks etc. This industry wants a free ride and we have seen it with the illegal grows in our area. All the growers in my neighborhood that are illegal keep saying to me (and I talk to them daily and report them to code enforcement also) they want to be a good neighbor, but a good neighbor is someone that does not break the law.

As a community member I am the club leader of High Country 4-H, the public lands chairperson of BCHC Redshank Riders Unit, Secretary of Anza Area Trail Town and a member of the Thimble Club. I raised my children in this community and still support the local schools. I'm an appointed member of the Anza Valley Municipal Advisory Council. So I understand the community and am slowly watching my neighbors give up and flee the area. Many call us a poor community but many of us provide a good tax revue to the state of California, because we are the hardworking people that pay our taxes.

If you do decide to go the R-R or R-A route then you need to charge development fees of \$20,000 or more. Each grow needs to pay a yearly fee of \$5000.00 and mitigate their development impacts. The set backs of greenhouses needs to be at least 1000 feet from any neighbor and they need to not grow in houses or cargo containers (which they are doing now to hide it) They need to pay a yearly fee for local police and code enforcement, so the illegal grows can be eliminated. They need to be held responsible for water use and any water contamination. They cannot grow by any blue line creeks. They must have signage on property so the neighborhood knows what they are growing and we can complain easily.

Since with the wine county plan you approved a few years ago, there are no event centers allowed in our area. With this the cannabis grows cannot be allowed to have cottage grows tasting facilities.

I think in the area of Anza and Aguanga if you even consider this industry of cannabis cultivation on R-A or R-R you need to create a plan (general plan amendment) much like the Wine Country Plan in the Temecula Valley. This would be the only way a good CEQA study could be done and all those involved could be served and the impacts mitigated.

Thank you for listening to my concerns,

Allison L. Renck

52090 Elder Creek

Aguanga, California 92536

951-663-5452



From: D. Phillips [<mailto:wordpress@rivcodistrict3.org>]

Sent: Tuesday, June 19, 2018 7:33 AM

To: District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>

Subject: Supervisor Chuck Washington - Riverside County District 3 Supervisor "<p style=" color:#000">Proposed new marijuana laws/ Anza</p>"

From:D. Phillips <[flygo51@gmail.com](mailto:flygo51@gmail.com)>

Subject: Proposed new marijuana laws/ Anza

Message Body:

NO NO NO!!! After reading the proposed new law...NO, and here's why; Indoor only grows in Anza/Terwilliger are the OPPOSITE of what we need!!

That's a HUGE FIRE DANGER in an area that now has a compromised water availability, and a crispy landscape due to no rain. Last week was the first illegal grow fire of this season in Anza. FIRE is our biggest threat back here!!

I love the idea of 6 plants being allowed for those who need to grow, but here in Terwilliger 6/ outside suits our particular areas NEEDS.

Illegal growers around me have started pulling in OLD horrible looking double wide mobile homes to now grow in. The potential for fire from one of those is HIGH!! They are tinder boxes!! I've reported the two newest to code enforcement over a month ago...they're still here, in all their ugliness. Rimrock & Terwilliger roads, on the Pacific Crest Trail needs your HELP!! We are low on water, law enforcement and patience.

--

This e-mail was sent from a contact form on Supervisor Chuck Washington - Riverside County District 3 Supervisor (<http://supervisorchuckwashington.com>)

From: Dona Moughan Phillips [<mailto:wordpress@rivcodistrict3.org>]

Sent: Friday, June 08, 2018 8:04 AM

To: District3 Information <[D3Email@RIVCO.ORG](mailto:D3Email@RIVCO.ORG)>

Subject: Supervisor Chuck Washington - Riverside County District 3 Supervisor "<p style=" color:#000">Marijuana in Anza</p>"

From:Dona Moughan Phillips <[flygo51@gmail.com](mailto:flygo51@gmail.com)>

Subject: Marijuana in Anza

Message Body:

NO to commercial marijuana growing in Anza / Terwilliger!!

The Asian growers are taking over our town. We have well water and no police...they're perfect situation!!

HELP US. GET THE DEA IN HERE NOW!!

YOU have NOT kept your promises to protect us. There are thousands of plants on Rimrock and Terwilliger South!! The growers openly transport truckloads of their starter plants up and down the street in broad daylight!

GET US HELP!!! It's no longer our street...its theirs...very scary out here, with NO help in sight

--

This e-mail was sent from a contact form on Supervisor Chuck Washington - Riverside County District 3 Supervisor (<http://supervisorchuckwashington.com>)

**From:** Heather R. Crist [<mailto:heather4land@gmail.com>]

**Sent:** Thursday, June 7, 2018 12:42 PM

**To:** Tisdale, Brian <[BTisdale@RIVCO.ORG](mailto:BTisdale@RIVCO.ORG)>

**Subject:** ANOTHER SIGNATURE PROTESTING COMMERCIAL GROWING OF CANNABIS

BRIAN.

here is another property owner in Aguanga that wants to be added to the "NO Commercial growing" in the Aguanga?Anza and Sage area. due to the common concerns.

The majority of the Residents in these area's don't want"

Cannabis in our areas. but are afraid to speak out at these meetings because of retribution from these very same "growers."

LET"S Get DEA involved and get these folks out of our area. Be the Champion of the "decent folks"

Heather

--

Heather R. Crist, GRI, SRES, ePRO

DRE#0661636

Aguanga,California 951-767-0622

951-265-2515 cell 951-767-9599 fax

Mailto:[heather4land@gmail.com](mailto:heather4land@gmail.com)

<http://www.cristrealestate.com>

***Due to current economic conditions the light at the end of the tunnel has been turned off. Life may not be fair, but God is!***

***"IN GOD WE TRUST"***

To: Supervisor Chuck Washington  
Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

% Brian Tisdale  
Legislative Assistant  
[BTisdale@rivco.org](mailto:BTisdale@rivco.org)

Dear Supervisor Washington,

*As you know the Anza/Aguanga corridor is under siege from illegal cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point by illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes.*

*I urge you and the rest of the County of Riverside Supervisors to validate the Preliminary Working Draft - Regulatory Framework for Cannabis-Related Businesses Report as developed by your staff. It is especially important that you pay heed to the staff recommendation 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."*

*Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types*

*I support an individual's right to grow cannabis for personal and medicinal use under Ordinance 925.5. That type of small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable.*

*Please support the residents of your constituency in this fight for the very survival of our community.*

*thank you,*

*NAME Michael & Jonnee Kartchner  
AREA ANZA*

Sent from [Mail](#) for Windows 10

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Riverside County, Third District  
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thank you,

NAME Joan Smith

AREA Anza

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

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thank you,

NAME Denise Desens

AREA Anza

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

The way things are going, our rural way of life will be gone. Instead of rural Riverside County, there will be "the cannibus part of the county". Taxpayers are leaving, and these illegal growers - who pay NO taxes (business, payroll, franchise, or federal) will be what's left.

Thank you for your time and consideration.

Jill H.

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thank you,

NAME \_\_\_\_\_ Jill Holt \_\_\_\_\_

AREA \_\_\_\_\_ Anza \_\_\_\_\_



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Assistant 4080 Lemon St Riverside, CA 92501

Riverside County, Third District Legislative  
[BTisdale@rivco.org](mailto:BTisdale@rivco.org)

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thank you,

NAME \_\_\_Alison Martin \_\_\_\_\_

AREA \_\_Anza Ca\_\_\_\_\_

Campaign of a 1000 Letters [www](http://www)

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Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

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Legislative Assistant  
BTidale@rivco.org

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thank you,

NAME

Pearl Lee

AREA

Aguanga

**Campaign of a 1000 Letters**

**[www.takebackanza.org](http://www.takebackanza.org)**

To: Supervisor Chuck Washington % Brian Tisdale Riverside County, Third District Legislative Assistant 4080 Lemon St Riverside, CA 92501 [BTisdale@rivco.org](mailto:BTisdale@rivco.org) Dear Supervisor Washington, As you know the Anza/Agunga corridor is under siege from illegal commercial cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point because of illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes. Families and seniors are living in fear of retaliation if they contact authorities regarding commercial cultivation nuisances. I urge you and the rest of the County of Riverside Supervisors to validate the Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report as developed by your staff. It is especially important that you pay heed to the staff recommendation 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.” Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types I support an individual’s right to grow cannabis for personal and medicinal use under Ordinance 925.5. This personal small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable. Please support the residents of your constituency in this fight for the very survival of our community. thank you, NAME  Gary Miles Brown  AREA    
 Agunga

Hello,

I am a resident of Anza and saw this campaign to let the Supervisor know about the problems we are having with growers so I signed the letter that they drafted, but I also wanted to add my own two cents. I don't support the growth of pot for smoking purposes at all, even for personal use. If pot can help someone then it needs to be in a pill form and regulated like all the other drugs. Please see the attached letter and help get pot out of Anza.

Amy Strawn

**Cell (951)260-9609**

To: Supervisor Chuck Washington  
Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

% Brian Tisdale  
Legislative Assistant  
BTisdale@rivco.org

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thank you,

NAME Amy Strawn

AREA Anza

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

Please do something, anything about this, it is ruining the areas for families.

Stephen Sandstrom

--

I will praise the Lord no matter what happens. Psalm 34:1

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thank you,

NAME Stephen S

AREA \_\_\_\_\_

*Campaign of a 1000 Letters*

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NAME Amity H

AREA \_\_\_\_\_

# *Campaign of a 1000 Letters*

## [www.takebackanza.org](http://www.takebackanza.org)



Please find attached my letter to Supervisor Chuck Washington voicing my concerns regarding the out of control marijuana grows in the Anza Valley.

Thank you,

Elaine Miller

Elaine Miller  
PO Box 391803  
Anza CA 92539

To: Supervisor Chuck Washington  
Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

% Brian Tisdale  
Legislative Assistant  
BTisdale@rivco.org

Dear Supervisor Washington,

I am a lifelong resident of the Idyllwild area of the San Jacinto Mountains. My Grand Father Harry Wendelken came to this area in the early 1920s.

Four years ago I moved to Anza. When I moved in to my area there were no marijuana grows that I could see anywhere near me. It wasn't until a few months later that I started smelling an unpleasant skunk smell. Turns out my across the street neighbor was in fact growing. His operation was well hidden and very low key. Not a lot of traffic, no trash or noise just an unpleasant smell every now and then. Fast forward 4 years and I can count 10 grows in different stages of operation within view of my house.

Last year the smell was so unbearable there were days that I could not work in my yard. My granddaughter who visits me often loves to play outside. She now says "Mimi I want to go inside, it stinks out here" I have friends who won't come over because the smell makes them so nauseous they can't stand it. It affects me the same way, but I have to stay! This is unacceptable.

My neighbors hire people to work their grow. They move in travel trailers and the people are different every year. My road is strewn with trash. They have had "guard" dogs that escape and run the neighborhood. Last year two of the dogs killed another neighbors chickens. After the season is over growers all over Anza and Aguanga abandon their guard dogs leaving the community to deal with these poor hungry animals.

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Anza Ca

*Campaign of a 1000 Letters* [www.takebackanza.org](http://www.takebackanza.org)

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thank you,  
NAME Susan McDonald  
AREA ANZA

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

Dear  
Supervisor Chuck Washington

Please find attached letter concerning the illegal commercial cannabis growers and to make sure that you help protect our community for the future.

Thank you.

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Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

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NAME Dayon

AREA Anza

# *Campaign of a 1000 Letters*

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NAME Hayes B

AREA \_\_\_\_\_

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Thank you,

Bill and Jaydean Isbell  
Anza, Ca

Campaign of a 1000 Letters [www.takebackanza.org](http://www.takebackanza.org)



To: Supervisor Chuck Washington  
c/o Brian Tisdale  
Riverside County, Third District  
Legislative Assistant  
4080 Lemon St Riverside, CA 92501 [BTisdale@rivco.org](mailto:BTisdale@rivco.org)

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thank you,

NAME

Barry L. Shankman

AREA

Anza ,Bautista.. Aurora.. Area

Campaign of a 1000 Letters

[www.takebackanza.org](http://www.takebackanza.org)

\*)o(\* barry l. shankman



Voice of Memphis Music

American Heritage Music Preservation

SVB Consulting Services <CTO >

BLS Film & Video LLC

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NAME Elijah Smith

AREA Anza

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

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AREA Anza

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thank you,

NAME Heather Gaedt

AREA Anza

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

See attached letter in regards to my disagreement with any commercial cultivation of MJ in Anza or the surrounding areas. The AVMAC board is comprised of a few people who only serve their own best interests in order to make money off the pot growers by selling properties to them. I have 2 large illegal pot farms that are within eyesight of my front porch and the smell from them alone has caused my children to not play outside because the smell gives them headaches. They are using all the water in our water table and overloading an already over used electrical grid. NO COMMERCIAL CULTIVATION IN ANZA.

V/r,  
Lawrence Ray Daniels III  
619-379-7851

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Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

% Brian Tisdale  
Legislative Assistant  
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thank you,

NAME Lawrence Daniels

AREA Anza Ca.

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

To Supervisor Washington -- see attachment.  
Thank you.  
Judy Doezie

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thank you,

NAME Judy Doezie

AREA Anza

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)



AMAC doesn't represent me. Enforce the law.

6/12/24

Patrick VESEY  
57080 Hurst  
Anza Ca 92539

6/12/24 enforce the law.

Patrick Vesey  
58070 Hurst  
Anza Ca 92539

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NAME Edi Kandel

AREA Anza/Terwilliger Area

# *Campaign of a 1000 Letters*

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NAME Brianne H

AREA \_\_\_\_\_

*Campaign of a 1000 Letters*

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NAME William S

AREA \_\_\_\_\_

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

**From:** Sharon Evans [<mailto:anzarealestate@gmail.com>]  
**Sent:** Tuesday, May 08, 2018 10:35 AM  
**To:** District3 <[District3@Rivco.org](mailto:District3@Rivco.org)>; Tisdale, Brian <[BTisdale@RIVCO.ORG](mailto:BTisdale@RIVCO.ORG)>  
**Subject:** Campaign of a 1000 letters

Please see the attached letters regarding  
Regulatory Frame work for Cannabis related businesses in unincorporated areas/Anza.

Your attention to this matter is appreciated.

*Sharon Evans*

Broker/Owner BRE # 01407873

Cadillac Ranch Real Estate  
and Property Management

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**Direct (951) 551-7676**

56555 Hwy 371 #B

P.O. Box 390384

Anza, CA. 92539

*TRUST THYSELF, WHAT IS TRUE FOR YOU IN YOUR PRIVATE HEART. BELIEVE IN THE  
INTEGRITY OF YOUR OWN MIND.*

*RALPH WALDO EMERSON*

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NAME

AREA

  
Daryl E. Evans  
Anza

***Campaign of a 1000 Letters***

**www.takebackanza.org**

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thank you,

NAME

 Sharon M. Evans

AREA

Anza

## *Campaign of a 1000 Letters*

# www.takebackanza.org



Attached is a letter.

My area is in North Sage, surrounded by growers.

--

Laura Stillwell

There is no "bad" horsemanship or "good" horsemanship--there is simply only Horsemanship or the lack thereof.

[www.oldmorgans.blogspot.com](http://www.oldmorgans.blogspot.com)

[www.sagebeasties.blogspot.com](http://www.sagebeasties.blogspot.com)

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thank you,

NAME Laura S

AREA \_\_\_\_\_

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thank you,

NAME Sylvia A Gyimesi

AREA SAGE

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

Thank you for acknowledging my email. We corresponded back in July 2015 about the significant number of pot farms adjacent to the Pacific Crest Trail in eastern Anza. I have appended that correspondence below this current exchange. Every single property I identified back in 2015 is still being used for large-scale marijuana cultivation. In the meantime, many more properties near the Pacific Crest Trail have been brought into marijuana production. The illegal gate (erected by pot growers) blocking what should be Anza's primary access point for the Pacific Crest Trail is still there.

For the thousands of hikers from all over the world who are attempting to hike from Mexico to Canada in 2018 on this famous trail, their primary impression of Anza is formed by the multitude of grow houses, scary men in trucks, and the stink of (literally) tens of thousand of marijuana plants within a mile of the trail.

Watching Anza transform over the past four years from a town with great potential as a destination for outdoor recreation to the center for large-scale marijuana cultivation in Southern California has been disappointing, to say the least. Riverside County needs to get it right as California and individual counties work out the implications of Prop 64, and Riverside County needs to make up for the deficit of resources allocated to Code and the Sheriff in Anza that have allowed lots of bad people to set up operations in Anza: the problem would have been so much easier to fix back in 2015, but there is no rewind button.

I appreciate the time you have spent reading this email.

M

Anza

The form letter is attached. I hope you receive thousands of them. I have called MET regarding the lot next to me and they responded within a short time to remove the grows which were on vacant property with people living in a travel trailer with no water, electricity or septic on the property. would you want to live next door to that? A rhetorical question but it does highlight the problem facing this valley. We depend on well water to make our homes and land habitable. Growers steal electricity and water from our Anza Co-op and neighbors. I had to cut and cap the spigot which the growers were using on my land, at my cost, to water their grow. They usually have pit bulls to guard the grow and when they are finished they leave an unsightly mess and just let the dogs loose to be killed by coyotes, cars, guns, etc. I expect the representative from this area to support and protect the citizens of Anza otherwise he will not get my vote in any upcoming election.

Mary Perkins [anzagal@gmail.com](mailto:anzagal@gmail.com)

To: Supervisor Chuck Washington  
Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

% Brian Tisdale  
Legislative Assistant  
BTisdale@rivco.org

Dear Supervisor Washington,

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thank you,

NAME Mary P

AREA \_\_\_\_\_

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

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ML

Anza

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NAME Mary

AREA Anza

*Campaign of a 1000 Letters*

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Good Morning Brian,

Please see attached.

Gerald Clarke Jr.

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NAME Gerald

AREA \_\_\_\_\_

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thank you,

NAME Jack Peckham

AREA Saddleback rd. Anza,  
92539

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

The growers are really trashing the back country. We have been looking for property as investment and 9 times out of 10, growers have left properties in a mess by grading without permits, leaving behind plastic and piping everywhere with no regards for the land.....it is tragic and the people that are trying to improve their properties and take care of them are getting hurt as well as the land.

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thank you,

NAME Laurie

AREA \_\_\_\_\_

# *Campaign of a 1000 Letters*

## [www.takebackanza.org](http://www.takebackanza.org)

Please read the attached letter that represents my stand on cannabis growing in the Aguanga, Anza area:

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Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

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thank you,

NAME Phil Suchor

AREA Aguanga

*Campaign of a 1000 Letters*

[www.takebackanza.org](http://www.takebackanza.org)

Would greatly appreciate it if you take the time to read the following letter in reference to the negative effects that cannabis illegal commercial grows in the Aguanga/Anza area have and how they have impacted my family, and the community based on my experience.



## Dawn Collins

48430 Indian Trails Rd Aguanga CA 92536  
951-767-0591 collincastle@yahoo.com

05/06/2018

Supervisor Washington  
3<sup>rd</sup> District Supervisor  
County Administrative Center  
4080 Lemon Street 5<sup>th</sup> floor  
Riverside CA 92501

CC: *Planning Commissioners*, Carl Bruce Shaffer, Aaron Hake, Ruthanne Taylor Berger, Bill Sanchez, and Eric Kroencke;  
*Supervisors*, Kevin Jeffries, John Travaglione, V. Manuel Perez, and Marion Ashley

Dear Supervisor Washington,

As a 19-year resident and local schoolteacher in Aguanga for 14 years, I'd like to share my experience living and working in an area where multiple illegal marijuana grows have cropped up. We were first affected by it around three years ago when the home on 20 acres next to us sold. Few months later we counted a minimum of 500 to 600 plants outside and knew the two-car garage was full of plants as well. Kept track of the vehicles in and out of the property; at least ten. Nobody lived in the house, looked like they took turns staying there and tending to their illegal marijuana grow. One morning we turned on our water and nothing came out. Thought maybe our well pump had gone out but what happened is the growers left a hose on all day and night. My husband went over there and found a large pond in the gully behind the house with the hose on. Nobody was there. Turned it off. Water didn't come back into our well for three days. We had 2 sweaty teenage boys come home from cross country meet and couldn't take showers. We couldn't flush toilets etc. As their plants grew larger, they used more water and we would run out on a regular basis. Tried to time laundry and showers for when they weren't watering. Didn't have enough water for our trees and a couple of them died...over 20 years old. You see, the neighbor's well is positioned over the main water source, our well is on the outside so we ran out of water as they drew the water table down. Eventually had to replace our well pump due to sand in the water grinding up impellers. Another thing that we had to deal with was the stench as the plants matured.

The plants started to really stink around August. We were surrounded by this stench for several weeks. It was so bad we had to turn off our cooling system because it was pulling it into our home. This is during the time of year when temperatures could reach over 100 degrees in Aguanga. Both my husband and one of my sons had sinus problems during this time as well. The marijuana stench got into our home and permeated into our clothing kind of like when you are around a lot of cigarette smoke and when you leave you smell like cigarettes. Same thing with the stench that maturing marijuana puts out. My teenage sons went to high school reeking of marijuana and Cottonwood School's kindergarten teacher also went to school reeking of marijuana. It was embarrassing and sad because I wasn't the only one. Apparently, some of my kindergarten students lived near illegal marijuana grows as well. They reeked of marijuana as did their little backpacks. In fact, the corner of my class where the backpacks were hung stunk like marijuana. Based on my experience living next to a marijuana grow in a rural area, I would appreciate if you would consider my input when making decisions that will affect so many lives:

- Yes to allowing commercial grows in industrial zoned areas away from residential and only grown indoors with proper ventilation to contain odor
- Yes to restrictions on permit applicants previously convicted of illegal participation in cannabis industry
- Yes, a portion of tax monies should be directed into a specially designated account that will fund a cannabis task force that combats cannabis related illegal activity
- No to cannabis related businesses including retail and commercial grows in rural zoned areas
- No to rezoning of rural areas to commercial or industrial to allow cannabis business related activity

Sincerely,  
Dawn Collins

To: Supervisor Chuck Washington Riverside County, Third District 4080 Lemon St Riverside, CA 92501 Dear Supervisor Washington, As you know the Anza/Aguanga corridor is under siege from illegal commercial cannabis growing operations. These black market commercial operations are posing a very severe threat to the quality of life for the residents of this area. According to our electric cooperative our power grid is being stretched to the breaking point because of illegal growers. Our water resources are also being attacked with many residents finding well levels lowered because of adjacent large greenhouse operations. Commercial wells are not allowed in this area due to ongoing water rights litigation yet millions of gallons of water are being diverted for illegal purposes. Families and seniors are living in fear of retaliation if they contact authorities regarding commercial cultivation nuisances. I urge you and the rest of the County of Riverside Supervisors to validate the Preliminary Working Draft – Regulatory Framework for Cannabis-Related Businesses Report as developed by your staff. It is especially important that you pay heed to the staff recommendation 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.” Please do not allow pressure from growers to re-zone or ask for conditional use permits relating to the above zoning types I support an individual’s right to grow cannabis for personal and medicinal use under Ordinance 925.5. This personal small scale growing is not an issue. It is the hundreds if not thousands of large indoor and outdoor growing operations that are intolerable. Please support the residents of your constituency in this fight for the very survival of our community. thank you,

NAME \_\_\_Randy Martin\_\_\_\_\_

AREA \_\_\_Aguanga\_\_\_\_\_

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AREA \_\_Aguanga\_\_\_\_\_

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NAME Greg S

AREA \_\_\_\_\_

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AREA Aguanga CA

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NAME Todd B

AREA \_\_\_\_\_

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NAME Gary Worobec

AREA Anza

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Dr. Panagiotis Theodoropoulos  
5862 Arbor Vitae St.  
Los Angeles CA 90045

June 23, 2018

Mr. Robert Flores  
Riverside Planning Department  
4080 Lemon Street  
P.O. Box 1409  
Riverside, CA 92502-1409  
Phone: (951) 955-3200

Subject: June 20, 2018 Planning Commission Public Hearing

Dear Mr. Flores,

I must take this opportunity to thank you and your colleagues at the Riverside County Planning Department for a good meeting on June 20, 2018 that was the result of honest efforts on your part to fully understand the issues involved in cannabis related activities and the best way to regulate it in a comprehensive manner that will prove beneficial in the long term not only for those private individuals and companies that will ultimately be involved in these activities, but for the public as well while these activities do not become disruptive of normal life as we know it and particularly that they do not interfere with sensitive land uses and children. This approach to regulation is fair, proper, necessary and equitable because it will insure the long term sustainability of this new industry that is being currently created in the county while it will help reduce criminal activity, minimize the environmental impact, conserve valuable natural and man-made resources and protect public health, safety and welfare.

I am not sure if draft Ordinance No. 348.4862 that was presented by your Department during the June 20, 2018 public hearing is based on the findings of a study that was performed by a consulting firm on behalf of your Department or if it was generated in its entirety by your Department staff alone. I am an engineer as you know with extensive experience and I must tell you that I have worked with consultants in several projects and I know for a fact that consultants often do not get things right 100% and in some cases, they do not get things right at all. I am highly skeptical of consultants therefore. In any event, independent of how this proposed ordinance was generated, it must pass the test of common sense and it must be consistent with itself and particularly with its own stated goals and objectives and must take into full account the current state and future potential of Unincorporated Riverside County land that it intends to regulate.

I fully agree with the ordinance that cultivation must be conducted indoors or at closed mixed light facilities and plants must not be visible from the exterior of any structure. I am not as liberal as those that call to grow cannabis openly like tomatoes and I believe that your department feels the same.

As you know, my property located at 15110 Indian Canyon Desert Hot Springs is zoned W2. Under the current proposed state of the ordinance, my property is excluded from cannabis related activities because these activities are prohibited in W2 zones. You heard not only from me, but from many others during the public hearing with similar concerns regarding this outright prohibition and as a result, several

members of the Planning Commission instructed your Department to look a little closer at the possibility of allowing cannabis related activities in W2 zoned properties.

I am sure that your Department in its effort to propose an ordinance that would apply “globally” had its reasons for making such recommendation in the sense that many W2 zoned properties throughout the unincorporated areas may not be suitable for this use for a number of reasons. This is also true however for commercial, industrial, agricultural and manufacturing zoned properties as well in the sense that it is clear that your Department will not give a permit to a cannabis business to operate in one of these allowed zones if the particular facility is close to a sensitive use or if there are other similar concerns that may adversely affect the community or nearby businesses and their customers for that matter as a result of this cannabis use.

The concern therefore of adverse impact to the community is “global” and it affects all zones in the sense that facilities of this type must not interfere with the welfare of the community independent of zone. This and many other considerations such as availability of resources (water and power) and conservation of these resources as well as elimination of ground, water and air pollution should be the ONLY “global guiding principles” in your efforts to determine the proper zoning for this rather unique use that must meet a number of very important requirements in order to be consistent with public interest. I am not saying that you should not use a cookie-cutter in an effort to legislate “globally” as you clearly have to do and as you are attempting to do. All I am saying is that you must improve the pattern of your cookie-cutter so that includes properties like mine that are highly suitable for this unique land use while you exclude properties that are not suitable. This can be done and you can still legislate globally. The only thing that you have to do is to refine a bit your cookie-cutter, which will make a huge difference in a positive direction in the way this particular ordinance is implemented in the future.

My W2 zoned property located at 15110 Indian Canyon is IDEAL for cannabis use for the following reasons:

1. It consists of approximately 10 acres of land which means that there is more than sufficient land available to properly design and operate a boutique cannabis microbusiness that takes into full consideration all county concerns regarding cannabis use without adverse impact on the environment, man-made and natural resources and the community.
2. It has great potential to generate electrical power through solar and wind energy generation means because it sits within the natural wind tunnel and right next to a WE zoned area on its west side that is used for power generation and that includes several 2 MW machines. This is a unique characteristic of this property that is extremely rare and also important because it insures that this property can indeed generate ON SITE the required minimum of 20% of its energy consumption for cannabis cultivation through renewable resources and that it has the potential to generate even up to 100% of its consumption in electrical power because of all this wind energy that passes over the property 24/7 for most of the year. In other words, this property has the potential to operate as a cannabis business with zero electrical consumption from Southern California Edison and with zero impact on the electrical grid. This is huge!!! No other zoning can claim this other than the WE zoning, where cannabis uses cannot be allowed due to the exclusive use of that zoning for power generation. For example, if you put a hypothetical 40,000 SF grow facility in a 40,000 SF industrial or manufacturing building, this facility will use approximately 8,000,000 KWh / year or 21,918 KWh / Day at a total cost of \$800,000.00 per year (\$0.1 / KWh) in electricity alone!!! Not only it costs an arm and a leg in electricity to grow these cannabis plants

indoors, but this hypothetical 40,000 SF facility alone will suck approximately 1MW of power out of the electrical grid at all times and will do so in the summer as well when air conditioners are running full blast throughout the desert and there is a definite shortage of electricity throughout Riverside county. Just imagine what will happen if you have fifty (50) of these grow facilities running in the first year of implementation, 150 next year and so on along with a number of illegal grow facilities that probably operate or might still operate in the county. I can assure you as a Ph.D. in mechanical / aerospace engineering that this will bring the grid down, it will cause imbalances in the grid, it will cause failure of wiring and of transformers and it will impact businesses and the public throughout Riverside County. This is why it is extremely important to require that at least 20% of all electricity used for cannabis purposes is produced by the user **ON SITE** through renewable means. If you put that requirement in force however, you completely eliminate our hypothetical 40,000 SF grow in the industrial or manufacturing building because even if they fill the entire south side of the roof (approximately 20,000 SF of area) of that building with solar panels of high efficiency that produce approximately 10 W to 15 W per square foot of power, the most power that you can hope to produce under such scenario is 300,000 Watts for about six hours or so per day or 1,800 KWh/Day and this is in the summer under the best possible conditions and assuming that the building has a south facing roof. In the winter, electrical production will be much lower. In other words, our hypothetical 40,000 SF grow facility in an industrial or manufacturing building the maximum amount of electricity it can produce ON SITE through solar in the summer and under optimal conditions is approximately 8% of its electrical consumption and nowhere near to the required minimum of 20%. This means that such a facility does not meet and cannot meet the county's own requirements for conservation of electrical energy through the generation of at least 20% ON SITE of the electrical power that it consumes. This is particularly true if the facility is located in a desert area where air-conditioning requirements during summer months are high in addition to the lighting requirements of cannabis plants. Wind energy therefore is key in this business and a combination of wind and solar energy generation is the best solution for cannabis related uses. Wind energy is a very important part of this equation because wind has the potential to generate megawatts of power while it blows all day long including at night, which is not the case with solar that basically has an effective duration of approximately six (6) hours or so during the day. Common sense therefore, from a power perspective alone, indicates that my property located at 15110 Indian Canyon is IDEAL for this particular use and that it scores much more points compared to any industrial or manufacturing building in an industrial or manufacturing zone because it has the potential to operate with zero electrical footprint which cannot be accomplished anywhere else. On top of that, I have shown that buildings at those proposed approved manufacturing or industrial zones cannot even meet the minimum of 20% ON SITE power generation set by the county due to basic physics. In addition, my 10,000 SF metal building that is located on my property has a metal roof that is made out of panels. This means that if I replace some of these roof metal panels with light transparent polymer or fiberglass panels I can easily convert the building to a mixed light facility to the degree desired, thus driving overall energy consumption requirements even lower. The property therefore has a highly favorable energy profile when it comes to its use as a cannabis facility. During the recent June 20, 2018 public hearing someone asked the question if the minimum requirement of 20% power generation that is stated in the proposed ordinance included the portion of Southern California Edison supplied power that is generated by renewable means. The

answer from your staff was not clear and I believe that you indicated that you will look into that. The answer of course is that the minimum 20% electrical renewable power generation requirement is meaningful only in the case of generation of electrical power by the cannabis business operator ON SITE and that it DOES NOT include any renewable or clean power that Southern California Edison buys from third parties or generates on its own. This is because the current California Renewable Energy Mandate for Edison is 33% of power to be produced by renewable / clean means by 2020. This means that if the county was to allow the portion of clean energy supplied by Southern California Edison to be used towards this minimum of 20% clean energy generation goal stated in the proposed ordinance, it would render that requirement totally meaningless because this would be already met by the energy supplied by Edison and operators of cannabis grow facilities would have to do absolutely nothing to alleviate the pressure that these grow facilities place on the electrical grid and that are expected to place on the grid in the future, which is precisely the goal of that 20% minimum ON SITE power generation requirement that is incorporated into the proposed ordinance. Cannabis grow facilities therefore must produce ON SITE at least 20% of the total energy they consume to insure that these businesses do not adversely affect the local power grid and other users of electrical power. This will prove a tall order to meet for most of these cannabis cultivation facilities simply because the math and the physics involved is not in their favor and this makes my facility quite attractive for this particular use from an energy standpoint, which is one of the most serious issues that need to be dealt with when it comes to cannabis indoor cultivation.

3. The property sits on top of the aquifer and has its own groundwater that is suitable for cannabis cultivation and that it can be used by right for cannabis cultivation. Water availability therefore is not an issue and a cannabis facility at this location is not expected to have any adverse impact on water resources.
4. This is one of a few if any W2 zoned properties located in the entire Riverside county that already contains all the required or almost all the required infrastructure for a cannabis business. It is basically cannabis ready with the exception of a few improvements that will be necessary that are insignificant in comparison to the overall infrastructure that is already in place. Not only the property contains a permitted 10,000 SF metal building that is ideal for a cannabis microbusiness, but it also includes a 1,000 SF prefabricated home that is ideal for security purposes because it can be used both by security personnel and by other employees.
5. The property since it is approximately ten acres is already zoned for a number of agricultural, commercial and industrial activities and even allows for having a retail stand on property land, presumably on Indian Canyon Drive in this case, for the sale of products produced at the property (the equivalent to a dispensary in the world of cannabis). The model therefore for these W2 lots of this size is to allow agricultural businesses that grow various products and the direct sale of these products by having a retail booth on property grounds (vertical integrated microbusiness model). This W2 land is basically a combination of very low density residential / agricultural land with a wide range of commercial and industrial uses that is intended to be operated as a family business and is therefore CONSISTENT with the cannabis microbusiness model (boutique vertically integrated full service facilities, like boutique wineries), particularly when one takes into account that the property is IDEAL for cannabis use in every other respect. I fully understand that this may not be the case with other W2 properties throughout the county, but so is the case with other commercial, agricultural, industrial or manufacturing properties as well. Not all facilities in

the proposed approved zones will qualify either. For these reasons, it is important that W2 properties are not excluded outright from cannabis related uses but that they are allowed to apply for a CUP and for a Development Agreement with the county and that the suitability or lack thereof of these properties for this particular use is addressed on a case-by-case basis at that time as will be the case with properties that are present in the currently proposed approved zones. This is particularly important given the fact that cannabis cultivation is nothing more than an agricultural activity with the caveat that it requires massive amounts of electrical power, which in this case is not an issue, because the property has the potential to generate all the power required through renewable resources. This potential for 100% electrical energy generation through wind is rather unusual when one considers the totality of properties located in the unincorporated areas of Riverside County that could be candidates for cannabis related activities and which clearly do not have this potential for energy generation through wind. This is a big plus therefore for my property because energy intensive uses of this type must be located in areas that allow this level of renewable electrical energy generation. The property therefore is ideal for a cannabis microbusiness that includes 10,000 SF or less of cultivation space, manufacturing and retail sales (dispensary) along Indian Canyon Drive and this microbusiness cannabis model is fully consistent with this particular W2 zoned property that is meant by zoning to be operated as a vertically integrated family business at this remote and yet very easily accessible location.

6. The location of the property is easily accessible from Interstate 10 for inspection and regulation purposes.
7. The location of the property is far away from any sensitive uses and homes and it is not expected to interfere in any way with the community or to cause any adverse effects and given the winds that blow in the area and its distance from other developed land uses of any kind, odors are not expected to be an issue at all.
8. The property is very secure because it has desert land all around it and this does not allow for burglaries, loitering or other criminal activity because intruders or violators would not be able to hide and or escape through the desert.
9. Property buildings meet all setback requirements for cannabis use established by the county.
10. One can incorporate aquaponics into this particular facility to reduce the use of chemical fertilizers, improve quality and conserve every drop of water all while growing food (fish and vegetables) in addition to cannabis. This would have to be implemented in stages however because it requires the progressive creation of a rather delicate, yet very robust when mature, closed ecosystem. The potential however for turning desert sand into gold through the creation of delicious and nutritious food along with cannabis in this desert land is there from a technical point of view because good quality water, wind energy and sunshine is present all year round.

The challenge here is the utilization of available man-made and natural resources to create a long-term viable business that has a substantial positive impact on the local community, that creates employment and that creates revenue for the county, the state and for those of us involved while at the same time acts to protect the environment and precious resources through the adoption of green strategies at all levels of implementation.

I have made in this letter an attempt to quantify to some extent these advantages with numbers, particularly in terms of the ability of the property to easily meet the stated goal of minimum 20% ON SITE energy generation through renewable means. I have also demonstrated that while this is easily achievable

by this particular property because of its location, building construction and land space available and that the property could achieve even 100% of energy generation through renewable resources, the same cannot be said about hypothetical facilities in the proposed approved manufacturing and industrial zones simply because wind energy and large land space is not usually available at those locations.

In my opinion the guiding principle in determining the proper zoning for cannabis related businesses should be the “public interest”. This public interest is expressed in terms of the large number of broad requirements that the county has correctly identified and established (with the help of public input) and that cannabis businesses must meet in order to operate in a manner consistent with public interest.

My property located at 15110 Indian Canyon Desert Hot Springs, is not only situated in the middle of the Mecca of Marijuana with huge industrial cannabis developments springing up all around it to the East, North East and South of it, but most importantly, it meets and/or exceeds, in some cases by far, all county stated objectives and requirements that cannabis businesses must meet. As a result, I ask that you please follow a middle-of-the-road approach when it comes to the W2 zoning and allow this type of use at W2 zoned properties on a case-by-case basis by vetting these properties at two stages; prior to and when they apply for a CUP and Development Agreement as you will do for other permitted zones anyways.

I make this reasonable request because my property is both highly suitable for cannabis use and in full compliance with the stated county requirements and objectives for this particular use and is cannabis ready as well in terms of existing infrastructure. My property therefore serves as proof that W2 properties can be great candidates for cannabis use and therefore they should not be excluded outright. While my property may be the exception and not the rule and the majority of W2 properties in unincorporated Riverside County may not be suitable for cannabis use, the objective of this exercise and public hearings before the Riverside Planning Commission should be to find ways to include suitable properties while excluding those that are not suitable. The W2 zoning itself is not inconsistent with this type of activity and yet it is currently excluded. This means that the W2 zoning itself must be included along with certain requirements that will identify at an early stage particular W2 properties that do not qualify so that the county Planning Department is not flooded with CUP applications from unqualified properties. These W2 properties that do not meet the criteria can be rejected at an early stage even before they apply for a CUP and Development Agreement. To streamline this process, the county could for example require that candidate W2 properties demonstrate upfront that they have the basics to operate as a cannabis business, i.e. access to adequate water supply, adequate electricity supply, adequate or nearly adequate buildings on the site, that they meet distance requirements from sensitive uses, that they meet minimum setback requirements and that they can meet the 20% ON SITE minimum energy generation requirement in order to qualify for a Cannabis Business Development Agreement. This type of vetting is fair, equitable and objective because it is based on the reality on the ground and not some hypothetical arguments on paper or arbitrarily adopted sets of rules (currently adopted cookie-cutter) and insures that only qualified properties will move forward which will result in long term benefits for the county, its businesses and its citizens. By following this reasonable middle-of-the-road approach you will automatically reject upfront all W2 properties that do not qualify while you will allow properties like mine that are highly suitable for cannabis use and that can operate as cannabis businesses in a manner consistent with public interest to move forward and to be farther evaluated through the CUP and Development Agreement process. What is not fair, equitable and objective is to exclude from the start some of the most qualified properties for this land use while aware that this is the case because of

semantics and despite the fact that the reasoning behind the current W2 land uses is not inconsistent with a cannabis microbusiness or other cannabis uses.

For this reason, I ask that you allow cannabis related businesses in W2 zoned areas of unincorporated Riverside county that meet the above mentioned common sense basic requirements for a cannabis business (water, electricity, existing facilities, minimum setbacks, security, renewable generation energy potential, proximity to sensitive uses and private homes, etc.) so that we can avoid this dichotomy where my property is IDEAL for this particular use but yet it is EXPLICITLY EXCLUDED from such use while other properties that are not equally suitable are included, simply because the wrong cookie-cutter was applied. A middle-of-the-road approach of this type that has certain upfront requirements (and thus screens properties at an early stage and prevents frivolous applications with no hope for approval) and then examines the properties that seem to qualify on a case-by-case basis during the CUP and Development Agreement process is fair in this case and for this unique land use and it is also in the interest of the county as well for the reasons that I have analyzed in detail above.

Kind Regards,

A handwritten signature in black ink, reading "P. Theo Theodoropoulos". The signature is written in a cursive, flowing style.

Panagiotis Theodoropoulos, Ph.D.

To: Supervisor Chuck Washington  
Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

RE: June 20th Riverside County Planning Commission Meeting

Dear Supervisor Washington,

At the June 20, 2018 Planning Commission Meeting several members of the Planning Commission asked the Planning Department to "revisit" the possibility of RR and RA zones to be permitted for commercial cannabis cultivation. Anza/Aguanga is primarily zoned RR and RA. If the sheriff's estimate of close to 1000 illegal grows in the area is accurate, then permitting COMMERCIAL cultivation on these zone types will just exacerbate an already chaotic situation.

Commercial "business" has no business in residential type zoning. If commercial cannabis cultivation "businesses" are allowed, then we will have to allow the mechanics, retail and other commercial ventures. Where will the line be drawn?

We are already dealing with the semi-truck deliveries of fertilizer and other grow related products. The damage to our roads, the noise, and dust from the large semi's is only part of the fallout. More increased traffic from the "employees" and "patrons" of these "businesses" plus armed security, pressure on the electrical and water resources and environmental concerns are already taxing not only our physical resources but having a psychological impact on young families and seniors.

Because of the layout of the properties in our area where larger 20 acre parcels can be adjacent to smaller 3 and 5 acre parcels all zoned RR and RA the thought of children and grandchildren peering over a fence or worse, getting into a unenclosed marijuana grow right next door not only could pose a serious health hazard but is morally wrong. The reason marijuana is prohibited under Federal law, the reason for Prop 64, Prop 215, Prop 420, Ordinance 925 and the new amendment to County Ordinance 348 is that marijuana is a DRUG. A drug that may have the medicinal ability to alter the body in a good way, but also to alter the mind in perhaps a bad way. Why would we even want our children or grandchildren to even remotely have contact with marijuana and it's by-products.

It was also disturbing to hear many of the growers speaking at the meeting indicate that *"if the county did not make available RR and RA type properties for commercial cultivation that they were going to continue to grow illegally"*. I would suggest that our county not be held to blackmail by a group of people who are openly flaunting our laws. Our Riverside County residents, county staff, police force and elected officials are better than that.

Our area represents 1/65th of the unincorporated area in the county and most all of the speakers at the meeting were from the Anza/Aguanga area. I am sure that if the rest of the county was aware that even the consideration of allowing commercial marijuana cultivation in RR and RA areas was being considered there would be a public outcry of considerable size in the other supervisorial districts.

I'm sure you are aware that our Anza precinct voted against Prop 64 because we knew what was going to happen. Unfortunately many people from out of the area, out of the state and even out of the country perceived the Prop 64 vote to be a vote to open all of California to rampant cannabis cultivation. 90% of



the growers who moved to the Anza Valley since 2015 could not spell ANZA or find it on a map yet here they are.

After hearing the excellent presentation of the amendment to Ordinance 348 by Director Leach and to hear about the other areas her team visited, the people they spoke to, and to look at the work involved in putting together a 58 page document that very clearly provides for the safety and security of our communities I was stunned that any member of the planning commission would task her to "revisit" such an important part of the ordinance as to where marijuana can be grown.

The revision to the Ordinance 348 also provides a very clear path to those want to be involved in the commercial production and distribution of marijuana. The Anza/Aguanga area has lots of Ag1, Ag2, and Ag3 properties plus commercially zoned areas. Just like any other startup business an entrepreneur could buy, lease or joint venture with the owner on any of these properties. It makes no sense from either a land use or a moral point of view to consider placing marijuana cultivation right next to families.

I support an individual's right to grow cannabis for personal and medicinal use under Ordinance 925.5. That type of small scale growing is not an issue and is allowed on the RR and RA zones. If these business people truly are legitimate business owners, they can, and should, be held to the same requirements as any other trade and conduct their business in the appropriate zones and ordinances as every other.

We hope that Director Leach and her staff will find good reason to continue to exclude RR and RA zoning from commercial cannabis cultivation and hope hope that you will support us in that endeavor.

Thank you,

Mary Anne Puett  
951-763-4784  
PUETT.MARYANN@GMAIL.COM

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Riverside County, Third District  
4080 Lemon St Riverside, CA 92501

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We hope that Director Leach and her staff will find good reason to continue to exclude RR and RA zoning from commercial cannabis cultivation and hope hope that you will support us in that endeavor.

Thank you,

A handwritten signature in black ink, appearing to be "J. Leach", written over a faint circular stamp.

To: Supervisor Chuck Washington Riverside County, Third District

4080 Lemon St Riverside, CA 92501

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I support an individual's right to grow cannabis for personal and medicinal use under Ordinance 925.5. That type of small scale growing is not an issue and is allowed on the RR and RA zones. If these business people truly are legitimate business owners, they can, and should, be held to the same requirements as any other trade and conduct their business in the appropriate zones and ordinances as every other.

We hope that Director Leach and her staff will find good reason to continue to exclude RR and RA zoning from commercial cannabis cultivation and hope hope that you will support us in that endeavor.

Thank you,



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**


Agenda Item No.:

4.1

**Planning Commission Hearing: July 18, 2018**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	CZ No. 7854, TTM No. 36771, and Exception to Ordinance No. 460.	<b>Applicant(s):</b> Melissa Tan
<b>EA No.:</b>	42739	<b>Representative(s):</b> Avalon
<b>Area Plan:</b>	Southwest	<b>Consultants –</b> Anthony Polo
<b>Zoning Area/District:</b>	Rancho California Area	
<b>Supervisory District:</b>	First District	
<b>Project Planner:</b>	Deborah Bradford	
<b>Project APN(s):</b>	932-290-035	



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The proposed project consists of **Change of Zone No. 7854** to change the site's zoning classification from Residential Agricultural 20-acre minimum (R-A-20) to Residential Agricultural 5-acre minimum (R-A-5) and **Tentative Tract Map No. 36771** a Schedule 'D' subdivision of 40.21 gross acres into eight (8) single family residential lots ranging in size from 5.01 to 5.08 acres. Ultimate development of the Project site will result in the construction of 8 single family residences. Grading on the site will be balanced. The estimated amount of grading will be 16,500 cubic yard (cy) of cut and 16,500 cy of fill. An **Exception to Ordinance No. 460** is also proposed to allow the lot depth of Lot 4 to exceed four times the lot width, due to the configuration of the project site.

The Project site is located north of Tenaja Road, south of Avenida Escala, east of Calle Paramo and west of Avenida de Encanto and is located within the Santa Rosa Plateau/De Luz Policy Area within the Southwest Area Plan.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42739**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect with the incorporation of mitigation measures on the environment; and,

**APPROVE** an **EXCEPTION** to Section 3.8.c. of Ordinance No. 460 to allow for the lot depth of Lot 4 to exceed four times the width, based on the findings incorporated in the initial study and this staff report and the conclusion that the project will not have a significant effect on the environment; and

**TENTATIVELY APPROVE CHANGE OF ZONE NO. 7854** to change the project site's Zoning Classification from Residential Agricultural, 20-acre minimum (R-A-20) **to** Residential Agricultural, 5-acre minimum (R-A-5) in accordance with Exhibit #3, subject to adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVE TENTATIVE TRACT MAP NO. 36771**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated in the staff report and subject to the Board of Supervisors' subsequent adoption of the zoning ordinance for Change of Zone No. 7854.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Mountainous
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Santa Rosa Plateau
Surrounding General Plan Land Uses	
North:	Rural Mountainous
East:	Rural Mountainous
South:	Rural Mountainous
West:	Rural Mountainous
Existing Zoning Classification:	Residential Agricultural, 20-acre lot minimum (R-A-20)
Proposed Zoning Classification:	Residential Agricultural, 5-acre lot minimum (R-A-5)
Surrounding Zoning Classifications	
North:	Residential Agricultural, 5-acre lot minimum (R-A-5)
East:	Residential Agricultural, 20-acre lot minimum (R-A-20) and Residential Agricultural, 5-acre lot minimum (R-A-5)
South:	Residential Agricultural, 20-acre lot minimum (R-A-20) and Rural Residential (R-R)
West:	Residential Agricultural, 20-acre lot minimum (R-A-20)
Existing Use:	Vacant land
Surrounding Uses	
North:	Vacant land and scattered residential development.

South:	Vacant land and scattered residential development.
East:	Vacant land and scattered residential development.
West:	Vacant land.

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	40 gross acres	
Proposed Minimum Lot Size:	5- acre minimum	
Total Proposed Number of Lots:	8	
Map Schedule:	'D'	

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High Fire Zone – State Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Within Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**





Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### **Background:**

The proposed project was submitted to the County on November 5, 2014. The applicant has received all their clearances from the County in June of 2017 regarding their Tentative Tract Map. The Change of Zone Map was finalized in February, 2018.

The project site is located in the Santa Rosa Plateau/De Luz Policy Area of the Southwest Area Plan. The project site is located in Rural: Rural Mountainous – 10 acre minimum and is within the Santa Rosa Plateau/De Luz Policy Area which has the following provisions for density:

***SWAP 5.1*** Notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:

- a) *The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.*
- b) *The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater. Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.*

The applicant is requesting a change of zone from R-A-20 to R-A-5 to obtain consistency with the allowable land use designation and policy area.

The applicant submitted a Slope Study Map to be reviewed by the County Geologist to determine that the project site is consistent with the Santa Rosa Plateau/De Luz Policy Area. The Slope Map verifies that the location of septic tank expansion areas for the 8 lots are in areas with slopes of less than 25%. The Geologist did not require a Geology report in that there are no geological hazardous zones, slopes are 2:1 and they are less than 30 feet in height. In reviewing the Slope Analysis Map the County Geologist determined that the project site would be suitable for development and met the provisions of the policies for this Policy Area.

*AB52 Tribal Consultation*

In compliance with Assembly Bill 52 (AB52), notices regarding the project were mailed to all requesting tribes on July 13, 2015. The Agua Caliente Band of Cahuilla Indians deferred to closer groups. Consultation was requested by the Pechanga Band of Luiseno Indians. Consultation was conducted with Pechanga on several occasions beginning in August 2015, with the last meeting held on February 12, 2016. During consultation, Pechanga stated that the Project may fall within a village site and a cultural landscape. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a "tribal cultural resource." Conditions of approval were added to ensure protection of cultural resources should any be unearthed during earthmoving activities.

**ENVIRONMENTAL REVIEW**

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 42739 identified potentially significant impacts in regards to Biology; however, with the incorporation of mitigation measures this impacts was reduced to less than significant. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statue and Guidelines Section 15105.

**FINDINGS**

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

**Policy Findings:**

1. The project site is zoned Residential Agricultural, 20-acre lot minimum and is within the Santa Rosa Plateau/De Luz Policy Area. The land use designation for the Project site is Rural Mountainous, 10-acre lot minimum which encourages single-family residential uses, limited animal keeping and agricultural uses. The proposed change of zone from R-A-20 to R-A-5 will not result in an inconsistency in allowable uses in that the change is in regards to density not allowable uses. Uses permitted in the R-A zone are compatible with the encouraged uses in the R-M land use designation. Because the project site is located within the Santa Rosa Plateau/De Luz Policy Area, the change of zone shall be consistent with policy SWAP 5. 1 which states that notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:
  - a) The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.
  - b) The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater. Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.

It was determined by the County's Chief Engineering Geologist that the proposed lot division is consistent with these policies. The Santa Rosa Plateau/De Luz is set within a unique area of Riverside County and development is encourage to be designed in accordance with the area's rural character. This will be accomplished through limited amounts of grading as stated in Condition of Approval 060 PLANNING 11, to maintain the natural terrain and existing vegetation. Therefore, the change of zone to Residential Agricultural 5-acre minimum lot size will be consistent with the Santa Rosa Plateau/De Luz Policy Area

### **Change of Zone Findings**

2. Change of Zone No. 7854 is a proposal to change the project site's Zoning Classification from Residential Agricultural, 20-acre lot minimum (R-A-20) to Residential Agricultural, 5-acre lot minimum (R-A-5) and is consistent with the General Plan for the following reasons:

The project site is zoned Residential Agricultural, 20-acre lot minimum (R-A-20) and is within the Santa Rosa Plateau/De Luz Policy Area. This policy area is intended to help maintain the rural and natural character of the area and encourage rural residential development and agricultural uses. Uses permitted in the Residential Agricultural Zone include single family development, non-commercial keeping of animals and limited agricultural uses. The change of zone from R-A-20 to R-A-5 does not result in a change in allowable uses, only a change in minimum lot size. In addition the change of zone is consistent with Planning Principle IV B.2 which states that the General Plan should promote development of a "unique community identity". Development of the project site will reflect the uniqueness of this area by the large lot sizes, limited grading and the retention of the native plants and trees to ensure that the uniqueness of this area remains.

The proposed amendment would not be detrimental to the health, safety or general welfare of the community because the ultimate development of the site will result in the construction of 8 residential structures on 5-acre minimum lot sizes which is compatible with the surrounding development pattern of the area. Conditions of approval such as, available access for emergency vehicles, location of fire hydrants, fuel modification, roofing materials, set back requirements and compliance with the California building code will ensure that the health, safety and general welfare of the proposed and existing residents will be ensured.

The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, the environmental assessment for the proposed project determined that with standard conditions of approval the project will not result in any damage to the environment or the injury to any fish, wildlife, or habitat.

### **Tentative Tract Map Findings**

3. Tentative Tract Map No. 36671 is a proposal to subdivide 40.21 gross acres into eight (8) lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance 460, are as follows:
  - a) The design of the tentative tract map is consistent with the County's General Plan. General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density

choices. General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. General Plan Principle IV.B.1. promotes the development of a “unique community identity” which creates a sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. The proposed tentative tract map will comply with the General Plan and specifically the Santa Rosa Plateau/De Luz policy area by providing a variety of housing type in single-family residential community, and promoting the unique characteristics of the Policy Area and by encouraging the rural lifestyle of large lots, limited grading, and the protection of the existing native plants and trees. The project site is not located within a Specific Plan.

- b) The site is physically suitable for the proposed residential development and density because it is sensitive to the portions of the project site with steeper terrain and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed are compatible with the existing and planned surrounding land uses which is Rural Mountainous 10-acre minimum lot size. However, because the Project Area is located within the Santa Rosa Plateau/De Luz Policy Area a land divider may develop a site with a minimum five acre lot size provided the criteria stated in the Southwest Area Plan for this Policy Area are met. These policies are regarding the slope stability of the building sites and areas utilized for septic are not subject to “severe” limitations due to either shallow depth to bedrock or slopes of 25% or greater. A slope stability analysis was prepared for the Project site and was determined by the County’s Chief Engineering Geologist that the project site met this criteria (2017).
- c) The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Assessment the design of the tentative tract map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.
- d) The land division is located within a High Fire Hazard Area; however, emergency vehicle access is available to the project site from Avenida Escala. Fire Department conditions of approval, such as location of driveway access, location of fire hydrants, blue dot reflectors, and turn arounds for driveways over 300’ in length, will ensure that life and property are protected. The project site is not located within a fault zone, or within a ½ mile of a fault, there is no potential for liquefaction and is not located in a subsidence area. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
- e) As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule “D” Map.
- f) The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because, project design will ensure there will be no conflict with providing accessibility.
- g) The lots as shown on the Tentative Map are consistent with the development standards provided in Ordinance No. 348 for the Residential Agricultural (R-A) zoning classification. The

project site's proposed Zoning Classification of Residential Agricultural, 5-acre lot minimum requires a minimum lot width of 100 feet and depth of 150 feet and a minimum lot size five acres. As, shown on the Tentative Tract Map exhibit each of the proposed 8 lots exceed the required width, depth and lot size required in the R-A-5 zoning classification.

**Ordinance No. 460 Schedule 'D' Findings**

4. Additionally, the proposed Tentative Tract Map No. 36771 is consistent with the minimum improvements as outlined in Section 10.8 (Schedule "D" Subdivision) of Ordinance No. 460 based on the following:
  - a. Streets – Condition of Approval 50. TRANS. 3, states that sufficient public street right-of-way along Avenida Escala shall be dedicated for public use to provide for a 30 foot half-width right-of-way per Standard No. 106 of Ordinance 461. In addition, the Advisory Notification Document (AND) Transportation 5, states that no additional road improvements will be required at this time along Avenida Escala due to existing improvements. Therefore, with this condition and the AND statement, the requirements of Ordinance No. 460 10.8 A.1, as it pertains to streets and street improvement have been met.
  - b. Domestic Water – Based on a letter from the Rancho California Water District (RCWD) dated January 14, 2015, the Project site is located within Assessment District 32A and once the property subdivides the property owner will need to contact RCWD to make application to reapportion the assessment. Staff contacted RCWD on March 22, 2018 to confirm that water service is available to the Project site. Erica Peter from RCWD stated there is water available on Avenida Escala. Water service to individual lots will required the extension of water facilities within dedicated public and/or private right-of-ways. Advisory Notification Document (AND) 15. E. HEALTH 4, states that it is the responsibility of the developer to ensure that all requirements to obtain potable water services are met with the RCWD as well as all other applicable agencies. Condition of Approval 080 E. Health 2, requires that prior to the issuance of building permits the property owners shall provide current documentation to show that water service has been established to the project. In addition, because RCWD is regulated by the State, compliance with the criteria of California Administrative Code Title 22, Chapter 16 is required; therefore, with this condition and the requirements of the RCWD the requirements of Ordinance No. 460 10.8 B, as it pertains to domestic water will be met.
  - c. Fire Protection – AND 15. FIRE. 1, requires that the placement of fire hydrants located one at each street intersection and spaced no more than 500 feet apart in any direction with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Condition of Approval 50. FIRE. 2 requires that the developer submit water system plans, showing the hydrant type, location, spacing and fire flow. With the conditions of approvals the requirements of Ordinance No. 460 10. 8. C., as it pertains to fire protection has been met.
  - d. Sewage Disposal –The applicant is proposing an on-site sewage disposal system. Advisory Notification Document, 15. E. HEALTH. 3, states that for preliminary clearance, a soils percolation report dated May 22, 2014 was submitted. The report met the requirement for the preliminary investigation of the feasibility of the soils for the use on an

Onsite Wastewater Treatment System (OWTS); however additional information will be required to determine that impermeable strata is not present in the location of the septic systems. Compliance with Environmental Health's standards and conditions of approval, the requirements of Ordinance No. 460.8.D, as it pertains to sewage disposal will be met.

**Findings regarding Exception to Lot / Width Ratio pursuant to Ordinance No. 460**

5. Ordinance No. 460 Section 3.8 C. states that when lots greater than 18,000 square feet are proposed the depth shall not exceed 4 times the width. There are special considerations in regards to exceptions to this requirement due to the topography and location and surroundings of the proposed subdivision. In an email dated June 9, 2017 the applicant requested a waiver from this provision for Lot No. 4 due to the lot's special circumstances in that it does not meet the width-to -depth ratio due to steep slopes and the existing street configuration. Strict application of the lot depth requirements would deprive the owner of privileges enjoyed by other property owners in the vicinity within the Rural Residential zoning classification. The granting of the modification will not be detrimental to the public health, safety or welfare or be damaging to other property in the vicinity in that ultimate development of the site will be in compliance with applicable development standards and ordinances as they pertain to access, setbacks, building materials, fire protection, and septic systems,

**Fire Findings**

6. This land division is located within a CAL FIRE state responsibility area, in a very high fire hazard severity zone. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRAs. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside County's Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
  - a) This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing blue dot reflectors within streets, fire hydrant spacing requirements, and standards relating to driveways, turnarounds, gates, fire sprinkler systems, secondary access, and vegetation management requirements.
  - b) Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
  - c) The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Avenida Escala. Adequate accessibility to the Project site will be available for all emergency vehicles.

### **Additional Findings**

7. The project is located within Zone B of Mount Palomar Lighting District. According to the GIS database, the project site is located 30 miles away from Mt. Palomar Observatory within Zone B of Ordinance No. 655. Ultimate development of the Project site will result in the construction of 8 single-family residents. The installation of any exterior lighting will need to comply with Ordinance No. 655 of which requires all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded to obstruct light spillage onto adjacent properties and streets.
8. The existing Zoning Classification for the subject site is Rural Agricultural 20-acre lot minimum (R-A-20). The proposed Zoning Classification for the subject site Residential Agricultural 5-acre lot minimum (R-A-5). The proposed project is consistent with the required lot area dimensions and standards as set forth in the Development Standards of the R-A zoning classification. All lots will be a minimum of five (5) gross acres and all lots exceed the minimum width of 100 feet. Ultimate development of the site will result in the construction of 8 single-family residences. Compliance with these standards as they relate to setbacks, site layouts, and height, will be addressed during the development stage of the 8 single-family residences. The proposed project will conform to the development standards of the R-A Zoning Classification and all other applicable provisions of Ordinance No. 348.
9. Based on the above, findings the proposed Change of Zone No. 7854 and Tentative Tract Map No. 36771 would not be detrimental to the health, safety or general welfare of the community and complies with the General Plan and all applicable ordinances.
10. Based on the above, the proposed Change of Zone No. 7854 and Tentative Tract Map No. 36771 are compatible with surrounding land uses, as the surrounding land uses consist of residential development, on large lots.

### **Conclusion:**

11. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

Public hearing notices were mailed to property owners within 1000 feet of the proposed project site. As of the writing of this report Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.



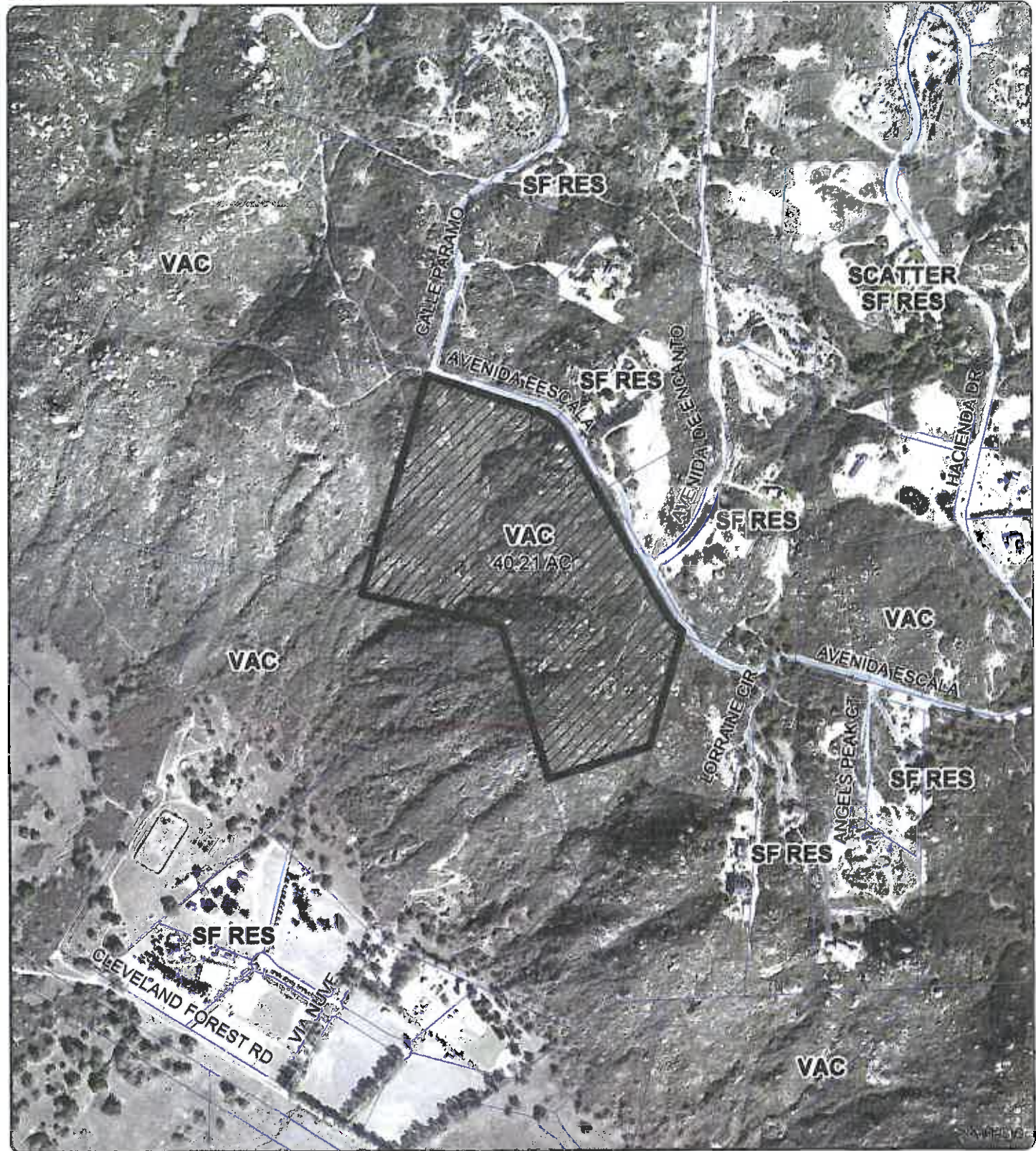


RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ07854 TR36771

Supervisor: Jeffries  
District 1

Date Drawn: 03/22/2018  
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2005, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcslma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

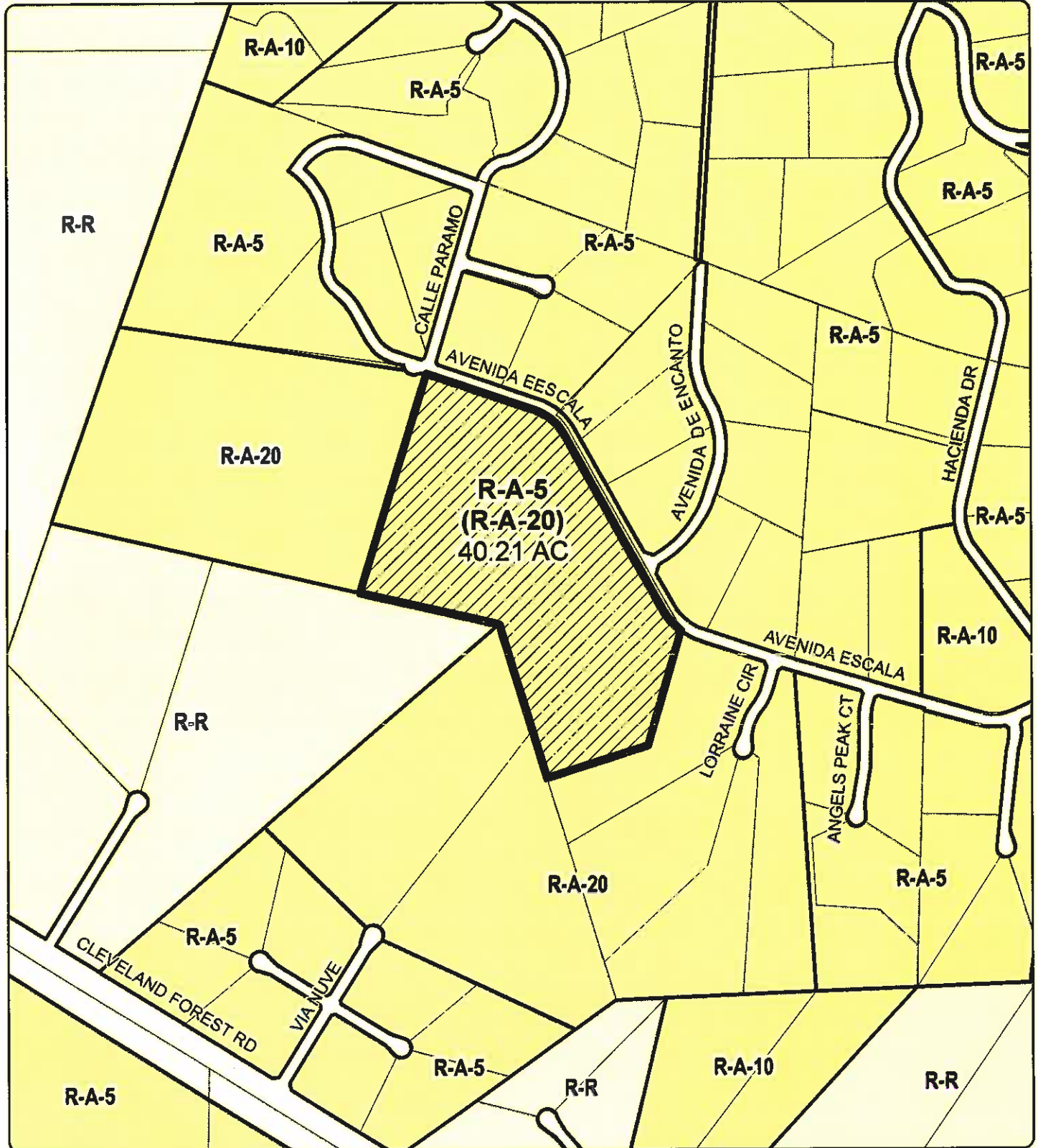
CZ07854 TR36771

PROPOSED ZONING

Supervisor: Jeffries  
District 1

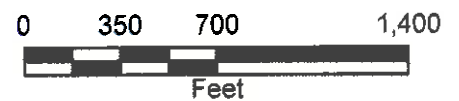
Date Drawn: 03/22/2018

Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

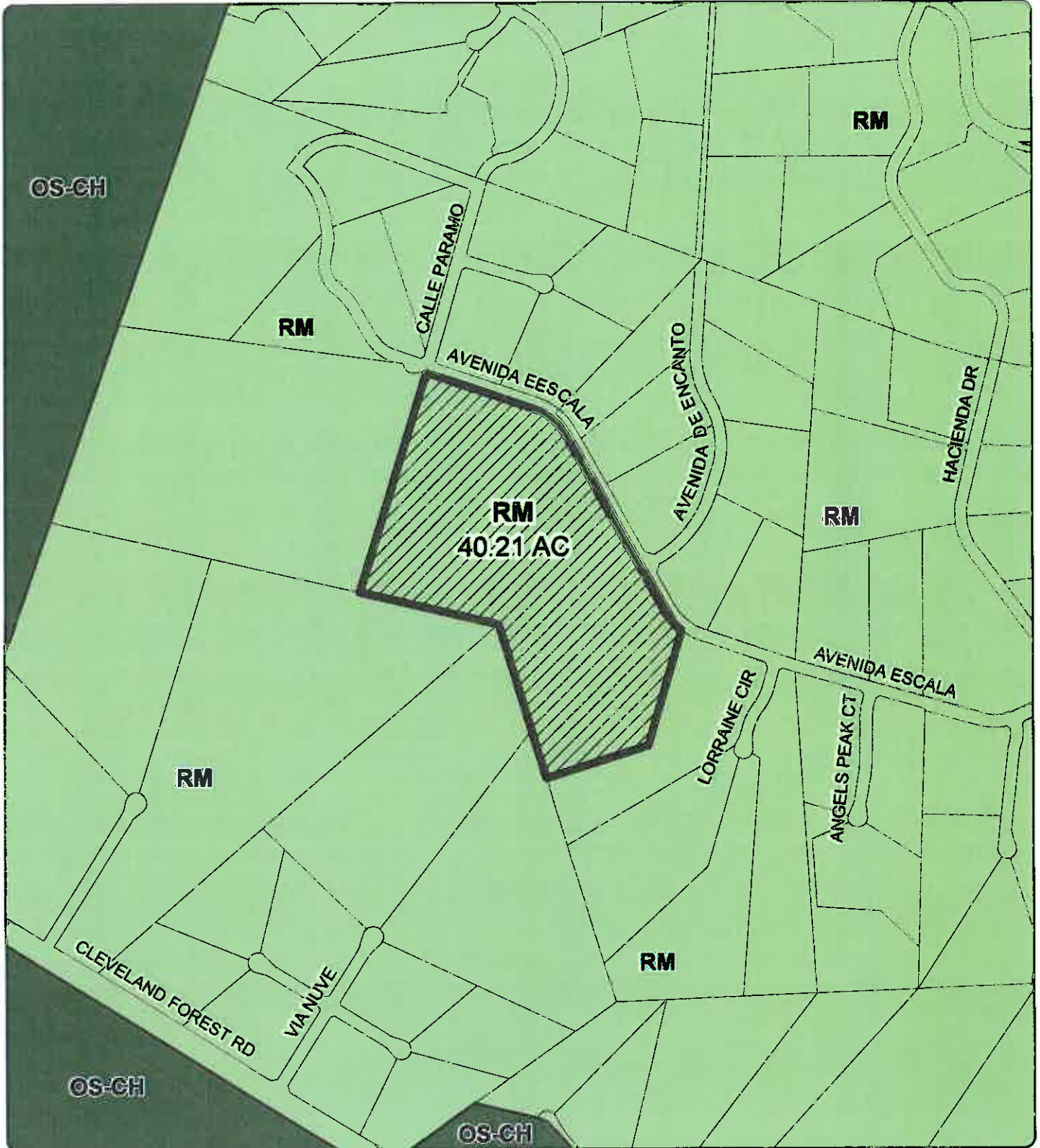
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07854 TR36771

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 03/22/2018  
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-8200 (Western County) or in Palm Desert at (760)868-8277 (Eastern County) or Website <http://planning.netlinc.org>

# TENTATIVE TRACT MAP NO. 36771

BEING PARCEL 27 AS SHOWN ON PARCEL MAP 5078,  
RECORDED IN PARCEL MAP BOOK 10, PAGES 19 THROUGH 25, INCLUSIVE,  
RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, BEING IN RANCHO SANTA ROSA,  
SECTION 36, T.7 S., R.5 W.,  
SCHEDULE "D" - 5 ACRE GROSS MINIMUM



**VICINITY MAP**  
NOTE: SHOWS BOUNDARIES AND DEDICATED AND PAVED  
SECONDARY ACCESS

**NOTES**  
TOWNSHIP MAP FROM LAND EXAMINATIONS: WARE (1961) (C&G 2871)

**PREPARED BY:** [Name]  
**DATE PREPARED:** [Date]  
**APPROVED BY:** [Name]

**OWNER:** [Name]  
**ADDRESS:** [Address]

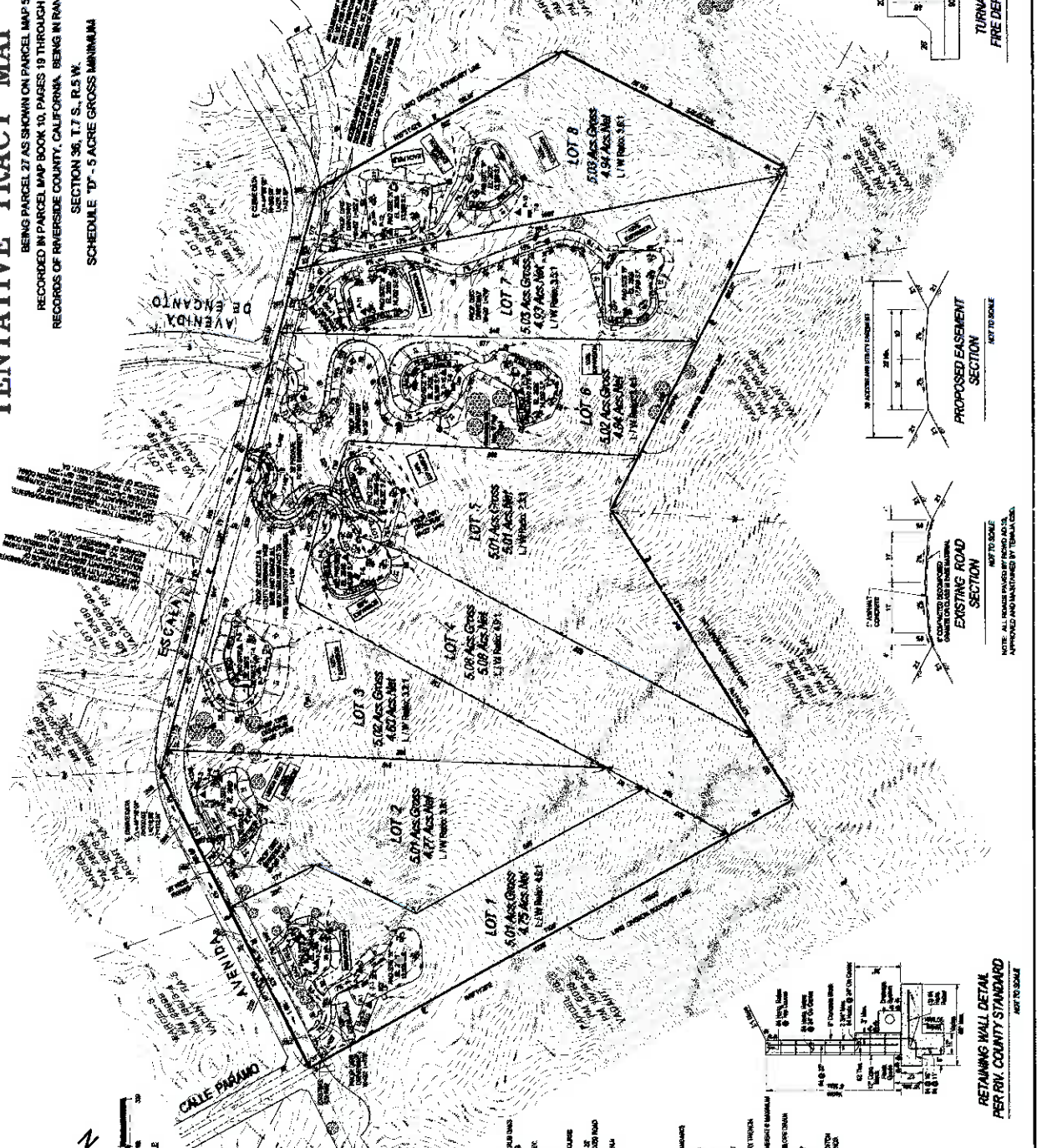
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**COMMISSIONING:** [Name]  
**REGISTERED:** [Name]

**DATE PREPARED:** [Date]  
**COMMISSIONING:** [Name]  
**REGISTERED:** [Name]

**DATE PREPARED:** [Date]  
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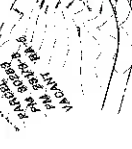
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**REGISTERED:** [Name]

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**COMMISSIONING:** [Name]  
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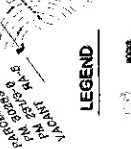


**LEGEND**

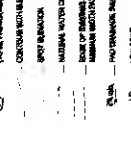
- 12" WATER MAIN
- 6" WATER MAIN
- 4" WATER MAIN
- 2" WATER MAIN
- 12" SANITARY SEWER
- 8" SANITARY SEWER
- 6" SANITARY SEWER
- 4" SANITARY SEWER
- 2" SANITARY SEWER
- 12" GAS
- 8" GAS
- 6" GAS
- 4" GAS
- 2" GAS
- 12" ELECTRIC
- 8" ELECTRIC
- 6" ELECTRIC
- 4" ELECTRIC
- 2" ELECTRIC
- 12" TELEPHONE
- 8" TELEPHONE
- 6" TELEPHONE
- 4" TELEPHONE
- 2" TELEPHONE



**RETAINING WALL DETAIL**  
PER RIV. COUNTY STANDARD  
NOT TO SCALE



**PROPOSED EASEMENT SECTION**  
NOT TO SCALE



**EXISTING ROAD SECTION**  
NOT TO SCALE



**TURNAROUND FIRE DEPT. DETAIL**  
NOT TO SCALE

**NOTES**

- THIS MAP CONTAINS THE LAND DIMENSIONS...
- THE LOTS ARE NOT SUBJECT TO EASEMENTS...
- THE PAVED DRIVEWAYS ON THIS PARCEL ARE NOT...
- ALL DIMENSIONS ARE A MINIMUM OF 20 FEET...
- ALL DRAINAGE FACILITIES AND STRUCTURES WILL BE...
- THE TRACT MAP IS NOT A SURVEY PLAN ON COMMUNITY...
- ALL PROPOSED EASEMENTS MUST HAVE A PROPER...
- NO WATER QUALITY FEATURES ON-SITE EXISTING...

NO.	DESCRIPTION	DATE	APPROVED BY
1	PREPARED		
2	APPROVED		
3	REGISTERED		



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: CZ 7854 and TR 36771

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

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Deborah Bradford Title: Contract Project Planner Date: April 12, 2018

Applicant/Project Sponsor: Melissa Tan Date Submitted: November 5, 2014

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Deborah Bradford at (951) 955-6646.

Revised: 07/03/17  
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42739 ZCFG6125

**FOR COUNTY CLERK'S USE ONLY**

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

**Environmental Assessment (E.A.) Number:** 42739  
**Project Case Type (s) and Number(s):** Change of Zone No. 7854 and Tentative Tract Map No. 36771  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Deborah Bradford, Project Planner  
**Telephone Number:** (951) 955-6646  
**Applicant's Name:** Melissa B. Tan  
**Applicant's Address:** 631 Eastlake, Houston, Texas 77034

**I. PROJECT INFORMATION**

**Project Description:**

The proposed project consists of **Change of Zone No. 7854** to change the site's zoning classification from Residential Agricultural 20-acre minimum (R-A-20) to Residential Agricultural 5-acre minimum (R-A-5) and **Tentative Tract Map No. 36771** a Schedule 'D' subdivision of 40.21 gross acres into eight (8) single family residential lots ranging in size from 5.01 to 5.08 acres. Ultimate development of the Project site will result in the construction of 8 single family residences. Grading on the site will be balanced. The estimated amount of grading will be 16,500 cubic yard (cy) of cut and 16,500 cy of fill. An **Exception** to Ordinance No. 460 is also proposed to allow the lot depth of Lot 4 to exceed four times the lot width, due to the configuration of the project site.

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

**B. Total Project Area:** 40.21 gross acres

<b>Residential Acres:</b> 40.21	<b>Lots:</b> 8	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> 25 <sup>1</sup>
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A

**Other:** N/A

**C. Assessor's Parcel No(s):** 932-290-035

**Street References:** The Project site is located north of Tenaja Road, south of Avenida Escala, east of Calle Paramo, and west of Avenida de Encanto.

**D. Section, Township & Range Description or reference/attach a Legal Description:** Section: 36, Township: 7S, and Range: 5W

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant and is located within the Santa Rosa Plateau/De Luz area which is characterized as an area among rolling hills, steep slopes and valleys. The project site's topography is varied, with an elevation range from 2,256 above mean sea level (amsl) to 2,716 amsl.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

<sup>1</sup> Appendix E-2; County of Riverside General Plan - Socioeconomic Build-Out assumptions and Methodology Table E-2 Average Household Size by Area Plan, March 28, 2018.

**A. General Plan Elements/Policies:**

1. **Land Use:** The Project site has a land use designation of Rural Mountainous (R: RM) (10 Acre Minimum) and is located within the Santa Rosa Plateau/De Luz policy area of the Southwest Area Plan. Residential parcels as small as five acres may be established through the map process provided that Southwest Area Plan Policy 5.1 (a) and (b) are met. A slope study analysis was prepared and was determined to be consistent with the policies as stated in SWAP 5.1. In addition large portions of the proposed subdivision will be maintained in their natural state, preserving the rural and natural character of the area. Therefore, it can be determined that the proposed Project is consistent with the land use designation and applicable policies of the General Plan.
2. **Circulation:** The Project has adequate circulation facilities and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. A General Biological Resource Assessment was completed for the project site. No vernal pools or jurisdictional wetlands were found on the property. The only sensitive plant species found on the project site was the Engelmann Oak. Protection of the Engelmann Oak will be subject to the County's Oak Tree Management Guidelines. The proposed Project is consistent the applicable policies of the Multipurpose Open Space Element of the General Plan.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** Construction of the Project site will result in short term noise impacts. However, construction noise can only occur during specific hours as stated in Advisory Notification Document (AND) E. HEALTH 2. Ultimate development of the site will not result in any conflicts with applicable policies of the Noise Element policies.
6. **Housing:** The proposed Project is for residential development on land that is currently vacant; therefore, implementation of the Project does not entail the displacement of existing housing nor does it create a need for new housing; thus, the Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** The project is consistent with all applicable Healthy Community Policies.

**B. General Plan Area Plan(s):** Southwest

**C. Foundation Component(s):** Rural

**D. Land Use Designation(s):** Rural Mountainous

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

F. **Policy Area(s), if any:** Santa Rosa Plateau

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest
2. **Foundation Component(s):** Rural
3. **Land Use Designation(s):** Rural Mountainous
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** Santa Rosa Plateau

**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:** R-A-20

J. **Proposed Zoning, if any:** R-A-5

K. **Adjacent and Surrounding Zoning:** R-A-20, R-A-5,  
and R-R

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

**IV. DETERMINATION**

On the basis of this initial evaluation:



**A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED**

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

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

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

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

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

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

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

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
For: Charissa Leach, P.E.  
*Assistant TLMA Director*

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

a) The project is located on the Santa Rosa Plateau. Portions of the Plateau are visible from Interstate 15, which is designated a State Eligible Scenic Highway. However, the proposed project area is not visible from Interstate 15; therefore no impact will occur.

b) The project is located on the Santa Rosa Plateau in southwest Riverside County and is characterized by rock outcroppings, scrub oaks and natural scenery characteristic of this area of Riverside County. Development surrounding the area is scattered and can be characterized by rural and estate type development. Local aesthetic concerns include the potential for negative impacts from the clearing and grading of hillsides. Clearance of the proposed pad sites will result in the removal of the natural vegetation and will modify the natural topography of the site; however, with the incorporated of condition of approval 60. EPD 2, compliance with the Riverside Oak Tree Management Guidelines, and project design these areas will be avoided and a less than significant impact will occur regarding the aesthetic value of the proposed project.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**2. Mt. Palomar Observatory**

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

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

Findings of Fact:

a) According to GIS database, the proposed project is located approximately 30.03 miles from the Mt. Palomar Observatory and is located in Zone B. The intent of Riverside County Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Zone B proscribes preferred types of lighting fixtures (i.e. low-pressure sodium lamps), shielding requirements, hours of operation, and regulates outdoor advertising display. With adherence to project conditions of approval and specifically adherence to Ordinance No. 655, any negative impacts to the nighttime use of the Mt. Palomar Observatory can be reduced to a less than significant level. A note will be made on the Environmental Constraints Sheet of the Final Map that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. This is a standard condition of approval and not considered mitigation for CEQA purposes.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While ultimate development will increase the number and distribution of light sources in the vicinity of the project, impacts related to this issue will be less than significant level, due to adherence to County's lighting standards. The project would not create substantial light and glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The project site is in immediate proximity of other existing and planned similar uses. Through County policies, including Ordinance No. 655, light spillage on surrounding properties would not occur and while there would be an increased amount of nighttime lighting over existing conditions, given the size and use of the site impacts would be minimal. Therefore, less than significant impacts will occur in regards to new lighting sources affecting day or nighttime views and the exposure of unacceptable light levels to adjacent properties.

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

Monitoring: No Monitoring Required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

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

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

Findings of Fact:

a) According to GIS database, the proposed project site does not have a farmland designation. Thus, the project will not 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. No impact will occur regarding this issue area.

b-c) According to GIS database, the proposed project is surrounded by property zoned as Residential Agricultural. Ordinance No. 348, defines the County's "Agricultural Zones" as Light Agriculture (A-1), Light Agriculture with Poultry (A-P), Heavy Agriculture (A-2), Agriculture Dairy (A-D), Citrus/Vineyard (C/V), Wine Country-Winery (WC-W), Wine Country-Winery Existing (WC-WE), and Wine Country-Equestrian (WC-E). The Residential Agriculture zoning classification is therefore not an agricultural zone under the County's definition. Therefore, there are no properties surrounding the project site that are zoned primarily for agricultural purposes. It is also not located in close proximity to any agricultural preserves, thus the project site is not subject to a Williamson Act (agricultural preserve) Contract or other agricultural preserve, and no impact will occur.

d.) The ultimate development of the project site will be for residential development, which could encourage the addition of more residential development within the vicinity. The project site and surrounding properties are designated as "Other Lands" and is not considered Prime Farmland, Unique Farmland or Farmland of Statewide Importance. Although, the zoning and land use designation allows for some light agricultural uses the proposed project would not result in the conversion of Farmland to a non-agricultural use. Therefore, less than significant impacts would occur.

Mitigation: No Mitigation Required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) As defined in the Public Resources Code, forest land is land that can support 10% native tree cover of any species, under natural conditions that allows for the management of one or more forest resources such as timber, aesthetics, fish and wildlife, biodiversity, water quality and other public benefits. Timberland is defined as trees of any species maintained for eventual harvest for forest product purposes whether planted or of natural growth. Timber land does include Christmas tree farms but does not include nursery stock. Characteristics of the project site include a varied topography with areas of steep slopes and rock outcroppings. Natural vegetation includes chaparral and several oak trees. The project site does not fall under the definition of forest land or timberland nor conflict with the zoning or result in the rezoning of forest land, timberland or a timberland zoned Timberland Production. Therefore, no impact will occur in regards to this issue area.

b-c) The proposed project is to allow for the subdivision of 40.21 acre lot into eight lots with a minimum lot size of 5 acres. The project site’s land use designation and zoning allows for rural residential uses and no forest land as defined by the Public Resource code exists on the project site. Therefore the proposed project would not result in the conversion of forest land into a non-forest use, no impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>	<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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, "Benton Road Residential Air Quality Impact Analysis", dated November 2, 2016, prepared by Urban Crossroads.

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project is not considered a significant project.

According to the consistency analysis presented above and the analysis presented in section b) below, the proposed project will not conflict with the AQMP; no impact will occur.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), inhalable particulate matter with a diameter of 10 microns or less (PM<sub>10</sub>), fine particulate matter with a diameter of 2.5 microns or less (PM<sub>2.5</sub>), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

**South Coast Air Basin Attainment Status – Riverside County**

Pollutant	Federal	State
O <sub>3</sub> (1-hr)	No Data	Nonattainment
O <sub>3</sub> (8-hr)	Nonattainment	Nonattainment
PM <sup>10</sup>	Attainment	Nonattainment
PM <sup>2.5</sup>	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO <sub>2</sub>	Unclassified/Attainment	Attainment
SO <sub>2</sub>	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

*Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.*

Assuming build-out of the site as single-family residences, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

**Construction Emissions**

Although a project specific air quality analysis was not performed, such analysis has been performed for other projects within the County that are also located within the South Coast Air Basin. Emissions for the purposes of this section are not dependent on a specific location but merely the anticipated amount of emissions and its relation to daily emission thresholds established for the South Coast Air Basin. One particular analysis was performed by Urban Crossroads for a 34 unit residential subdivision on approximately 20 acres and will be used in this analysis for reference. Although the reference project is smaller in size (20 acres) compared to the proposed project (40.21 acres), CalEEMod assumes only so many acres are graded and so much equipment is operating at a time producing so much emissions per day. Therefore, regardless of the difference in project size, the same assumptions would be made by the modeling on the amount of grading occurring on a particular day at maximum and the resulting emission levels would not differ between the reference project and proposed project.

In this analysis, the California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations were applied to the air quality analysis and are reflected in the emission estimates.

The table below titled Reference Project Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs from the reference 34 unit project. Based on the results of the model, maximum daily emissions from the construction of the reference project will not exceed established SCAQMD thresholds. Since the project as noted above would be anticipated to result in substantially less emissions compared to the reference project, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for construction established by SCAQMD.

**Reference Project Maximum Daily Construction Emissions (lbs/day)**

Construction Phase	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
2017	3.57	38.25	45.56	0.09	9.11	5.05
2018	62.23	29.07	24.93	0.04	2.53	1.92
<b>SCAQMD Threshold</b>	<b>75</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Urban Crossroads

*Operational Emissions*

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2020. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Reference Project Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the reference 34 unit project. Based on the results of the model, maximum daily emissions from the operation of the reference project will not exceed established SCAQMD thresholds.

**Reference Project Maximum Daily Operational Emissions (lbs/day)**

Construction Phase	VOC	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
Area Sources	4.06	0.03	2.84	0.00	0.06	0.06
Energy Sources	0.03	0.27	0.12	0.00	0.02	0.02
Mobile Sources	1.15	3.74	12.74	0.04	2.54	0.71
<b>Total Emissions</b>	<b>5.24</b>	<b>4.04</b>	<b>15.70</b>	<b>0.04</b>	<b>2.62</b>	<b>0.79</b>
<b>SCAQMD Threshold</b>	<b>55</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Urban Crossroads

The project as proposed would be anticipated to have reduced emissions given the project represents 8 units compared to the 34 units analyzed in this reference air quality analysis. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for operation established by SCAQMD. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and industrial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities.

Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Temecula Elementary) is located approximately 11 miles to the northeast of the project; therefore, no impacts would occur to schools within ¼-mile of the project site.

*Carbon Monoxide Hotspots*

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

*Localized Significance Threshold Analysis*

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA).

Similar to the discussion prior as it relates to regional emission thresholds for criteria pollutants, the reference project (a 34 unit residential project that was proposed within the Temecula Valley SRA) was

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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utilized to compare against the proposed eight unit residential development as it relates to LST analysis.

The tables below titled Reference Project On-Site Preparation Construction LST Emissions and Reference Project On-Site Grading Construction LST Emissions identify the emissions during construction at residences 25 meters (82 feet) away from that reference project, which are well below the SCAQMD thresholds of significance. These also include consideration of existing regulations as previously noted.

**Reference Project On-Site Preparation Construction LST Emissions (lbs/day)**

Emissions	NO <sub>x</sub>	CO	PM <sup>10</sup>	PM <sup>2.5</sup>
On-Site Emissions	27.16	30.44	8.90	4.99
<b>LST Threshold</b>	<b>303</b>	<b>1,533</b>	<b>10</b>	<b>6</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Source: Urban Crossroads				

**Reference Project On-Site Grading Construction LST Emissions (lbs/day)**

Emissions	NO <sub>x</sub>	CO	PM <sup>10</sup>	PM <sup>2.5</sup>
On-Site Emissions	33.63	41.46	5.15	2.81
<b>LST Threshold</b>	<b>325</b>	<b>1,677</b>	<b>11</b>	<b>7</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Source: Urban Crossroads				

Similar to the analysis on regional emissions, the modeling assumes only so many acres are graded and so much equipment is operating at a given time. Therefore, regardless of the difference in project size, the same assumptions would be made by the modeling on the amount of grading occurring in a particular day at maximum and the resulting emission levels would not differ between the reference project and proposed project. The proposed project is also further from the nearest sensitive receptors (approximately 400 feet) compared to the reference project (approximately 82 feet); which in regards to air quality emissions and dispersal rates, is a substantial difference. Therefore, the proposed project would also be anticipated to not exceed maximum daily LST emission thresholds for construction established by SCAQMD.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed development would not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the small number of nearby residences (approximately 4), approximately 13 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours (see mitigation measure MM NOI-1) when most people are at work. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), A Biological Assessment of County of Riverside TTM 36771, APN 932-290-035, prepared by Cummings and Associates, dated July 2016.

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Southwest Area Plan. The project site is not located within a MSHCP criteria area cell, group, or linkage area. Therefore, no Habitat Evaluation and Acquisition Negotiation Strategy (HANS) or Joint Project Review (JPR) are required. Less than significant impact will occur.

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

No streams or creeks or drainages with a continuous Ordinary High Water Mark (OHWM) were found within the bounds of TTM36771. No ephemeral ponding areas or vernal pools were found within the bounds of the property. No springs, seeps, federal or state definable wetlands or riparian areas, or other water sources were found within the bounds of the property. The project site does not contain MSHCP Riparian/Riverine/Vernal Pool habitat or species associated with these habitats. The project is consistent with Section 6.1.2 of the MSHCP.

**6.1.3 Protection of Narrow Endemic Plant Species**

The Conservation Report Summary Generator results identify six plant species as species of concern for TTM 36771. None of these six species are anticipated on-site due to the lack of suitable habitat or soils. The project is consistent with Section 6.1.3 of the MSHCP.

**6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface**

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

**6.3.2 Additional Survey Needs and Procedures**

The project will be consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County conditions of approval.

The proposed project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

b) According to the Biological Assessment prepared for the proposed Project, ultimate development of the Project site will result in less than significant impacts to endangered, or threatened species.

c) Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1<sup>st</sup> through August 31<sup>st</sup>. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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nesting bird survey shall be conducted. The project has been conditioned prior to grading permit issuance by the County of Riverside for a pre-construction nesting bird survey. Implementation of TTM 36771 will result in the loss of approximately 7.8-acres of Chamise Chaparral. This habitat loss would be considered significant without mitigation. In order to mitigate the loss of Chamise Chaparral habitat, the applicant will pay the appropriate MSHCP Mitigation Fee. Payment of this fee assures participation in the MSHCP.

MM BIO-1: Applicant will pay the appropriate MSHCP Mitigation Fee. Payment of this fee assures participation in the MSHCP.

Therefore, with incorporation of the above Mitigation Measure impacts will be reduced to a level of less than significant.

d) The project site is not located within or adjacent to an existing or proposed MSHCP Core or Linkage, Conservation Area, or wildlife nursery. The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites and will have less than significant impacts with adherence to Riverside County Conditions of Approval.

e-f) No riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act exist on the Project site. Therefore, no impacts will occur in regards to this issue area.

g) Engelmann Oak and Coastal Live Oak were found on-site. The proposed project is subject to the Riverside County Oak Tree Management Guidelines. Therefore, impacts in regards to this issue area will be less than significant.

Mitigation: MM BIO-1: Applicant will pay the appropriate MSHCP Mitigation Fee in order to mitigate the loss of 7.8-acres of Chamise Chaparral habitat.

Monitoring: Riverside County Department of Building and the Environmental Programs Department

**CULTURAL RESOURCES** Would the project

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist, it has been determined that there are no impacts to historical resources because they do not occur within the project site. The results of the survey are provided in a cultural resources report titled, *Phase I Cultural Resources Assessment for TR36771*, prepared by Jean Keller, dated April 01, 2015. 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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b) Based upon analysis of records and a survey of the property, it has been determined that there will be no change in the significance of any historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 and Project Application Materials

Findings of Fact:

a) Based on an analysis of records and a survey of the property by a Riverside County approved archaeologist, it has been determined that there will be no impacts to archaeological resources because they do not occur within the project site. The results of the survey are provided in a cultural resources report titled, *Phase I Cultural Resources Assessment for TR36771*, prepared by Jean Keller, dated April 01, 2015. Therefore, there will be no impacts in this regard.

b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. 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. Therefore, there will be no impacts in this regard.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**GEOLOGY AND SOILS** Would the project

<b>10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. This site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone nor within a Fault Zone. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>11. Liquefaction Potential Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

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

Findings of Fact:

a) The Chief Engineer Geologist stated that there are no geological hazard on the project site.<sup>2</sup> Based on the information obtained from 'Map My County', the project site is not located in a liquefaction area. However, compliance with conditions of approval will ensure any impacts in regards to liquefaction will be less than significant.

<sup>2</sup> Conversation with David Jones, Chief Engineering Geologist in January 2017 and note in County's Land Management System (LMS) stating, no geological hazard zones, slopes 2:1 and less than 30 feet in height (2/19/15).



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

Monitoring: No Monitoring Required.

**12. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) The Project site is located within a seismically active region, as is all of California. However, no active faults or potentially active faults are known to exist at this site. With adherence to the California Building Code (CBC) requirements pertaining to residential development the potential for structural failure or loss of life during earthquakes will be minimal by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**13. Landslide Risk**

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" and Chief Engineering Geologist, David Jones

Findings of Fact:

a) The Project Site's Slope Study analysis prepared on November 3, 2014 indicates the site is characterized with slopes that range from 0.0 – 14.9 % slope to over 25%. The County's Chief Engineering Geologist noted in the County's LMS program that no geological hazards exist on-site. In addition, conditions of approval as they pertain to grading and site development will be in conformance with all applicable codes and ordinances. Therefore, a less than significant impact relative to landslide risk will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**14. Ground Subsidence**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

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

Findings of Fact:

a) According to Map My County the project site is not located in a subsidence area. However, prior to the issuance of grading permits, a geotechnical soils report shall be required to ensure any impacts in regards to soil instability such as subsidence will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**15. Other Geologic Hazards**

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

Source: Project Application Materials, Riverside County, Map My County, and Chief Engineering Geologist.

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard. A seiche is the wave action created within an enclosed basin of water, because there are no enclosed bodies of water adjacent to or up gradient of the site the likelihood of seismically induced flooding is considered nonexistent. There are no active volcanos in the vicinity of the project site and no steep hillsides subject to mudflow existing in the project vicinity. No impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**16. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed Project is for the subdivision of a 40.21 gross acre site into 8 lots with 5 acre minimum lot size. Ultimate development of the site would change the topography or ground surface relief features. However, because the proposed project site is located within the Santa Rosa Plateau/De Luz Policy Area future development must be designed in accordance with the area's rural character and limits on grading to ensure the maintenance of the natural terrain. The applicant is proposing balanced earthwork and will not be creating slopes with a ratio greater than 2:1. Additionally, the incorporation of conditions of approval will ensure that there would be a less than significant impact related to the proposed grading activities.

b) The Slope Evaluation submitted to the County regarding the stability of the proposed project site was reviewed and approved by the County's Geologist. The graded slopes will be limited to a maximum steepness ratio of 2:1 unless otherwise approved as stated in conditions of approval. Therefore, the impacts in this regard are considered less than significant.

c) Future development for the project area will include on-site septic. All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**17. Soils**

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

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

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent the impact from rising to above a level of significance. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to development will ensure that any impacts would be less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project has been reviewed by the County Department of Environmental Health (DEH) and the DEH will accept the proposed use of an onsite wastewater treatment system based upon the South Shore Testing & Environmental report dated May 22, 2014. Additional soils percolation testing will be required "Prior to Issuance of a Building Permit" per Condition of Approval 080 – E Health. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore impacts are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**18. Erosion**

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

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

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Impacts will be considered less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion, whereby impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**GREENHOUSE GAS EMISSIONS** Would the project

**20. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Riverside County Climate Action Plan

Findings of Fact:

a-b) The proposed project is a land subdivision creating 8 residential lots with a minimum lot size of 5-acres. Approval of this tentative tract map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 8 units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. The GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO<sub>2</sub>e per year screening threshold. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**21. Hazards and Hazardous Materials**

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

Source: Project Application Materials

Findings of Fact:

a) The proposed Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of eight (8) residential lots; the Project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 21a, the Project does not engage in activities that would create a high level of risk or hazards to the surrounding community. Impacts will be less than significant.

c) Because the proposed Project is located in a very high fire hazard area, the Project includes adequate access for emergency response vehicles and personnel. Neither project construction nor operation would be anticipated to significantly impair any evacuation or response plans. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.

d) The proposed Project is not located within one quarter mile of an existing or proposed school. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-5 "Airport Influence Areas," GIS database

Findings of Fact:

a-c) According to Map My County, and the General Plan, Circulation Element the Project site is not located within an Airport Influence Area, will not require the review of the Airport Land Use Commission, and is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, no safety hazard for people residing or working in the project area will occur.

d) The project site is located approximately 1.71 miles from Tenaja Valley Airport. This is a private airstrip, with a gravel runway approximately 1400' x 60' in size and no control tower. Due to the size of aircraft, primarily single engine, less than significant safety hazards will occur to people living or working in the project area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to GIS database, the proposed Project is located in a very high fire hazard area and is within a State Responsibility Area (SRA) and therefore has the possibility to expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Compliance with California Code of Regulations title 14 section 1270 et seq. requires that specific standards in terms of; emergency access and egress, signing and building numbers, emergency water standards and fuel modification standards be applied in SRA's. The proposed Project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of driveways, gated entries, turning radius, residential fire sprinklers and fuel modifications. With standard conditions of approval impacts as they relate to this issue area will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**HYDROLOGY AND WATER QUALITY** Would the project

**24. Water Quality Impacts**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input 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: Riverside County Flood Control District Flood Hazard Report/Condition.



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

a) The proposed project is to allow for the subdivision of a 40.21 gross acre site into eight (8) single family residential lots with a minimum lot size of 5 acres. The topography of the area consists of well-defined ridges and natural watercourses traverse the property. Adequate area outside of the natural watercourses are available for the ultimate development of the project site for the construction of 8 single-family residences. The location of building sites will be kept away from these areas to ensure that the natural drainage pattern of the areas is maintained. Additionally, all grading shall be subject to conditions of approval to ensure that proposed drainage system will be consistent with the natural drainage pattern of the site and will not affect adjacent properties. Because the project will result in the soil disturbance of more than one acre it will be required under the California Construction General Permit (CGP) to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP will protect storm water from pollutions as a result of project construction activities through the incorporation of Best Management Practices (BMP's) to minimize or eliminate the amount of surfaces runoff on and across property lines. BMP's as defined by Ordinance No. 754 means any activities, prohibitions, practices, procedures, programs, or other measures designed to prevent or reduce the discharge of pollutants directly or indirectly into waters of the United States. Some of these methods may include, increasing of permeable areas, directing runoff to permeable areas, and maximizing storm water reuse. Prior to the issuance of grading permits specific BMP's will be determined to ensure that impacts related to issue area are less than significant. (COA 60. BS. GRADE 10)

b) As stated above, when grading plans are submitted for the future residential development of the site, Best Management Practices (BMP's) will be required as a part the SWPPP to minimize and eliminate any type of surface runoff on- or off-site. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook. Therefore, the proposed Project will not violate any water quality standards or waste discharge requirements. There would be a less than significant impact. (COA 60. BS. GRADE 10)

c) Ultimate development of the site will required review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore less than significant impacts will occur.

d) As indicated in Findings of Fact 24.b, the grading plan will incorporate BMP's to minimize and eliminate any substantial surface on-site and across property lines. Therefore, the proposed project would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. There would be a less than significant impact.

e-f) As indicated in General Plan Figure S-9, the Project site is not located in an area with the potential for flood hazards. Therefore, there would be no impact.

g) The proposed project is to allow for the subdivision of a 40.21 gross acre site into eight (8) lots with a minimum lot size of 5 acres. Ultimate development will be for the construction of 8 single-family residences. Because the development of the project site will result in the soil disturbance of more than one acre a SWPPP will be required and the incorporation of BMP's will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. The proposed Project would not substantially degrade water quality. Therefore, there would be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The project has been conditioned to develop a SWPPP in that ultimate development of the site will result in more than one acre of soil be disturbed. Standard conditions of approval will ensure that impacts from implementation of the proposed project will not result in the need for new or retrofitted stormwater treatment basins or constructed wetlands resulting in significant environmental effects (e.g. increased vector and odors). Therefore less than significant impacts would occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**25. Floodplains**

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

NA - Not Applicable       U - Generally Unsuitable       R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) As stated above in Finding of Fact 24.a the topography of the area consists of well-defined ridges and natural watercourses traverse the property. However, building sites will be kept away from these areas to ensure that the natural drainage pattern of the areas is maintained. By keeping the natural drainage courses free and clear of development, compliance with grading practices, and the incorporation of BMP's a substantial increase in the rate of surface runoff would not occur that would result in flooding on-or off-site. Therefore, impacts will be less than significant.

b) Ultimate development of the site will alter absorption rates and surface runoff from what currently exists in that the site is currently comprised of vacant land. Development of the project site is consistent with the General Plan and Zoning Ordinance which allows for residential development to occur at the density proposed. With the requirement of the SWPPP and incorporation of BMP's, compliance with development standards and conditions of approval, impacts associated with this issue area will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) According to the Riverside County General, the Project site is not located within a Flood Hazard Zone or a Dam Failure Inundation Zone. Therefore, there will be no impact.

d) The proposed project will not change the amount of surface water in any water body, in that the closest body of water is Lake Elsinore approximately 8.5 miles from the project site. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**LAND USE/PLANNING** Would the project

**26. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is for the subdivision of a 40.21 gross acre site into eight (8) lots with a minimum lot size of 5 acres. The land use designation for this area is Community Development: Rural Mountainous - 10 acre lot minimum. Because the project site is located in the Southwest Area Plan within the Santa Rosa Plateau/De Luz Policy Area, to develop the project site with 5 acre lots compliance with the following Southwest Area Plan (SWAP) Policy is required:

*SWAP 5.1 Notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:*

*a. The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.*

*b. The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater.*

*Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.*

Consistency with this policy was met with the review and approval of the Geology and Slope Stability Reports which stated that the project site is not located in an area subject to slope instability and there is sufficient area with slopes less than 25% for the proposed on-site disposal system. Areas to the north and east are zoned R-A-5 and with the adoption of the proposed change of zone to R-A-5 will be consistent with the development pattern of the area and will not result in a substantial alteration of the present or planned land use of this area. Impacts will be less than significant impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to RCLIS (GIS database), the proposed Project is not located within a city sphere of influence or adjacent to a city or county. Therefore, there will be no impact

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

a) The proposed project is currently zoned Residential Agriculture, 20-acre lot minimum (R-A-20). However, the proposed project includes a Change of Zone which would modify the existing zoning classification to Residential Agricultural, 5-acre lot minimum (R-A-5). The change of zone is for a change in lot size. Permitted uses and development standards remain the same. Ultimate development of the project site will result in the subdivision of 40.21 gross acres into eight (8) single-family residential lots of approximately 5 acres each, is consistent with the standards for the proposed zoning. There will be no impact.

b) The site is surrounded by land which is zoned Residential Agriculture, 5-acre (R-A-5) lot minimum to the north and east and Residential Agricultural, 20-acre lot minimum (R-A-20) to the east, south and west. Therefore, the proposed project is compatible with the existing surrounding zoning. There will be no impact.

c) Vacant land and single family residences exist within the vicinity of the project. The project proposes residential uses which are compatible with the current land uses in the area. There will be no impact.

d) The land use designation for the proposed project site is Rural Mountainous (RM) (10-Acre minimum). The project is proposing to subdivide 40.21 gross acres into eight (8) residential lots of approximately 5 acres each. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. There will be no impact.

e) The project will not disrupt or divide the physical arrangement of an established community because ultimate development of the project area and will be consistent with the development pattern of the project area. There will be no impact.

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

Monitoring: No Monitoring Required.

**MINERAL RESOURCES** Would the project

**28. Mineral Resources**

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

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

Findings of Fact:

a-d) The mineral resource zone (MRZ) mapped for this area is MRZ-3. This classification is an area where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. Furthermore, there are no known existing surface mines or designated mineral resource areas located near the Project site and the Project site is not located in an area of proposed, existing or abandoned quarries or mines. Thus, Project development would not expose people or property in the Project area to these hazards. Therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**29. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<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
NA <input type="checkbox"/>	A <input checked="" type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map, Google Earth and <http://www.airnav.com/airport/2cn3>

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impacts will be anticipated.

b) The privately owned Tenaja Valley Airport is located approximately 1.7 miles from the project site. The unpaved runway length is 1,400 feet allowing for smaller aircraft such as single engine aircraft. Given the type of aircraft and the low volume of air traffic from this airport less than significant impacts would occur in regarding to exposing people to excessive noise levels.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

30. Railroad Noise								
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

The Project site is not located in proximity to a railroad; therefore, there will be no impact in regards to railroad noise.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

31. Highway Noise								
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, County of Riverside, Southwest Area Plan Circulation, Figure 7, and Google Earth.

Findings of Fact:

According to Figure 7 of Riverside County Southwest Area Plan the Project site is not located in close proximity to a highway. Therefore, impacts in regards to highway noise will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, GIS database

Findings of Fact:

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>33. Noise Effects on or by the Project</b>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion primarily due to vehicle trips. This increase would be considered minimal due to the large lots developed with single family residents, the location of the residences on the lot, and the topography of the area. Impacts related to a substantial increase in ambient noise existing without the project will be less than significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to, or create generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground borne noise levels. Exterior noise levels will be limited to less than or equal 45db(A) between the hours of 10:00 p.m. to 7:00 a.m. and 65 dB(A) at all other times pursuant to County Ordinance No. 847. The project will have a less than significant impact.

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

Monitoring: No Monitoring Required.

**PALEONTOLOGICAL RESOURCES**

**34. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the County's General Plan and Map My County this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, in the unlikely event of an unanticipated discovery, conditions of approval as they relate to paleontological resources would ensure that any potential impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.

b) The Project will result in the construction of 8 single-family dwelling units. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income. The Project will have no impact

c) The Project includes the subdivision of a 40.21 gross acre site. The Project site is comprised of vacant land with no structures existing on site. Therefore the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The Project will have no impact.

d) The Project is not located within a County Redevelopment Project Area. Therefore, the Project will have no impact.

e-f) The proposed Project will ultimately result in the construction of a total of 8 single-family dwelling units generating a population of approximately 25 persons. The land use designation for the project site is Rural Mountainous, which allows for one single-family dwelling unit per 10 acres, except as otherwise specified by a policy or an overlay. The Project site is located within the Santa Rosa Plateau/De Luz Policy Area which allows for a density of one dwelling unit per five acres provided that Southwest Area Plan Policy 5.1 (a) and (b) are met. This increase in density will not result in a population growth that will be inconsistent with the General Plan in that the applicant is in compliance with the criteria enabling them to develop on five acre lots. Infrastructure and road improvements will be provided on-site and offsite; however no expansion of existing infrastructure or extension of a roadway is proposed. These improvements are to ensure that existing residences within the vicinity of the site are not impacted and the new residents anticipated on the Project site will be adequately served by infrastructure and roads. These elements will not induce a population growth into the area that is not anticipated. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department Station No. 75, located approximately 9 miles from the Project site. The station is staffed 24 hours a day, 7 days a week, with a 3 person crew. Paramedic service is also available. Equipment at this station is comprised of a Type 1 Fire Engine and/or Type 3 Brush engines. Response time is approximately 15 minutes. The project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significant. The project will have less than significant impacts in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services from rising to a level of significant. There will be no impacts.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Murrieta Unified School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Murrieta Valley Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to prevent any potential effects to school services from rising to a level of significant. (COA 80.PLANNING.16) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore impacts are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered library facilities at this time. This project shall comply with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County Ordinance No. 659 to prevent any potential effects to library services from rising to a level of significant. The impacts are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Findings of Fact: The proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The impacts are considered less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**RECREATION**

<b>41. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) The proposed project is to allow for the subdivision of a 40.21 gross acre lot into 8 lots with a minimum lot size of 5 acres. Future development of the project site will result in the construction of 8 single-family residences. The proposed project would not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) The proposed project is to allow for the subdivision of a 40.21 gross acre lot into 8 lots with a minimum lot size of 5 acres. Future development of the project site will result in the construction of 8 single-family residences. The residents of these homes would use existing neighborhood or regional parks or other recreation facilities. However, the small increase of users due to implementation of this project will not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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result in deterioration of existing recreational facilities. Therefore the project will have a less than significant impact.

c) The proposed project site is not located within Community Service Area. No impact will occur

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**42. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project is to allow for the subdivision of a 40.21 gross acre lot into 8 lots with a minimum lot size of 5 acres. Future development of the project site will result in the construction of 8 single-family residences. No General Plan trails are near or crossing the site. Therefore, no impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**TRANSPORTATION/TRAFFIC** Would the project

**43. Circulation**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed grading activities may require the transport of grading equipment to and from the Project site, and may result in minor related circulation activities, during the short-term. However, the proposed Project which will ultimately result in the construction of eight (8) single-family residential structures, which will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. In addition, The Transportation Department has stated that to determine whether a project would be subject to a Traffic Study you would consider one trip per dwelling unit during the peak hours of 4:00 p.m. – 6:00 p.m. Typically 100 peak trips would trigger the need for a traffic study. Full build-out of the Map with residential housing would result in 8 vehicle trips during the peak hours. Therefore, any impacts would be less than significant.

b) The proposed Project will not result in a substantial increase of traffic due to the small increase in vehicle trips during construction and ultimately operation of the Project site. The Project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

c-d) Future development of the Project site will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic. No impact will occur.

e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway providing access to the Project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. Therefore, no impact will occur.

f) Future development of the Project site will not result in the need for new or altered maintenance of roads. No impact will occur.

g) The proposed Project will ultimately allow for the construction of 8 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the safety of the traveling public is protected during construction will ensure that less than significant impacts will occur during construction.

h) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, gate width and opening, will ensure that adequate emergency access into and out of the Project site is available. In addition, the project is required to have secondary emergency access available due to the Project site being located within a High Fire Hazardous Area. Therefore, less than significant impacts will occur with incorporation of Fire Department’s development standards and conditions of approval regarding the location of fire hydrants, blue retroreflective markers and water flow.

i) The Project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**44. Bike Trails**

Source: Riverside County General Plan, Southwest Area Plan, Figure 8 “Trails and Bikeways System”

Findings of Fact:

According to the Southwest Area Plan, the project site is not located near any bike trails. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**TRIBAL CULTURAL RESOURCES** Would the project

**45. Tribal Cultural Resources**

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

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on July 13, 2015. The Agua Caliente Band of Cahuilla Indians deferred to closer groups. Consultation was requested by the Pechanga Band of Luiseno Indians. Consultation was conducted with Pechanga on several occasions beginning in August 2015, with the last meeting held on February 12, 2016.

Regarding the term "Tribal Cultural Resources", CEQA defines the term "tribal cultural resource" and delineates restrictions on the meaning of the term "cultural landscape." Pursuant to Public Resources Code section 21074(a), "tribal cultural resources" consist of either of the following:

"(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: (A) Included or determined to be eligible for inclusion in the California Register of Historical Resources. (B) Included in a local register of historical resources as defined in subdivision (k) of [Public Resources Code] Section 5020.1";

"(2) 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."

Regarding the application of the term "cultural landscape," Public Resources Code section 21074(b) limits its definition such that "[a] cultural landscape that meets the definition of [Public Resources Code section 21074] subsection (a) is a tribal cultural resource *to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.*" (Emphasis added.) Accordingly, if an area that may potentially be considered a "cultural landscape" is *not* geographically defined in terms of the size and scope of the landscape, it cannot be found to be a "tribal cultural resource" even if it otherwise meets the qualifications for such in Public Resources code section 21074(a).

Riverside County has not received any evidence, from Pechanga or from any other source, geographically defining the size and scope of any cultural landscape in the Project area. Because the County has no substantial evidence to support a finding that the potential cultural landscape meets the requirements of Public Resources Code section 21074(b), the County is precluded from determining that the potential cultural landscape is a "tribal cultural resource." Because any potential cultural landscape at the Project site does not meet the definition of a tribal cultural resource as defined in Public Resources Code section 21074. Therefore, the Project will have no impact on tribal cultural resources.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**UTILITY AND SERVICE SYSTEMS** Would the project

46. Water

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project is to allow for the subdivision of a 40.21 gross acre lot into eight lots with a minimum lot size of 5 acres. Ultimate development of the site will result in the construction of 8 single family residences. As confirmed by Erica Peter from the Rancho California Water District the proposed project is within their district and water service will be available. Water service to individual lots will required the extension of water facilities within dedicated public and/or private right-of-ways. As noted in the Advisory Notifications Document (AND), it is the responsibility of the developer to ensure that all requirements to obtain potable water services are met with the RCWD as well as all other applicable agencies. As stated in the conditions of approval prior to the issuance of building permits the property owners shall provide current documentation to show that water service has been established to the project. Given that the proposed project has sufficient water supplies available, no construction of new water treatment facilities will be required. Lastly, because the applicant will be extending into the existing Rancho California Water District service area, less than significant impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>47. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed Project will result in the subdivision of a 40.21 gross acres lot into eight (8) single-family residential lots. The Project site is located in an area with scattered single-family residential uses and vacant land. The applicant is proposing an on-site sewage disposal system for each lot. Advisory Notification Document, states that for preliminary clearance, a soils percolation report dated May 22, 2014 was submitted. The report met the requirement for the preliminary investigation of the feasibility



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the soils for the use on an Onsite Wastewater Treatment System (OWTS); however additional information will be required to determine that impermeable strata is not present in the location of the septic systems. As a condition of approval a detailed soils percolation report is required to be performed in accordance with the Local Agency Management Program (LAMP) guidelines for each lot to determine that the onsite septic system is appropriate for any construction proposed. Such restrictions and approvals will ensure that any septic systems will be designed appropriately in order to ensure not impacts occur. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**48. Solid Waste**

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. Waste from the project area is currently served by 3 landfills: Badlands Landfill, Lamb Canyon and El Sobrante Landfill. Badlands accepts up to 4,500 tons per day of solid waste and is anticipated to close in 2022. Lamb Canyon accepts up to 5,000 tons per day of solid waste and is anticipated to close in 2029. El Sobrante accepts 5,000 tons per day of in-county solid waste and is anticipated to close in 2057. Based on communication with staff from Riverside County Waste Resources, unincorporated Riverside County had an annual disposal rate of 6.4 pounds per person per day. Ultimate development of the project site will generate a less than significant impact to solid waste disposal needs.

Solid Waste collection in the project area is provided by CR&R, through a contract with the De Luz Community Services District.

b) The proposed project will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**49. Utilities**

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

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

Source: Project Materials

Findings of Fact:

a-g)The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. Impacts are less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**50. Energy Conservation**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Findings of Fact:

Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy; therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. In that the incorporation of MM BIO – 1 and standard conditions of approval will ensure all impacts in regards to this issue area are less than significant.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <b>52.</b> Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact

The Project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this EA and the EIR prepared for the General Plan. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation and conditions of approval. Therefore, less than significant cumulative impacts will occur due to ultimate development of the Project site.

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

Source: Staff review, project application

Findings of Fact:

As demonstrated above, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval will apply to the proposed Project, and all potential impacts are reduced to less than significant.

**VI. EARLIER ANALYSES**

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



05/15/18, 8:40 am

TR36771

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TR36771. 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 - Project Description & Operational Limits**

The proposed project consists of Change of Zone No. 7854 to change the site's zoning classification from Residential Agricultural 20-acre minimum (R-A-20) to Residential Agricultural 5-acre minimum (R-A-5) and Tentative Tract Map No. 36771 a Schedule 'D' subdivision of 40.21 gross acres into eight (8) single family residential lots ranging in size from 5.01 to 5.08 acres. An Exception to Ordinance No. 460 is also proposed to allow the lot depth of Lot 4 to exceed four times the lot width, due to the configuration of the project site.

**Advisory Notification. 2 AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED MAP

Tentative Map No.36771, dated March 31, 2017

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

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

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

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

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

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

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

- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
    - Ord. No. 460 (Division of Land)
    - Ord. No. 461 (Road Improvement Standards)
    - Ord. No. 484 (Control of Blowing Sand)
    - Ord. No. 655 (Regulating Light Pollution)
    - Ord. No. 671 (Consolidated Fees)
    - Ord. No. 679 (Directional Signs for Subdivisions)
    - Ord. No. 787 (Fire Code)
    - Ord. No. 847 (Regulating Noise)
    - Ord. No. 915 (Regulating Outdoor Lighting)

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### BS-Grade

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

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

BS-Grade. 2                      0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 3                      0010-BS-Grade-MAP - DRNAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

BS-Grade. 4                      0010-BS-Grade-MAP - DUST CONTROL

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

BS-Grade. 5                      0010-BS-Grade-MAP - EROS CNTRL PROTECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any

**ADVISORY NOTIFICATION DOCUMENT****BS-Grade**

BS-Grade. 5                      0010-BS-Grade-MAP - EROS CNTRL PROTECT (cont.)  
drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

BS-Grade. 6                      0010-BS-Grade-MAP - FINISH GRADE

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

BS-Grade. 7                      0010-BS-Grade-MAP - GENERAL INTRODUCTION

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

BS-Grade. 8                      0010-BS-Grade-MAP - MANUFACTURED SLOPES

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

BS-Grade. 9                      0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 10                      0010-BS-Grade-MAP - NPDES INSPECTIONS

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

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

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project

**ADVISORY NOTIFICATION DOCUMENT**

## BS-Grade

BS-Grade. 10                      0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)  
perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS-Grade. 11                      0010-BS-Grade-MAP - OBEY ALL GDG REGS

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

BS-Grade. 12                      0010-BS-Grade-MAP - RETAINING WALLS

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

BS-Grade. 13                      0010-BS-Grade-MAP - SLOPE SETBACKS

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

## E Health

E Health. 1                      0010-E Health-USE - ECP COMMENTS

Though no additional investigation is being required at this time, as with any real property, if contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.



### ADVISORY NOTIFICATION DOCUMENT

#### E Health

- E Health. 2                                    0010-E Health-USE - NO NOISE REPORTS (cont.)
- E Health. 2                                    0010-E Health-USE - NO NOISE REPORTS

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).
  
2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

- E Health. 3                                    0010-E Health-USE - OWTS/SEPTIC SYSTEM

TR36771 is proposing the use of onsite wastewater treatment systems (OWTS)/septic for wastewater disposal for the development of hte 8 lots. For preliminary clearance, a soils percolation reeport dated May 22, 2014 from South Shore Testing & Environmental was submitted. This report met the requirement for the preliminary investigation of the feasibility of the soils for the use of an OWTS but for the further development of the lots will require.

Additional information will be required to determine that impermeable strata is not present in the location of the OWTS to be installed. All installation of OWTS shall be inspected by the soils engineer and/or geologist to verify that the anticipated field conditions exist and that the installation is in accordance with any regulations or standards. Any systems installed over 12.5% slops shall be required to have a step dam design.

Any and all systems designed/installed shall be in accordance with the Local Agency Management Program requirements.

if at any time in the future, sewer becomes available, any proposed construction will be required to connect to sewer.

- E Health. 4                                    0010-E Health-USE - POTABLE WATER SERVICE



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1                      0010-Planning-MAP - DESIGN GUIDELINES (cont.)  
The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

Planning. 2                      0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 3                      0010-Planning-MAP - IF HUMAN REMAINS FOUND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning. 4                      0010-Planning-MAP - NO OFFSITE SIGNAGE

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

Planning. 5                      0010-Planning-MAP - OFFSITE SIGNS ORD 679.4

No offsite subdivision signs advertising this land Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

Planning. 6                      0010-Planning-MAP - ORD 810 OPN SPACE FEE

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 7                      0010-Planning-MAP - ORD NO. 659 (DIF)

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 7 0010-Planning-MAP - ORD NO. 659 (DIF) (cont.)

No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 8 0010-Planning-MAP - PDA04924R1

County Archaeological Report (PDA) No. 4924 submitted for this project TR36771 was prepared by Jean A. Keller Ph.D. and is entitled: "A Phase I Cultural Resources Assessment of Tentative Tract 36771 APN 932-290-035," dated April 2015.

This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant July 16, 2015. Revised County Archaeological Report (PDA) No. 4924r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated April 2015. This report was received on July 10, 2015 and accepted by the County Archaeologist on July 21, 2015.

(PDA) No 4924r1 concludes No cultural resources of prehistoric (i.e. Native American) or historic origin were observed within the boundaries of the subject property during the field survey (PDA) No 4924r1 recommends that due to archaeological sensitivity in the area, a Riverside County qualified archaeologist and a Native American monitor be required for all ground disturbing activities related to this project.

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

Planning. 9 0010-Planning-MAP - SUBMIT BUILDING PLANS

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

Planning. 10 0010-Planning-MAP - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 13                      0010-Planning-MAP\*- ORIGINAL APPROVAL DATE  
(cont.)

be based on this original approval date.

Planning. 14                      0010-Planning-MAP\*- REQUIRED MINOR PLANS

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

Planning. 15                      0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Planning. 16                      0020-Planning-MAP\*- EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Planning Commission's original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 17	015 - Low Paleontology (cont.)
Planning. 17	015 - Low Paleontology

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

### ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1                      0010-Planning-All-MAP - HOLD HARMLESS

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Change of Zone No. 7854 and Tentative Tract Map No. 36771 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 Change of Zone No. 7854 and Tentative Tract Map No. 36771, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

- |                 |                                     |
|-----------------|-------------------------------------|
| Planning-All. 2 | 0015 - Planning - Low Paleo (cont.) |
| Planning-All. 2 | 0015 - Planning - Low Paleo         |

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum\* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. \* Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference,

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 2                      0015 - Planning - Low Paleo (cont.)  
be directed to the Western Science Center in the City of Hemet.

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

### Transportation

Transportation. 1                      0010-Transportation-MAP - COUNTY WEB SITE

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

Transportation. 2                      0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Transportation. 3                      0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 4                      0010-Transportation-MAP - LC LANDSCAPE SPECIES

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site:

<http://rctlma.org/trans/Land-Development/Special-Assessment-Districts/Landscape-Guidelines-and-Standards>

Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

Landscape improvements over 2,500 square feet require the use of Ord 859.2 (or latest version).

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 5                    0010-Transportation-MAP - NO ADD'L ROAD  
IMPRVMNTS (cont.)

Transportation. 5                    0010-Transportation-MAP - NO ADD'L ROAD  
IMPRVMNTS

No additional road improvements will be required at this time along Avenida Escala due to existing improvements.

Transportation. 6                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.



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50. Prior To Map Recordation

Planning

050 - Planning. 5                      0050-Planning-MAP - PREPARE A FINAL MAP                      Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 6                      0050-Planning-MAP\*- ECS AFFECTED LOTS                      Not Satisfied

In accordance with Section 9.5. 12. of Ordinance No. 460, the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:

Environmental Constraint Sheet affecting this map is on file in the Office of the Riverside County Surveyor in E.C.S. Book \_\_\_, Page \_\_\_. [This affects [Lot] [Parcels] No(s). \_\_\_\_] [This affects all [Parcels] [Lots]]"

050 - Planning. 7                      0050-Planning-MAP\*- QUIMBY FEES (1)                      Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 8                      0050-Planning-MAP\*- REQUIRED APPLICATIONS                      Not Satisfied

No FINAL MAP shall record until Change of Zone No. 7854 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation and zone ultimately applied to the property.

050 - Planning. 9                      0050-Planning-MAP\*- SURVEYOR CHECK LIST                      Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 5 acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A zone, and with the Riverside County General Plan.

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460 or provide justification that there are special circumstances applicable to the property that warrant the exception as stated in Section 3.1 of Ordinance No. 460.

Survey

050 - Survey. 1                      0050-Survey-MAP - EASEMENT                      Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

050 - Transportation. 1                      0050-Transportation-MAP - 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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1                    0050-Transportation-MAP - IMP PLANS (cont.)                    Not Satisfied  
Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department

Web site: <http://rctima.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 2                    0050-Transportation-MAP - INTERSECTION/50' TANGENT                    Not Satisfied  
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 3                    0050-Transportation-MAP - R-O-W DEDICATED 1/SUR                    Not Satisfied  
Sufficient public street right-of-way along Avenida Escala shall be dedicated for public use to provide for a 30 foot half-width right-of-way per Standard No. 106, Ordinance 461.

050 - Transportation. 4                    0050-Transportation-MAP - STREET NAME SIGN                    Not Satisfied  
The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 5                    0050-Transportation-MAP-PRIVATE STREET DEDICATED                    Not Satisfied  
Unnamed street is reserved private easement for parcel no. 4 and parcel no. 5 (lots "A" and "B") and shall be improved with 20' of Class 3, Aggregate Base (0.33' thick) on a 26 foot graded section within a 35' full-width private road easement as approved by the Director of Transportation. The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                    0060-BS-Grade-MAP - APPROVED WQMP                    Not Satisfied  
Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2                    0060-BS-Grade-MAP - DRNAGE DESIGN Q100                    Not Satisfied  
All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 3                    0060-BS-Grade-MAP - GEOTECH/SOILS RPTS                    Not Satisfied  
Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County. \* \*\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4                    0060-BS-Grade-MAP - GRADING SECURITY                    Not Satisfied  
Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4                      0060-BS-Grade-MAP - GRADING SECURITY (cont.)                      Not Satisfied

060 - BS-Grade. 5                      0060-BS-Grade-MAP - GRDG PERMIT LOTS 4, 5                      Not Satisfied

Due to the design of the conceptual grading plan for lots 4 and 5 showing grading that would require off site grading permissions from adjacent property owners if each lot were graded individually, the rough grading plan and permit shall include lots 4 and 5 of this tract. The precise grading may be performed on an individual lot basis, but not the rough grading.

060 - BS-Grade. 6                      0060-BS-Grade-MAP - IF WQMP REQUIRED                      Not Satisfied

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

060 - BS-Grade. 7                      0060-BS-Grade-MAP - IMPORT/EXPORT                      Not Satisfied

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 8                      0060-BS-Grade-MAP - LOT TO LOT DRN ESMT                      Not Satisfied

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

060 - BS-Grade. 9                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 10                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied

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

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

060 - BS-Grade. 11                      0060-BS-Grade-MAP - OFFSITE GDG ONUS                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 12                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 12                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG (cont.)                      Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 13                      0060-BS-Grade-MAP - RECORDED ESMT REQ'D                      Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 14                      0060-BS-Grade-MAP - SWPPP REVIEW                      Not Satisfied

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

060 - BS-Grade. 15                      0060-BS-Grade-MAP- BMP CONST NPDES PERMIT                      Not Satisfied

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

Planning

060 - Planning. 1                      0060-Planning-MAP - BUILDING PAD GRADING                      Not Satisfied

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

060 - Planning. 2                      0060-Planning-MAP - CULTURAL RESOURCE PROF.                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.

The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

060 - Planning. 3                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4                      0060-Planning-MAP - GRADING PLAN REVIEW                      Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in Compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5                      0060-Planning-MAP - HILLSIDE DEV. STANDARDS                      Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which conform to the Hillside Development Standards: all cut and/or fill slopes, or individual combinations thereof, which exceed ten feet in vertical height shall be modified by an appropriate combination of a special terracing (benching) plan, increase slope ratio (i.e., 3:1), retaining walls, and/or slope planting combined with irrigation.

060 - Planning. 6                      0060-Planning-MAP - NATIVE AMERICAN MONITOR                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the Pechanga Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only. The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration. Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

060 - Planning. 7                      0060-Planning-MAP - PLANNING DEPT REVIEW                      Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the County Planning Department to be reviewed for compliance with the approved tentative map.

060 - Planning. 8                      0060-Planning-MAP - SLOPE GRADING TECHNIQUES                      Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.
3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.
4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9                      0060-Planning-MAP \*- REQUIRED APPLICATIONS                      Not Satisfied

No grading permits shall be issued until Change of Zone No.7854 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 10                      0060-Planning-MAP\*- GRADING & BRUSHING AREA                      Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which restricts grading and brushing to public or private access roads, driveways, pad sites leach fields, existing agricultural areas, and fuel modification zones, as identified on the TENTATIVE MAP.

060 - Planning. 11                      0060-Planning-MAP\*- SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.21 gross acres in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

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

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

060 - Planning-EPD. 2                      0060-Planning-EPD-EPD - OAK TREE GRADING PLAN CH                      Not Satisfied

Prior to the issuance of grading permits, the County Biologist shall review the grading plans to ensure Coast Live Oaks and Egelmann Oaks are avoided in accordance with Figure 3 (Oak Tree Locations for TR36771) within the Biological Assessment (PDB06375) prepared by Cummings & Associates dated July 25, 2016.

Transportation

060 - Transportation. 1                      0060-Transportation-MAP - SUBMIT GRADING PLAN                      Not Satisfied

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

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60. Prior To Grading Permit Issuance

Transportation

- 060 - Transportation. 1                      0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.)                      Not Satisfied  
condition of approval prior to the issuance of a grading permit.

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

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

Standard plan check turnaround time is 10 working days.

- 060 - Transportation. 2                      0060-Transportation-MAP - SUBMIT PLANS                      Not Satisfied

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit two copies of the WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

70. Prior To Grading Final Inspection

Planning

- 070 - Planning. 1                      0070-Planning-MAP - ARTIFACT DISPOSITION                      Not Satisfied

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1.A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2.Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

3.If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation of the cultural resources at the Western Science Center.

- 070 - Planning. 2                      0070-Planning-MAP - PHASE IV CULTURAL REQ.                      Not Satisfied

Upon completion of the implementation phase, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting.

80. Prior To Building Permit Issuance

BS-Grade

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-MAP - NO B/PMT W/O G/PMT                      Not Satisfied

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

080 - BS-Grade. 2                      0080-BS-Grade-MAP - ROUGH GRADE APPROVAL                      Not Satisfied

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

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

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

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

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

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

E Health

080 - E Health. 1                      0080-E Health-USE - PERC TEST/OWTS PLAN                      Not Satisfied

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Local Agency Management Program shall be required for the development of single lots. Applicant will be required to submit all items for review necessary to determine if design for onsite wastewater treatment system (OWTS)/septic is appropriate for any construction proposed.

080 - E Health. 2                      0080-E Health-USE - WATER WILL SERVE                      Not Satisfied

Provide current documentation to show that water service has been established to the project.

Fire

080 - Fire. 1                      0080-Fire-MAP-#50C-TRACT WATER VERIFICA                      Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary. Approved water plans must be a the job site.

080 - Fire. 2                      0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER                      Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard. West County- Riverside Office 951-955-4777

Planning

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      0080-Planning-MAP - BUILDING SEPARATION 2                      Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 2                      0080-Planning-MAP - CONFORM FINAL SITE PLAN                      Not Satisfied

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 3                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 4                      0080-Planning-MAP - ROOF MOUNTED EQUIPMENT                      Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 5                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 6                      0080-Planning-MAP\*- PARKING SPACES                      Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas and driveways shall be surfaced with concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 7                      0080-Planning-MAP\*- SCHOOL MITIGATION                      Not Satisfied

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

080 - Planning. 8                      0080-Planning-MAP\*- Walls/Fencing Plans                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

Plan: TR36771

Parcel: 932290005

80. Prior To Building Permit Issuance

Planning

080 - Planning. 8                      0080-Planning-MAP\*- Walls/Fencing Plans (cont.)                      Not Satisfied

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block.

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Planning-EPD

080 - Planning-EPD. 1                      0080-Planning-EPD-EPD - MBTA REPORT                      Not Satisfied

Prior to the issuance of any building permits, the biologist who carried out the MBTA survey(s) shall submit a written report for review to EPD. At a minimum the report shall provide survey results and describe any mitigation measures that may have been employed to avoid take of any MBTA covered species.

Transportation

080 - Transportation. 1                      0080-Transportation-MAP - SUBMIT PLANS                      Not Satisfied

This condition applies if a grading permit is not required. Prior to the issuance of a building permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP) if the development of the parcel(s) meets or exceeds any of the thresholds outlined in the WQMP guidance document. If it is determined that a WQMP is required, the owner/applicant shall be required to submit two copies each of the WQMP and associates plans for review and approval prior to issuance of a building permit. More information can be found at the following website: <http://rcflood.org/npdes/>.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-MAP - BMP GPS COORDINATES                      Not Satisfied

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

090 - BS-Grade. 2                      0090-BS-Grade-MAP - IF 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.

Plan: TR36771

Parcel: 932290005

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2                      0090-BS-Grade-MAP - IF WQMP REQUIRED (cont.)                      Not Satisfied

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

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

090 - BS-Grade. 3                      0090-BS-Grade-MAP - PRECISE GRDG APPROVAL                      Not Satisfied

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

- 1.Requesting and obtaining approval of all required grading inspections.
- 2.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- 3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
- 4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 4                      0090-BS-Grade-MAP - REQ'D GRDG INSP'S                      Not Satisfied

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

- 1.Precise grade inspection.
  - a.Precise Grade Inspection can include but is not limited to the following:
    - 1.Installation of slope planting and permanent irrigation on required slopes.
    - 2.Completion of drainage swales, berms and required drainage away from foundation.
  - b.Inspection of completed onsite drainage facilities
  - c.Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 5                      0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE                      Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 6                      0090-BS-Grade-MAP - WQMP BMP CERT REQ'D                      Not Satisfied

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP

Plan: TR36771

Parcel: 932290005

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 6                      0090-BS-Grade-MAP - WQMP BMP CERT REQ'D (cont.)                      Not Satisfied  
treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 7                      0090-BS-Grade-MAP - WQMP BMP INSPECTION                      Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 8                      0090-BS-Grade-MAP - WQMP BMP REGISTRATION                      Not Satisfied

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

E Health

090 - E Health. 1                      0090-E Health-USE - EOR TO INSPECT INSTALL                      Not Satisfied

Prior to providing clearance for building permit final, the engineer of record (EOR) and/or geologist must provide documentation to this Department that they have conducted inspection and all components of the OWTS meet any applicable regulations and standards.

090 - E Health. 2                      0090-E Health-USE- E.HEALTH CLEARANCE REQ                      Not Satisfied

Environmental Health Clearance prior to final inspection.

Fire

090 - Fire. 1                      0090-Fire-MAP - VERIFICATION INSPECTION                      Not Satisfied

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

Riverside office (951)955-4777  
Indio office (760)863-8886

Planning

090 - Planning. 1                      0090-Planning-MAP - CONCRETE DRIVEWAYS                      Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 2                      0090-Planning-MAP - FENCING COMPLIANCE                      Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 3                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied

All residences shall have automatic roll-up garage doors.

090 - Planning. 4                      0090-Planning-MAP\*- BLOCK WALL ANTIGRAFFITI                      Not Satisfied

The land divider/permit holder shall construct a [six (6)]eight (8)] foot high decorative block wall from \_\_\_\_ to \_\_\_\_\_. The



Plan: TR36771

Parcel: 932290005

90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      0090-Planning-MAP\*- BLOCK WALL ANTIGRAFFITI (cont.)                      Not Satisfied  
required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 5                      0090-Planning-MAP\*- QUIMBY FEES (2)                      Not Satisfied  
The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place.

090 - Planning. 6                      0090-Planning-MAP\*- SKR FEE CONDITION                      Not Satisfied  
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.21 gross acres in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Transportation

090 - Transportation. 1                      0090-Transportation-MAP - R & B B D                      Not Satisfied  
Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone "C" of the Southwest Road and Bridge Benefit District.

090 - Transportation. 2                      0090-Transportation-MAP - WQMP COMPLETION                      Not Satisfied  
If the project proposes to exceed the impervious thresholds found in the WQMP guidance document, the applicant will be required to acceptably install all structural BMPs described in the project specific WQMP, provide an Engineer WQMP certification, GPA location of all BMPs, and ensure that the requirements for permanent inspection and maintenance of the BMPs are established with a BMP maintenance agreement.

090 - Transportation. 3                      0090-Transportation-MAP - WRCOG TUMF                      Not Satisfied  
Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

**LAND DEVELOPMENT COMMITTEE**  
**INITIAL CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: December 8, 2014

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.  
P.D. Geology Section-D. Jones  
P.D. Landscaping Section-M. Hughes  
Riv. Co. Surveyor – B. Robinson  
Riv. Co. Waste Management Dept.  
1st District Supervisor

1st District Planning Commissioner  
Tenaja Community Services  
Murrieta Valley Unified School Dist.  
RCWD  
Southern California Edison  
Southern California Gas Co.

**CHANGE OF ZONE NO. 7854 AND TENTATIVE TRACT MAP NO. 36771 – EA42739 – Applicant: Melissa Tan – Engineer/Representative: Avalon Consultants, Inc. – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau Policy Area – Location: Northerly of Tenaja Road, southerly of Avenida Escala, easterly Calle Paramo, and westerly of Avenida de Encanto – 40.21 Gross Acres - Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) - **REQUEST:** The Change of Zone proposes to change the site's zoning from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The Tentative Tract Map is a Schedule "D" subdivision of 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres. – APN: 932-290-005**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 15, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at **(951) 955-5719** or email at [dabraham@rctlma.org](mailto:dabraham@rctlma.org) / **MAILSTOP# 1070**.

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP  
Planning Director*

July 20, 2015

Pattie Garcia  
Director of Tribal Historic Preservation  
Agua Caliente Band of Cahuilla Indians  
5401 Dinah Shore Drive  
Palm Springs, CA 92264

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07854, TR36771)**

Dear Ms. Garcia:

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

**Project Description:**

**CHANGE OF ZONE NO. 7854 AND TENTATIVE TRACT MAP NO. 36771 – EA42739 – Applicant: Melissa Tan – Engineer/Representative: Avalon Consultants, Inc. – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau Policy Area – Location: Northerly of Tenaja Road, southerly of Avenida Escala, easterly Calle Paramo, and westerly of Avenida de Encanto – 40.21 Gross Acres - Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) - **REQUEST:** The Change of Zone proposes to change the site's zoning from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The Tentative Tract Map is a Schedule "D" subdivision of 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres. – APN: 932-290-005**

Sincerely,

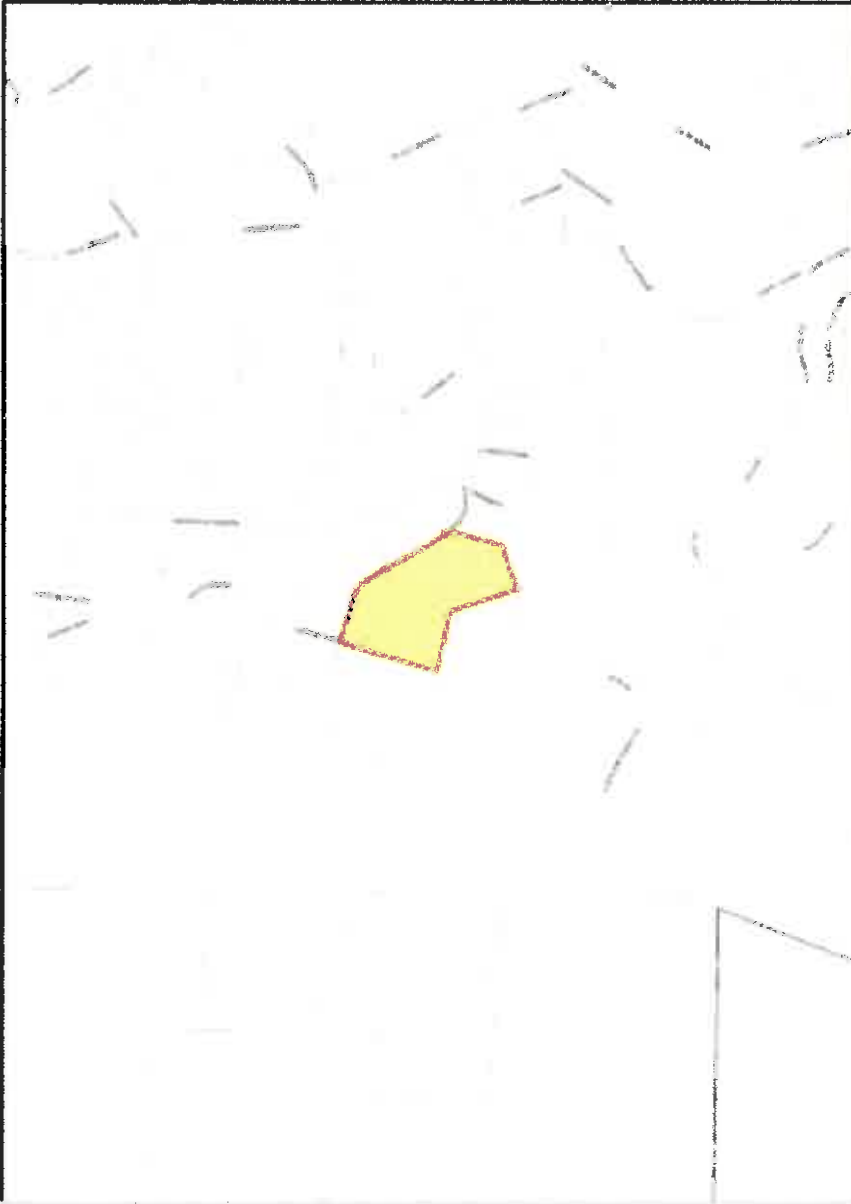
PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, [DABRAHAM@rctlma.org](mailto:DABRAHAM@rctlma.org)

Attachment: Project Vicinity Map

TR36771



**Legend**

- Display Parcels
- City boundaries
- Close
- Roadway
- Highways
- Water
- Interstate
- State
- County
- City
- Water bodies
- Lake
- Stream

**NOTES**

This data is not intended to be used for survey purposes only. Map features are approximate and are not guaranteed to be accurate or complete. The County of Riverside makes no warranty or representation as to the content, accuracy, or reliability of the data provided, and the user assumes all liability for any use of the product with respect to any data not provided herein. For the latest information, please refer to the website.

**PROPERTY INFORMATION: TR 36771 (1/1/2012)**

**© Riverside County TIRJA Co.**

2000 4000 Feet

©



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 13, 2015

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

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07854, TR36771)**

Dear Ms. Hoover:

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

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, [DABRAHAM@rctlma.org](mailto:DABRAHAM@rctlma.org)

Attachment: Project Vicinity Map





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 13, 2015

Jim McPherson  
Cultural Resources Department  
Rincon Band of Luiseño Indians  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07854, TR36771)**

Dear Mr. McPherson:

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

**Project Description:**

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, [DABRAHAM@rctlma.org](mailto:DABRAHAM@rctlma.org)

Attachment: Project Vicinity Map

TR36771



**Legend**

- Empty Parcel
- City Boundaries
- County
- roadways
- highways
- city
- water
- water bodies
- irrigation
- water bodies
- creeks
- canals

THIS CITY shall not be held liable for any parcels with map markers and signs that are not properly marked by surveyor engineering standards. The County of Nevada retains liability in planning and in this case the county shall not be liable for any parcels, structures, or any of the above parcels and markers that are not properly marked or otherwise shown on this map. Map shows the product with respect to address. Map marker shall be the responsibility of the user.

48 NORTH MAIN STREET, TO 2025 12 31 12:00

48 NORTH MAIN STREET, TO 2025 12 31 12:00

**Notes**





# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

*Steve Weiss, AICP*  
*Planning Director*

July 13, 2015

Joseph Ontiveros  
Cultural Resource Director  
Soboba Band of Luiseño Indians  
P.O. BOX 487  
San Jacinto, Ca 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CZ07854, TR36771)**

Dear Mr. Ontiveros:

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

**Project Description:**

**CHANGE OF ZONE NO. 7854 AND TENTATIVE TRACT MAP NO. 36771 – EA42739 – Applicant: Melissa Tan – Engineer/Representative: Avalon Consultants, Inc. – First/First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R:RM) (10 Acre Minimum); Santa Rosa Plateau Policy Area – Location: Northerly of Tenaja Road, southerly of Avenida Escala, easterly Calle Paramo, and westerly of Avenida de Encanto – 40.21 Gross Acres - Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) - **REQUEST:** The Change of Zone proposes to change the site's zoning from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The Tentative Tract Map is a Schedule "D" subdivision of 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres. – APN: 932-290-005**

Sincerely,

PLANNING DEPARTMENT

Heather Thomson  
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, [DABRAHAM@rctlma.org](mailto:DABRAHAM@rctlma.org)

Attachment: Project Vicinity Map





# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

**Standard Change of Zone**

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: C2 07854 DATE SUBMITTED: 11/5/14

### APPLICATION INFORMATION

Applicant's Name: MELISSA TAN E-Mail: melissa128@sbcglobal.net

Mailing Address: 631 EASTLAKE  
HOUSTON TX 77034  
City State ZIP

Daytime Phone No: (713) 941-4851 Fax No: ( )

Engineer/Representative's Name: AVALON CONSULTANTS, INC E-Mail: POLO BAND 3 AOL.COM

Mailing Address: P.O. BOX 2497  
TEMECULA CA 92593  
City State ZIP

Daytime Phone No: (951) 764-7886 Fax No: ( )

Property Owner's Name: MELISSA TAN E-Mail:

Mailing Address: 4605 ABOVE  
  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR CHANGE OF ZONE**

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

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

MELISSA TAN

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

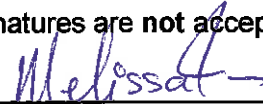
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

MELISSA TAN

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 932-290-005

Section: 36 Township: 7S Range: 5W

Approximate Gross Acreage: 40.21

General location (nearby or cross streets): North of TEWAJA RD, South of

AVENIDA ESCALIA, East of CALLE PARAMO, West of AVENIDA DE ENCANTO

**APPLICATION FOR CHANGE OF ZONE**

Thomas Brothers map, edition year, page number, and coordinates: Pages 956 C5-C6 (2011)

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

CHANGE RA 20 TO RA 5

Related cases filed in conjunction with this request:

TTM 36771

**APPLICATION FOR CHANGE OF ZONE**

**RIVERSIDE COUNTY PLANNING DEPARTMENT  
CASE SUBMITTAL PACKAGE**

To insure that all applications are processed smoothly, and to minimize time between submittal of the application and completion, the applicant must provide the following information, plans, and fees, together with the completed application.

APPLICATIONS WILL NOT BE ACCEPTED UNLESS ALL REQUIRED INFORMATION IS PRESENT.

	Zone Change Type			
	Standard	1	2	3
1. Completed and signed application.	X	X	X	X
2. Change of Zone Deposit-based fee.	X	X	X	X
3. Twenty (20) copies of complete and accurate site plan exhibit (See Primary Exhibit Checklist below). Exhibits must be folded no larger than 8.5" x 14" in size.	X	X		X
4. One (1) copy of Assessor's Map, with the subject property identified.	X	X		X
5. One (1) copy of property's legal description as recorded in the Office of the County Recorder.	X	X		X
6. Submittal of the current fees for County of Riverside County Counsel review of Specific Plan Zoning Ordinance text (separate check, not to be deposited into Change of Zone deposit set.)			X	
7. Ten (10) paper copies and an electronic copy (Microsoft Word format) of the entire existing Specific Plan zoning ordinance text, with the proposed zoning ordinance text changes shown in red-lined/strikeout for comparison.			X	

**CHANGE OF ZONE PRIMARY EXHIBIT**

The following minimum information is required on the primary exhibit. IF ANY REQUIRED INFORMATION IS NOT APPLICABLE TO A SPECIFIC PROJECT, AN EXPLANATORY NOTE MUST BE PLACED ON THE EXHIBIT NEXT TO THE REVISION BLOCK, EXPLAINING WHY THE INFORMATION IS NOT NECESSARY. All exhibits must be clearly drawn and legible. NOTE: Additional information may be required during review of the land use proposal, including information not specifically required by this checklist. Exhibits must be folded to a size no larger than 8½" x 14".

1. Name, address, and telephone number of applicant.
2. Name, address, and telephone number of landowner.
3. Name, address, and telephone number of exhibit preparer.
4. Assessor's Parcel Numbers and, if available, address of the property.
5. Scale (number of feet per inch) Use Engineer's Scale for all maps/exhibits.
6. North arrow.
7. Date Exhibit Prepared.

## APPLICATION FOR CHANGE OF ZONE

8. Title of Exhibit (i.e. "Change of Zone").
9. Complete legal description of property.
10. Overall dimensions and total net and gross acreage of property.
11. Vicinity map, showing site relationship to major highways and cities, and two access roads. (Proposed and existing paved roads will be indicated by heavy lines or noted as paved.)
12. Thomas Brothers map page and coordinates. (Identify edition year used)
13. Location of adjoining property and lot lines.
14. Existing and proposed zoning and land use of property.
15. Existing use and zoning of property immediately surrounding subject property.
16. If project is within a Specific Plan, indicate the Specific Plan Planning Area number and the land use designation of subject property and all surrounding property.
17. Names of utility purveyors and school district(s) including providers of water, sewer, gas, electricity, telephone, and cable television.
18. FEMA mapped floodplains and floodways including zone designations.

### CHANGE OF ZONE FINAL MAP REQUIREMENTS

SUBSEQUENT REQUIREMENTS FOR TYPE 1, TYPE 3, AND STANDARD CHANGE OF ZONE APPLICATIONS:

**Prior to completion of administrative review of the Change of Zone application**, the applicant must prepare and submit a Change of Zone Final Map to County Geographical Information Systems (GIS) Staff for review and approval (see No. 14). If the Map is deemed unacceptable, it must be revised and resubmitted until such time it is deemed acceptable. The Change of Zone Final Map must include all of the elements/information listed below:

1. The Change of Zone Final Map shall be drawn clearly depicting the new zoning boundaries with a complete legal description on an 18" x 26" sheet. All writing must be clearly drawn and legible. Because the map will ultimately be published in a newspaper at a significantly reduced size (approximately 2 x 3) in order to satisfy the legal requirements of adopting the change of zone, the map preparer should consider using a font size similar to that used in either Format A or B, whenever possible. **No freehand drawn maps will be accepted.** Section lines may be used in place of bearings whenever the proposed zoning boundaries exactly follow these lines.
2. If the site or property is located in a Zoning District, follow the format that applies (**FORMAT A**). Type/insert the Zoning District name between "CHANGE OF OFFICIAL ZONING PLAN" and "DISTRICT," or,
3. If the site or property is located in a Zoning Area, follow the format that applies (**FORMAT B**). Put the Zoning Area name just above section, township, and range description (at the top part of the format).
4. The property in question must be drawn to acceptable scale (see acceptable scales list, #8 below) with all proposed zonings and their boundaries clearly delineated (use solid bold line

## APPLICATION FOR CHANGE OF ZONE

type). **Boundaries must be taken to adjacent centerline of street(s) regardless of ownership boundaries**, exceptions are possible when applicable. **All bearings, distances, and radial bearings** are required, unless a recorded map description exists and can be used instead. Recorded map descriptions cannot be used to describe portions of the property. When needed, use a data reference table. Use additional formatted pages if necessary for drawing of property and/or data reference table.

5. Show all streets adjacent to property and nearest cross streets, state their names, and denote centerlines. Please, see samples provided. **It is very important that distances and bearings be provided to the nearest section point for locational purposes in the County's coordinate system.** If no section points are available, a distance and bearing to nearest cross street intersection will be sufficient.
6. Provide section numbers at all section centers or corners near the property (if applicable). Provide section(s), township(s), and range(s) where property is located at the upper center of map. (See samples.)
7. Label the proposed zoning classification label(s) in bold letters in center of zoning boundary or boundaries. Use arrows when not enough space is available. (See samples.)
8. Show map scale in feet at the lower right of the map (see samples). Acceptable scales include: 1 inch = 50, 60, 80, 100, 200, 300, 400, 500, 600, 800, 1,000, 2,000, 3,000, 4,000, 5,000, 6,000, 8,000 feet. In special circumstances 1 inch = 1,500, 2,400 feet may be used. Direction of North arrow should remain as indicated in FORMAT A and B, unless it is absolutely necessary to depict the map with a different orientation.
9. Type the change of zone number (no preceding zero is necessary), at the lower center of the map and assessors' parcel number at the bottom left corner. (See samples.)  
  
**Note:** The County will assign a map number, ordinance number, and date, at a later time. Leave those areas blank until instructed otherwise. The applicant/engineer will be contacted and given the information in order to add it to the map, just prior to final adoption.
10. Type the proposed zoning classification under "Legend" (inside box) and the zoning classification description(s) next to box (see samples). Use extra space for multiple zoning classifications, when needed.
11. If the proposed zoning is "SP Zone" with individual Planning Areas, a typed legal description will be required for each Planning Area, and for the exterior boundary of the entire change of zone. **All distances and bearings, as well as radial bearings for non-tangent curves, need to be shown on the map (exterior boundary and boundaries for each Planning Area).** If the drawing scale does not allow enough space to clearly show all the information then the property may be shown in sections and enlarged in additional pages (detail areas are also acceptable) and data reference tables are also an option. Label each Planning Area with the corresponding number (e.g. "P.A. 23.")
12. For further information and assistance in drawing a Change of Zone Final Map, please contact the TLMA GIS/Information Resources by phone at (951) 955-3288/955-6211, or by mail at 4080 Lemon Street, 14<sup>th</sup> Floor, Riverside, CA 92502.



## APPLICATION FOR CHANGE OF ZONE

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13. Two (2) full size (18" x 26") paper copies of the Change of Zone Final Map must be either delivered to the front counter (attn. Stella Spadafora or Christina Lindsay, TLMA/GIS) on the 14<sup>th</sup> floor of the County Administrative Center, 4080 Lemon Street, Riverside CA, 92502, or mailed to the address indicated above, for review and approval, prior to scheduling the project for public hearing. In addition, a separate typed legal description (on 8½" x 11" paper) of the property depicted on the Change of Zone Final Map must also be submitted. Simple maps do not require a separate typed legal description. **It's important that all maps and paper information that is submitted be labeled with the Change of Zone number.**

When the maps are submitted, GIS will check the format, run closures utilizing the map and legal descriptions provided, and make sure that the boundaries agree with what the Planning Commission has approved, in order for the map to be given approval. This check can take anywhere between one to four weeks, depending on each case individually, and whether or not there are corrections needed. The more accurate and clear a map is, the faster the review process will be done.

After the Board of Supervisors approves the Change of Zone, the Change of Zone Final Map will be scheduled before the Board for adoption. County Counsel and Clerk of the Board require at least 2 weeks for placing the item in the agenda and completing all necessary paper work.

14. County Counsel will assign a map and ordinance number, as well as the scheduled date that the Change of Zone Final Map will be adopted. This information will be then provided to the applicant/engineer of the change of zone, to be added to the final map. A final package will at that time be required, and must contain the newest information. The final map package will consist of the following:
  - A. Two (2) full size paper copies (18" x 26") of the Change of Zone Final Map.
  - B. Two (2) reduced paper copies (8½" x 11") of the Change of Zone Final Map.
  - C. One (1) digital image of the Change of Zone Final Map in format and media acceptable to the TLMA GIS staff (e.g. format: TIFF, PDF, or JPEG; media: diskette, Compact Disc (CD) or Digital Video Disc (DVD)). No DWG or DXF formats will be accepted. **Media should be clearly labeled with the Change of Zone number.**

The final package needs to be submitted at least one week prior to the adoption date.



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Director of Transportation and Land Management Agency

Carolyn Syms Luna  
Director,  
Planning Department

Patricia Romo  
Assistant Director,  
Transportation Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Interim Code Enforcement Official,  
Code Enforcement Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and MELISSA TAN hereafter "Applicant" and MELISSA TAN "Property Owner".

Description of application/permit use:

02 - R-A-20 - R-A-5

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 932-290-005

Property Location or Address: AVENIDA ESCALA

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: MELISSA TAN

Phone No.: 713-941-4851

Firm Name: \_\_\_\_\_

Email: melissa128@sbcglobal.net

Address: 631 Eastlake  
Houston, Tx 77034

**3. APPLICANT INFORMATION:**

Applicant Name: \_\_\_\_\_

Phone No.: \_\_\_\_\_

Firm Name: \_\_\_\_\_

Email: \_\_\_\_\_

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: Melissa Tan Date: \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Signature of Property Owner: Melissa Tan Date: \_\_\_\_\_

Print Name and Title: MELISSA TAN, OWNER

Signature of the County of Riverside, by DM Hill Date: 11/5/14

Print Name and Title: DM Hill, Land Use Tech II

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#:	<u>TR 36771, C207854, EA42739, CF606125</u>
Set #: <u>CC006603</u>	Application Date: <u>11/5/14</u>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Juan C. Perez*  
Interim Planning Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TRACT MAP                       MINOR CHANGE                       VESTING MAP  
 REVISED MAP                       REVERSION TO ACREAGE                       EXPIRED RECORDABLE MAP  
 PARCEL MAP                       AMENDMENT TO FINAL MAP

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: TR36771                      DATE SUBMITTED: 11/5/14

### APPLICATION INFORMATION

Applicant's Name: MELISSA TAN                      E-Mail: MELISSA.128@SBCGLOBAL.NET

Mailing Address: 631 EASTLAKE  
HOUSTON                      TEXAS                      77034  
City                      State                      ZIP

Daytime Phone No: (713) 941-4851                      Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: AVALON CONSULTANTS INC.                      E-Mail: POLOBAND2@AOL.COM

Mailing Address: P.O. BOX 2497  
TEMECULA                      CA                      92593  
City                      State                      ZIP

Daytime Phone No: (951) 764-7886                      Fax No: ( ) \_\_\_\_\_

Property Owner's Name: MELISSA TAN                      E-Mail: melissa.128@sbcglobal.net

Mailing Address: 631 Eastlake  
Houston                      Texas                      77034  
City                      State                      ZIP

Daytime Phone No: (713) 941-4851                      Fax No: ( ) \_\_\_\_\_

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

Desert Office • 77-588 El Duna Court, Suite H  
 Palm Desert, California 92211  
 (760) 863-8277 • Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

MELISSA TAN

PRINTED NAME OF APPLICANT

Melissa

SIGNATURE OF APPLICANT

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

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

MELISSA TAN

PRINTED NAME OF PROPERTY OWNER(S)

Melissa

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 932-290-605

Section: 36 Township: 78 Range: 5W

Approximate Gross Acreage: 40.21

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of TENAJA RD, South of AVENIDA ESCUELA, East of CALLE PARAMO, West of AVENIDA DE ENCONTRO

Thomas Brothers map, edition year, page number, and coordinates: PAGE 956 CS-66 (2011)

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

SUBDIVIDE 40 ACRES INTO 8 FIVE ACRE LOTS  
5 ACRES GROSS, SCHEDULE D

Related cases filed in conjunction with this request:

CHANGE OF ZONE

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

If yes, provide Case No(s). PAY 5018 (Parcel Map, Zone Change, etc.)

EA No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

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

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

Is water service available at the project site: Yes  No

If "No," how far must the water line(s) be extended to provide service? (distance in feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes  No  SEPTIC

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) \_\_\_\_\_

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 16,500 CY

Estimated amount of fill = cubic yards 16,500 CY

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

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

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

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

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

How many anticipated truckloads? \_\_\_\_\_ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 130,000 SF sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes  No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land  Pay Quimby fees  Combination of both

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

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

Does the subdivision exceed more than one acre in area? Yes  No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River

Santa Margarita River

Whitewater River

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

**HAZARDOUS WASTE SITE DISCLOSURE STATEMENT**

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Melissa Date 9-26-14

Owner/Representative (2) \_\_\_\_\_ Date \_\_\_\_\_



# APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Standard Stormwater Mitigation Plan (SSMP) within the Santa Margarita River Region		
Project File No.	TTM 36771	
Project Name:		
Project Location:		
Project Description:		
Project Applicant Information:		
<b>Proposed Project Consists of, or includes:</b>		
<b>Redevelopment.</b> The creation, addition or replacement of at least 5,000 square feet of impervious surfaces on an already developed site and the existing development and/or the redevelopment project falls under the project categories or locations listed below in this table. Where redevelopment results in an increase of less than 50% of the impervious surfaces of previously existing development, and the existing development was not subject to SSMP requirements, the numeric sizing criteria [MS4 Permit requirement F.1.d. (6)] applies only to the addition or replacement, and not to the entire development. [Note: Where redevelopment results in an increase of more than 50% of the impervious surfaces of a previously existing development, the numeric sizing criteria applies to the entire development.]	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>New Development.</b> The creation of 10,000 square feet or more of impervious surfaces (collectively over the entire project site) including commercial, industrial, residential, mixed-use, and public projects.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Automotive repair shops.</b> A facility that is categorized in any one of the following Standard Industrial Classification (SIC) Codes 5013–Motor vehicle supplies or parts, 5014–Tires & Tubes, 5541–Gasoline Service Stations, 7532–Top, Body & Upholstery Repair Shops and Paint Shops, 7533–Automotive Exhaust System Repair Shops, 7534–Tire Retreading and Repair Shops, 7536–Automotive Glass Replacement Shops, 7537–Automotive Transmission Repair Shops, 7538–General Automotive Repair Shops, 7539–Automotive Repair Shops, not elsewhere classified)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Restaurants.</b> (Standard Industrial Classification (SIC) Code 5812: Establishments primarily engaged in the retail sale of prepared food and drinks for on-premise or immediate consumption, including, but not limited to: Automats (eating places), Beaneries, Box lunch stands, Buffets (eating places), Cafes, Cafeterias, Carry-out restaurants, Caterers, Coffee shops, Commissary restaurants, Concession stands, prepared food (e.g., in airports and sports arenas), Contract feeding, Dairy bars, Diners (eating places), Dining rooms, Dinner theaters, Drive-in restaurants, Fast food restaurants, Food bars, Food service (institutional), Frozen custard stands, Grills, (eating places), Hamburger stands, Hot dog (frankfurter) stands, Ice cream stands, Industrial feeding, Lunch bars, Lunch counters, Luncheonettes, Lunchrooms, Oyster bars, Pizza parlors, Pizzerias, Refreshment stands, Restaurants, Sandwich bars or shops, Snack shops, Soda fountains, Soft drink stands, Submarine sandwich shops, and Tea rooms.) Where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SSMP requirements except for structural treatment control BMPs [MS4 Permit requirement F.2.b(3)] and numeric sizing criteria requirement [MS4 Permit Requirement F.1.d.(6)] and hydro modification requirement [MS4 Permit requirement F.1.h].	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>All Hillside development greater than 5,000 square feet.</b> Any development that creates greater than 5,000 square feet of impervious surface which is located in an area with known erosive soil conditions, where the development will include grading on any natural slope that is 25% or greater.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Environmentally Sensitive Areas (ESAs)<sup>1</sup>.</b> All development located within or directly adjacent to or discharging directly to an ESA (where discharges from the development or redevelopment will enter receiving waters within the ESA), which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. "Directly adjacent" means situated within 200 feet of the ESA. "Discharging directly to" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Impervious parking lots of 5,000 sq. ft. or more.</b> A land area or facility for the temporary parking or storage of motor vehicles used personally for business or commerce.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Streets, roads, highways, and freeways.</b> Includes any paved impervious surface that is 5,000 square feet or greater used for the transportation of automobiles, trucks, motorcycles, and other vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Retail Gasoline Outlets (RGOs).</b> Includes RGOs that meet the following criteria: (a) 5,000 square feet or more, or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<small><sup>1</sup>Areas that include but are not limited to all CWA Section 303(d) impaired water bodies; areas designated as Areas of Special biological Significance by the State Water Resources Control Board (Water Quality Control Plan for the San Diego Basin (1994) and amendments); State Water Quality Protected Areas; water bodies designated with the RARE beneficial use by the State Water Resources Control Board (Water Quality Control Plan for San Diego Basin (1994) and amendments); areas designated as preserves or their equivalent under the Natural Communities Conservation Program within the Cities and County of Orange; and any other equivalent environmentally sensitive areas which have been identified by the Co-permittees. The Basin Plan for the San Diego Basin (beneficial uses listed in Chapter 2) can be viewed or downloaded from <a href="http://www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chtp_2_2012.pdf">www.waterboards.ca.gov/sandiego/water_issues/programs/basin_plan/docs/update082812/Chtp_2_2012.pdf</a>. The most recent CWA Section 303(d) list can be found at <a href="http://www.swrcb.ca.gov/wqcb9/water_issues/programs/303d_list/index.shtml">www.swrcb.ca.gov/wqcb9/water_issues/programs/303d_list/index.shtml</a>.</small>		
<b>DETERMINATION: Circle appropriate determination.</b>		
If <b>any</b> question answered "YES"	Project requires a project-specific SSMP (also referred to as a WQMP).	
If <b>all</b> questions answered "NO"	Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.	



**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez  
Agency Director

Carolyn Syms Luna  
Director,  
Planning Department

Juan C. Perez  
Director,  
Transportation Department

Mike Lara  
Director,  
Building & Safety Department

Code  
Enforcement  
Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",  
and MELISSA TAN hereafter "Applicant" and MELISSA TAN "Property Owner".

Description of application/permit use:

TTM 36771

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside. Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.
- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.

- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 932-290-005

Property Location or Address: AVENIDA ESCALTA

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: MELISSA TAN

Phone No.: 713-941-4851

Firm Name: \_\_\_\_\_

Email: melissa128@sbcglobal.net

Address: 631 EASTLAKE  
HOUSTON, TX 77034

**3. APPLICANT INFORMATION:**

Applicant Name: MELISSA TAN

Phone No.: 713-941-4851

Firm Name: \_\_\_\_\_

Email: melissa128@sbcglobal.net

Address (if different from property owner)  
\_\_\_\_\_  
\_\_\_\_\_

**4. SIGNATURES:**

Signature of Applicant: Melissa Tan Date: \_\_\_\_\_

Print Name and Title: MELISSA TAN, OWNER

Signature of Property Owner: Melissa Tan Date: \_\_\_\_\_

Print Name and Title: MELISSA TAN, OWNER

Signature of the County of Riverside, by emahill Date: 11/5/14

Print Name and Title: DM Hill LU Tech II

<b>FOR COUNTY OF RIVERSIDE USE ONLY</b>	
Application or Permit (s)#: <u>TR36771, C207854, EA42739, CFG06125</u>	
Set #: <u>CC006603</u>	Application Date: <u>11/5/14</u>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

*Melissa Tan*

Jan 11<sup>th</sup> 2018

Property Owner(s) Signature(s) and Date

MELISSA B. TAN

PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

**If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:**

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

**Bruce and Ana Weimer**  
**41870 Avenida Escala**  
**California 92562**

**Re: Intent to Adopt a Mitigated Negative Declaration Scam**  
**Change of Zone No. 7854, Tentative Tract Map No. 36771**

**Attn: Deborah Bradford**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

Respectfully,

Do you think that we're stupid?

The goal of this is to bypass existing restrictions so that more lots could be sold, more homes could be built and more people could move in – all for more profit to the developers.

More land cleared, more people using the roads, more people using the water resources, more septic systems built, etc...

Not to mention additional loss of native habitat – by the way, in addition to local rabbits, coyotes, bobcats, lizards, etc, this specific area of land is home to the California Gnatcatcher... my wife and I are avid birders and have confirmed it's presence in the area in question.... and we're willing to testify if called....

Stop being greedy and start being responsible.

We oppose this measure.

Sincerely,



*Ana Weimer*  
Bruce and Ana Weimer

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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

**CHANGE OF ZONE NO. 7854, TENTATIVE TRACT MAP NO. 36771 – Intent to Adopt a Mitigated Negative Declaration** – EA42739 – Applicant: Melissa Tan – Engineer/Representative: Avalon Consultants, Inc. – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural: Rural Mountainous (R-RM) (10 Acre Minimum) – Santa Rosa Plateau Policy Area – Location: Northerly of Tenaja Road, southerly of Avenida Escala, easterly Calle Paramo, and westerly of Avenida de Encanto – 40.21 Gross Acres – Zoning: Residential Agricultural – 20 Acre Minimum (R-A-20) – **REQUEST:** The **Change of Zone** proposes to change the site’s zoning from Residential Agricultural – 20 Acre Minimum (R-A-20) to Residential Agricultural – 5 Acre Minimum (R-A-5). The **Tentative Tract Map** is a Schedule “D” subdivision of 40.21 acres into eight (8) residential lots ranging in size from 5.01 to 5.08 acres, and **Exception** to Section 3.8c of Ordinance No. 460 to allow for the lot depth of Lot 4 to exceed four times the width.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JULY 18, 2018**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department’s 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, 12<sup>th</sup> 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: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on March 22, 2018,

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

APN (s) or case numbers CZ07854 / TR36771 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 9<sup>TH</sup> Floor

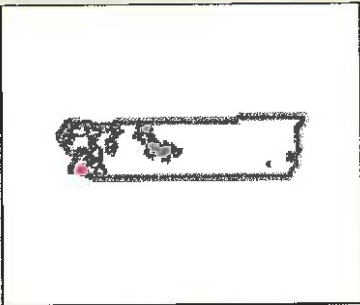
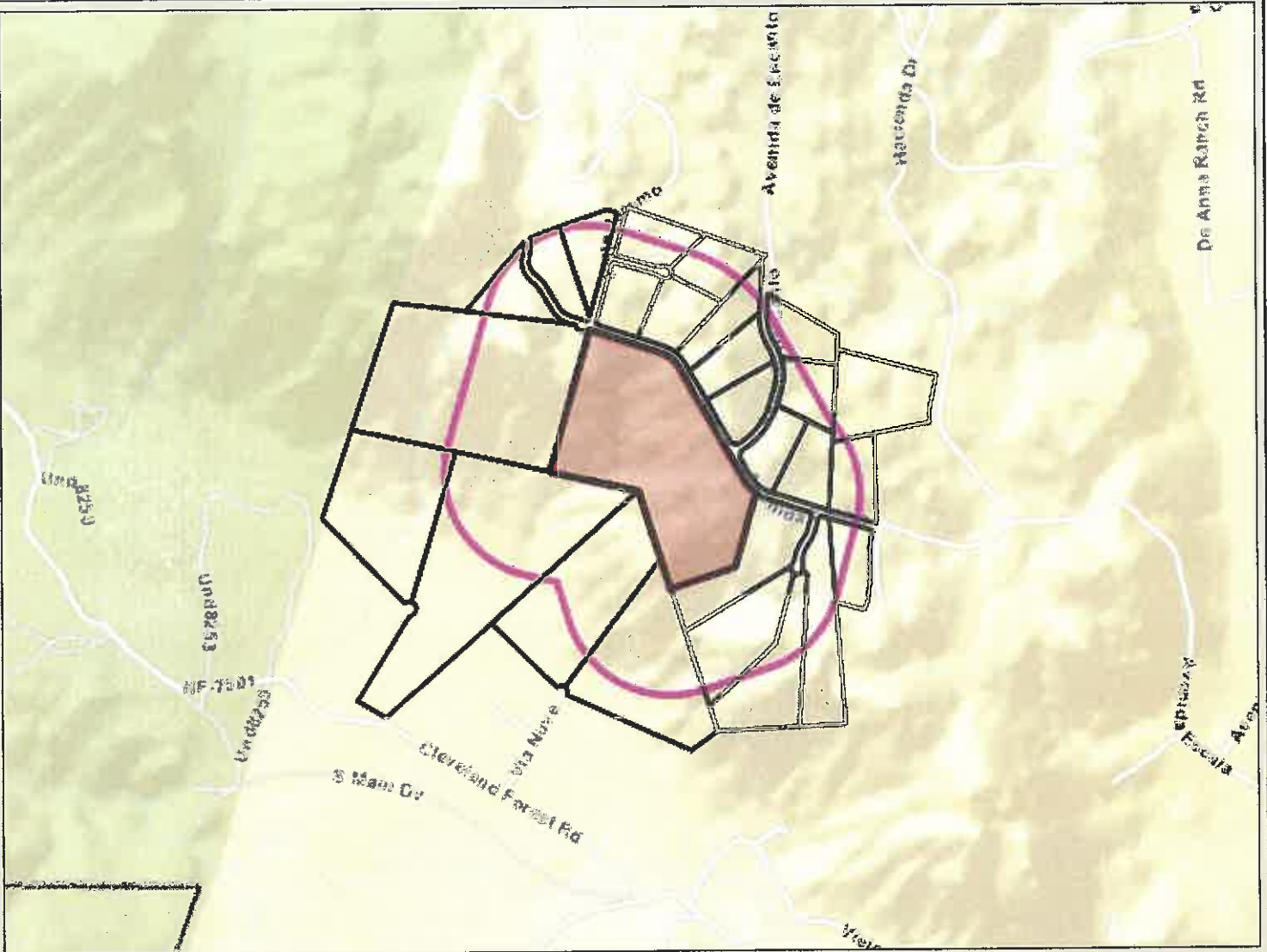
Riverside, Ca. 92502

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



# Riverside County GIS

## CZ07854\_TR36771 ( 1000 feet buffer )



- Legend**
-  County Boundary
  -  Cities
  -  World Street Map

**Notes**



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

932280029  
DOROTEO M DURAN  
EVA B DURAN  
41842 AVENIDA DE ENCANTO  
MURRIETA CA. 92562

932280034  
SKYHAWK DEV INC  
C/O 15195 VICTORIA AVE  
42126 ANGELS PEAK CT  
MURRIETA CA. 92562

932280020  
STEPHANE DOUCET  
JENNIFER DOUCET  
42085 LORRAINE CIR  
MURRIETA CA. 92562

932280021  
GREG MCKENDALL  
LISA MCKENDALL  
42095 LORRAINE CIR  
MURRIETA CA. 92562

932280030  
SUZANNE GRADY  
41782 AVENDIA DE ENCANTO  
MURRIETA CA. 92562

932280022  
MATTHEW C ABINANTE  
MELODY J ABINANTE  
42095 LORRAINE CIR  
MURRIETA CA. 92562

932280012  
HENRY SUNG  
ANNE K SUNG  
42225 HACIENDA DR  
MURRIETA CA. 92562

932280019  
STEPHANE DOUCET  
JENNIFER DOUCET  
42085 LORRAINE CIR  
MURRIETA CA 92562

932290031  
SALVADOR GARCIA SALAS  
YESENIA GARCIA  
726 N HARBOR BLV  
ANAHEIM CA 92805

932290029  
CLIFFORD C CHRIST  
ANNE MARIE CHRIST  
19310 AVENIDA DE ANZA  
MURRIETA CA 92562

932290030  
QU XIAO PING  
P O BOX 369  
BONSALL CA 92003

932290010  
DOS PADRES RANCH  
C/O C/O ERIC C BUSHARD  
944 N GENESEE AVE  
WEST HOLLYWOOD CA 90046

932280032  
DOUGLAS E HARTMAN  
ROBERTA HARTMAN  
333 N WILSHIRE AVE  
ANAHEIM CA 92801

932280028  
CTDF5 HOLDINGS  
675 G ST  
SAN DIEGO CA 92101

932290011  
FRED STEFFAN LITTLE  
KRISTIE A LITTLE  
2248 VIA SOBRIA  
VISTA CA 92084

932290022  
SHAUN HANSON  
JONNIE LYN HANSON  
17650 CALLE PESCAR  
MURRIETA CA. 92562

932290023  
TURTLEBACK  
P O BOX 369  
BONSALL CA 92003

932280024  
ELEFThERIOS E PATSOURAS  
41750 AVENIDA ESCALA  
TEMECULA CA. 92592

932280025  
JOHN P MARTIN  
DONNA S MARTIN  
27976 CARLYLE SPRINGS RD  
KEENE CA 93531

932290021  
TURTLEBACK  
P O BOX 369  
BONSALL CA 92003

932280027  
MICHELLE LYMAN  
34148 SELVA RD NO 191  
DANA POINT CA 92629

932290035  
B MELISSA TAN  
631 EASTLAKE  
HOUSTON TX 77034

932280026  
BRUCE J WEIMER  
ANA WEIMER  
41870 AVENIDA ESCALA  
MURRIETA CA. 92562

932290024  
BRIAN A LAIDLAW  
TERI LAIDLAW  
29642 NOVACELLA  
LAGUNA NIGUEL CA 92677

932290034  
TERENCE K JONES  
CAROL V JONES  
40040 GLEN IVY ST  
MURRIETA CA 92563

932290033  
LETTY E GLASER  
LYNLEE J KRUSE  
LORI A HAYES

79520 CETRINO  
LA QUINTA CA 92253

932290036  
NGUYEN DUY ANH  
IRIS CHOOI HWA FANG  
21562 ST JOHN LN  
HUNTINGTON BEACH CA 92646

Melissa Tan  
631 Eastlake  
Houston, Texas 77034

Melissa Tan  
631 Eastlake  
Houston, Texas 77034

Avalon Consultants Inc.  
Atten: Anthony Polo  
P.O. Box 2497  
Temecula, CA 92593

Avalon Consultants Inc.  
Atten: Anthony Polo  
P.O. Box 2497  
Temecula, CA 92593

Murrieta Valley Unified School Dist  
Facilities and Operation Department  
41870 McAlby Court  
Murrieta, CA 92562

Murrieta Valley Unified School Dist  
Facilities and Operation Department  
41870 McAlby Court  
Murrieta, CA 92562

Rancho California Water Dist.  
42135 Winchester Road  
Temecula, CA 92590

Rancho California Water Dist.  
42135 Winchester Road  
Temecula, CA 92590

Cultural Resources Committee  
Pechanga Band of Luiseno Indians  
P.O. Box 2183  
Temecula, CA 92593

Cultural Resources Committee  
Pechanga Band of Luiseno Indians  
P.O. Box 2183  
Temecula, CA 92593

Joseph Ontiveros, Director of Cultural  
Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581

Joseph Ontiveros, Director of Cultural  
Resources  
Soboba Band of Luiseño Indians  
P.O. Box 487  
San Jacinto, CA 92581

Southern Calif. Edison Co.  
P.O. Box 800  
Rosemead, CA 91770

Southern Calif. Edison Co.  
P.O. Box 800  
Rosemead, CA 91770

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



COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1412134

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: TAN B MELISSA \$50.00  
paid by: CK 1041  
paid towards: CFG06125 CALIF FISH & GAME: DOC FEE  
EA42739  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Nov 05, 2014 13:41  
MGARDNER posting date Nov 05, 2014

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1501026

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: TAN B MELISSA \$2,210.00  
paid by: CK 816  
paid towards: CFG06125 CALIF FISH & GAME: DOC FEE  
EA42739  
at parcel #:  
appl type: CFG3

By \_\_\_\_\_ Feb 02, 2015 09:25  
MGARDNER posting date Feb 02, 2015

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,210.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)



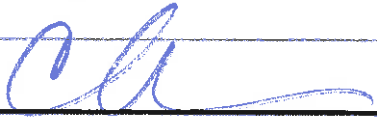
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

**Agenda Item No.:**

**4.2**

**Planning Commission Hearing: July 18, 2018**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	<b>General Plan Amendment No. 1226</b>	<b>Applicant(s):</b> County of Riverside
<b>CEQA Exempt</b>	CEQA Guidelines Section 15061(b)	
<b>Area Plan:</b>	All	
<b>Zoning Area/District:</b>	All	
<b>Supervisory District:</b>	All	
<b>Project Planner:</b>	Robert Flores	 Charissa Leach, P.E. Assistant TLMA Director
<b>Project APN(s):</b>	N/A	

**PROJECT DESCRIPTION AND LOCATION**

General Plan Amendment (GPA) No. 1226 proposes to amend the Safety, Healthy Communities, and Land Use Elements as follows:

1. Safety Element – This amendment proposes to update the Safety Element’s seismic hazards Liquefaction section (1) add four (4) new maps published by the California Geologic Survey pursuant to the Seismic Hazards Mapping Act, (2) update existing maps with new hydrologic and geologic data, and (3) update related text. [Attachment B]
2. Healthy Communities Element and Land Use Element – Pursuant to the requirements of Senate Bill (SB) 1000, this amendment will provide policies to promote environmental justice. Specifically, environmentally disadvantaged communities (“EJ Communities”) are identified and addressed to ensure that they are not adversely affected by the land use decision making process and to ensure that the decision making process involves robust public participation. [Attachment C]

This amendment affects the unincorporated area of the County of Riverside. EJ Communities affected by the proposed Healthy Communities and Land Use Element changes are shown on proposed Figure 4.1, 4.1a, 4.1b, and 4.1b, on Attachment C of this report.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT** the Planning Commission Resolution No. 2018-007, which:

**RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**



**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) based on the findings and conclusions in the staff report; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1226**, based upon the findings and conclusions provided in this staff report, and subject to the Board of Supervisors' adoption of the General Plan Amendment resolution.

## PROJECT BACKGROUND AND ANALYSIS

### Background:

#### **Safety Element**

The State of California enacted the Seismic Hazards Mapping Act (SHMA) [Public Resources Code, Section 2690 et seq.] in 1990 to provide for a statewide seismic hazard mapping and technical advisory program. The program assists cities and counties in fulfilling their responsibilities to protect public health and safety from the effects of strong ground shaking, liquefaction, landslides, ground failure or other seismic hazards caused by earthquakes.

The California Geological Survey recently completed drafts of four Seismic Hazard Maps located within the County that were finalized in early this year. Additionally, County staff and consultants have completed more detailed geological investigations in certain areas, including in the vicinity of March Air Reserve Base, which provide more accurate local information than what is contained on the current maps. This update will incorporate the latest mapping work and studies, and will also clarify that these maps are intended to indicate areas of potential hazard that should be further investigated as development occurs.

#### **Healthy Communities and Land Use Element**

Senate Bill (SB) 1000 was adopted in 2016 requiring local general plans to address environmental justice and include related policy, if a "disadvantaged community" is identified within the area covered by the general plan. In order to fully address environmental justice, the general plans must include new policy intended to (1) reduce unique or compounded health risks in disadvantaged communities, (2) promote civic engagement in public decision-making process, and (3) prioritize improvements and programs that address the needs of disadvantage communities (Gov. Code §65302).

Government Code Section 65302(h)(4)(A) defines a disadvantaged community as a "low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation" or a geographic area that is identified by the California Environmental Protection Agency ("Cal EPA") based on the area's socioeconomic, public health, and environmental hazard criteria. Using an environmental health screening tool, CalEnviroScreen 3.0, Cal EPA was able to identify and designate disadvantaged communities throughout the state that are burdened by multiple sources of pollution. There are several disadvantaged communities located within the unincorporated areas of the County, as shown on Attachment C.

Environmental justice is addressed within the nine adopted element of the County's General Plan. However, in an effort to collectively and comprehensively address environmental justice, a section is proposed to be added to the Healthy Communities Element with a list of environmental justice policies that are categorized under Civic Engagement, Health Risk Reduction (Pollution Exposure, Food Access, Safe and Sanitary Homes and Physical Activity), and Public Facilities. Additionally, the Land Use Element

is proposed to include a section that will address the law and framework for enacting environmental justice policies in the Healthy Communities Element.

### **General Plan Consistency**

State law requires internal consistency of the County's General Plan, including consistency of policy within an element and consistency of policy with other elements.

The proposed Safety Element amendments of GPA No. 1226 do not add new policy to the element and only update mapping data; therefore, no internal element or other element policy conflicts will be created thereby.

The proposed *Environmental Justice* sections in the Healthy Communities and Land Use Element will add new policy to the General Plan focused on the subject matter in order to improve public health and the environment within EJ Communities. Many of the new policies were derived from existing policy and focused on environmental justice. However, there are some new policies created to fully meet state requirements. All derived and new environmental justice policies were analyzed and do not create conflict with existing Land Use or Healthy Communities Element Policies or with policies in the remaining elements of the General Plan.

### **Senate Bill 18 and Assembly Bill 52**

State law requires that an opportunity for consultation to be made available to Native American tribes in the County when considering a general plan amendment and a CEQA project compliance document, pursuant to Senate Bill (SB) 18 and Assembly Bill (AB) 52, respectively. An SB 18 letter was sent to affected tribes on April 5, 2018. No notification was provided pursuant to AB 52 because the project is exempt from CEQA and AB 52 consultation is only required when an environmental impact report, mitigated negative declaration or negative declaration is prepared for a project. As of July 4, 2018 (90-day review period), six (6) responses were received from Native American tribes, yielding no requests to consult on the project due to an absence of impacts on tribal resources.

### **Airport Land Use Commission (ALUC) Review**

The proposed project was submitted to the Riverside County Airport Land Use Commission (RCALUC), pursuant to Public Resource Code Section 21676, which requires a review of projects for consistency with the airport land use compatibility plan. On June 11, 2018, RCALUC determined that GPA No. 1226 is "Consistent with the 2004 Riverside County Airport Land Use Compatibility Plan...."

### **State Review of Safety Element**

State law requires review of amendments to the County's Safety Element by the State's Office of Emergency Management (OES), California Geological Survey of the Department of Conservation, California Board of Forestry and Fire Protection, and every local agency that provides fire protection to the unincorporated areas of the County, pursuant to Government Code Section 65302(g) and 65302.5.

The County received a letter from the Board of Forestry and Fire Protection, dated June 13, 2018, that stated that the Board of Forestry and Fire Protection had no comment on the proposed amendments as they are outside of their purview but requested full review of the Safety Element to examine "the use of land and policies in the State Responsibility Area (SRA) and Very High Fire Hazard Severity Zones

(VHFHSZs) that protect life, property, and natural resources from unreasonable risks associated with wildfires,” which is outside of the scope of GPA No. 1226. OES and CALFIRE/Riverside County Fire confirmed by email with County staff that they had no comments on the proposed Safety Element amendments that are part of GPA No. 1226. No response was received from the California Geological Survey of the Department of Conservation.

## ENVIRONMENTAL REVIEW and ENVIRONMENTAL CONCLUSIONS

The proposed General Plan Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

GPA No. 1226 proposes map changes, minor related text amendments for clarification, and updates several figures for consistency with state data for the Safety Element.

GPA No. 1226 also creates policy to address environmental justice in the unincorporated areas of the County, pursuant to state law. These policies promote the creation of safe and healthy communities with the goal of improving the living and physical environment.

## FINDINGS

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

GPA No. 1226 is a General Plan Entitlement/Policy Amendment that amends the Safety Element, Healthy Communities Element, and Land Use Element. Accordingly, the findings supporting this type of General Plan amendment, pursuant to Ordinance No. 348, Section 2.4.C.2. a. b. and d., are as follows:

a: The proposed amendment does not involve a change in or conflict with: The Riverside County Vision, any General Plan Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

1. The Riverside County Vision:

- a. GPA No. 1226 supports many of the fundamental values listed in the Riverside County Vision (“Vision”) Chapter of the County’s General Plan, including, but not limited to, the *Community, Health, Diversity, Equity, Varied Communities, Balance, Participation, Distinctiveness, Multi-Modal Transportation, Safety, Recreation, and Healthy Food*.

One of the fundamental values of the Vision is Safety. The Safety Element will incorporate the latest mapping work and studies to allow the County to more effectively address geologic and seismic hazards as development occurs, therefore, supporting the Safety value of the Vision.

The new *Environmental Justice* Sections in the Healthy Communities and Land Use Elements will include new policy intended to (1) reduce unique or compounded health risks in disadvantaged communities, (2) promote civic engagement in public decision-making process, and (3) prioritize improvements and programs that address the needs of disadvantaged communities thereby, supporting the values of the Vision listed above, especially Community, Health, Equity, Participation, Recreation, and Healthy Food.

- b. The *Our Communities and Their Neighborhoods* section of the Vision states, “Considerable protection from natural hazards such as earthquakes, fire, flooding, slope failure, and other hazardous conditions is now built into the pattern of development authorized by the General Plan.” The proposed Safety Element amendments updates and clarifies data on seismic hazards, in order to appropriately apply applicable policy to protect communities from geologic and seismic hazards.
- c. The *Health Community* section of the Vision states, “Our communities are built with the overall health and wellbeing of our residents in mind. The communities are sustainable and continue to thrive because the residents take advantage of the amenities and healthy choices provided by the built and natural environment. The residents are provided options to live close to work, health services, and child day care; to safely travel as they choose (by car, public transit, foot, bicycle or other nonmotorized form of travel); to have access to trails, parks and open-space; and to have the choice of accessible healthy food. Partnerships are formed between the public and private agencies, as well as the community members to help endow the residents a healthier lifestyle.” The proposed amendments to the Healthy Communities Element and the Land Use Element in furtherance of environmental justice achieves the above vision with new policies that reduce health risks, promote civic engagement, and prioritize improvements and programs in low-income areas that are disproportionately affected by environmental pollution and other hazards.

2. General Plan Principle:

- a. Community Development Principle I.A.1., *Required Knowledge Base*, states, “...invest in the development and acquisition of the underlying knowledge base required to complete and maintain the General Plan...Essential database elements include: ...Impacts and mitigations.” The proposed Safety Element amendments will incorporate the latest mapping work and studies to the element’s seismic hazard maps in an effort to accurately identify areas that are impacted, so appropriate mitigation can be applied.
- b. Community Development Principle I.C.1., *Maturing Communities*, states, “...every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.” The proposed *Environmental Justice* section in the Healthy Communities Element creates policies tailored to address local health issues within EJ Communities.
- c. Transportation Principle III.E.1., *Pedestrian, Bicycle and Equestrian Friendly Communities*, states, “Bicycle and pedestrian paths should be conveniently located and linked to commercial, public, educational and institutional uses.” The proposed *Environmental Justice* section in the Healthy Communities Element creates policies that promote active and healthy lifestyles, including policies that encourage the development of infrastructure that link all areas and destinations within a community.
- d. Community Design Principle IV.F.1., *Parks and Recreation*, states, “An ample system of specialized open space and recreational facilities should be provided which are pedestrian, bicycle and equestrian oriented and accessible to persons of all ages, and whose frequent use is encouraged through placement and design.” The proposed *Environmental Justice* sections

in the Healthy Communities Element and Land Use Element create policies that promote active and healthy lifestyles, including policies that promote the development of accessible open space (i.e. parks, greenbelts and spaces, natural environment, and trails, etc.) and recreational facilities.

3. Foundation Component:

The proposed amendment does not include a specific project that changes a property's land use designation from one Foundation Component into another.

b: The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposed Safety Element amendments will incorporate the latest hazards data into the element in an effort to accurately identify hazardous areas where appropriate policy can be applied to reduce the impacts of these hazards; which is the primary purpose of the Safety Element.

Additionally, the purpose of the state's environmental justice requirement for general plans is to reduce health risks, promote civic engagement, and prioritize improvements and programs in low-income areas that are disproportionately affected by environmental pollution and other hazards, and the proposed *Environmental Justice* policies in the Healthy Communities Element and Land Use Element allow the County to improve living conditions in EJ Communities.

d: A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law:

The California Geological Survey has recently completed drafts of four Seismic Hazard Maps located within the County that were finalized early this year.

Additionally, SB 1000 requires local general plans to address environmental justice and include related policy, if a "disadvantaged community" is identified within the area covered by the general plan.

**PUBLIC HEARING NOTIFICATION AND OUTREACH**

GPA No. 1226 was advertised in the Press Enterprise Newspaper/Desert Sun on July 8, 2018 and is scheduled to be presented to the Planning Commission on July 18, 2018 as a public hearing item on the Agenda. Any member of the public is welcome to provide comments or concerns during the Planning Commission public hearing.

- 
- ATTACHMENTS:**  
Attachment A: Resolution 2018-007  
Attachment B: Safety Element Amendments, including figures  
Attachment C: Healthy Communities and Land Use Element Amendments, including the draft "Environmental Justice Community" map (Figure 4.1)

# ATTACHMENT A

2  
3 **RESOLUTION No. 2018-007**

4 **RECOMMENDING APPROVAL OF GENERAL PLAN AMENDMENT NO. 1226**

5  
6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350, a public hearing was  
7 held before the Riverside County Planning Commission in Riverside, California on July 18, 2018, to  
8 consider the above-captioned matter; and,

9 **WHEREAS**, all the provisions of the California Environmental Quality Act and the Riverside  
10 County CEQA implementing procedures have been satisfied; and,

11 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by staff,  
12 the public and affected government agencies; now, therefore,

13 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission  
14 of the County of Riverside, in regular session assembled on July 18, 2018, that is has reviewed and  
15 considered the staff report, staff’s presentation and input from the public, and recommends to the Board of  
16 Supervisors the following based on the staff report’s findings and conclusions:

17 **FIND** General Plan Amendment No. 1226 exempt from CEQA pursuant to State CEQA  
18 Guidelines Section 15061(b)(3); and,

19 **TENTATIVELY APPROVE** General Plan Amendment No. 1226.  
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# ATTACHMENT B



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General Plan Amendments adopted since 12/31/09;

-GPA No. 1122, BOS RSLN No. 2016-234, 12/06/16



# Chapter 6

## Safety Element

### Introduction

One of the fundamental values of the Vision for Riverside County highlights the importance of safety to the people of Riverside:

*“We acknowledge security of person and property as one of the most basic community needs and commit to designing our communities so that vulnerability to natural and man made hazards, as well as criminal activities, is anticipated and kept to a minimum.”*

This “value” underlies the policy direction of the Safety Element and is further defined by the following Vision statement:

*“Considerable protection from natural hazards such as earthquakes, fire, flooding, slope failure, and other hazardous conditions is now built into the pattern of development authorized by the General Plan.”*

Based on the direction provided by the Vision, and in compliance with state law, the primary objective of the Safety Element is to “reduce death, injuries, property damage, and economic and social impact from hazards”.

The Safety Element serves the following functions:

- Develops a framework by which safety considerations are introduced into the land use planning process;
- Facilitates the identification and mitigation of hazards for new development, and thus strengthens existing codes, project review, and permitting processes;
- Presents policies directed at identifying and reducing hazards in existing development; and
- Strengthens earthquake, flood, inundation, and wildland fire preparedness planning and post-disaster reconstruction policies.

### Relation to Other Documents

#### *Technical Background Report*

The Safety Element represents an extensive effort to reduce the impacts of future disasters in Riverside County. The Safety Element Technical Background Report (Appendix H), is a comprehensive, up-to-date assessment of natural and man-made hazards in the county, including, but not limited to: earthquakes, landslides, subsidence/settlement, floods, inundation, and wildland fire. The report serves as the foundation for the Safety

Element and includes detailed Geographic Information System (GIS) hazard mapping and analyses. This Safety Element incorporates by reference the County Fire Code, the County Abatement of Hazardous Vegetation Ordinance, and the Zoning Ordinance as well as the County Fire Department's Fire Protection Plan, and EMS Strategic Master Plan.

The following sections of the Safety Element summarize mitigation goals, specific policies, and key topics identified in the Technical Background Report. Issues and policies are organized by the following topics:

- Seismic Hazards;
- Slope and Soil Instability Hazards;
- Flood and Inundation Hazards;
- Fire Hazards;
- Hazardous Waste and Materials; and
- Disaster Preparedness, Response, and Recovery

### **Other General Plan Elements**

The Safety Element is only one of several components of the General Plan. Other social, economic, political and aesthetic factors must be considered and balanced with safety needs. Rather than compete with the policies of related elements, the Safety Element provides policy direction and designs safety improvements that complement the intent and policies of other General Plan elements.

Crucial relationships exist between the Safety Element and the other General Plan elements. How land uses are determined in areas prone to natural hazards, what regulations limit development in these areas, and how hazards are mitigated for existing development, are all issues that tie the elements together. For instance, Land Use Element diagrams and policies must consider the potential for various hazards identified in the Safety Element and must be consistent with the policies to address those hazards. The Multipurpose Open Space Element is also closely tied to the Safety Element. Floodplains, for example, are not only hazard areas, but also often serve as sensitive habitat for threatened or endangered species, or provide recreation or passive open space opportunities for residents and visitors. As such, flood and inundation policies balance the need to protect public health and safety with the need to protect habitat and open space. Safety Element policies, especially those concerning evacuation routes and critical facilities, must also be consistent with those of the Circulation Element. The County's Circulation Plan routes are considered the backbone routes for evacuation purposes.

### **Area Plans**

Together, the Safety Element and Technical Background Report provide a comprehensive set of hazard maps and policies that cover all unincorporated areas of Riverside County. The 19 area plans described in the General Plan, Chapter 1 Introduction, provide additional policy direction, as appropriate, as well as depict major hazards on more detailed maps than the countywide maps can provide. They show more precisely where hazard areas are, providing a more visible link between geography, land use, and policies. For additional policy guidance in specific areas, please refer to the applicable area plan.

## Setting

Historically, Riverside County has had the second highest number of state and federally-declared disasters in California. Which hazard poses the greatest risk? Which threat renders Riverside County most vulnerable? How bad will it get, how often? These deceptively simple questions lie at the heart of risk management.

For example, Riverside County has suffered six fire disasters since 1970. Much of Riverside County is at risk from wildland fire, which is a severe and growing problem. Meanwhile, throughout the 20th century, floods caused by storms have been the number one natural disaster in the United States, for lives lost and property damage. Since 1975, Riverside County has suffered fourteen floods severe enough to merit Gubernatorial or Presidential declarations of disaster. Inundation due to dam failure, while unlikely, would have even more devastating consequences. Failure of unstable ground, whether due to collapsing or expanding soil, or slope failures such as landslides, debris flows and rockfalls, can cause localized but expensive damage. Areas prone to unstable soil and slopes can generally be predicted, but, absent mitigation and maintenance, such failures can be frequent and recurring.

All of these hazards are costly and potentially life-threatening and affect significant portions of Riverside County. Some hazards must be avoided entirely, while the potential impacts of others can be mitigated by special building techniques. In still other cases, safety-oriented organizations, such as Fire Safe, can provide assistance in educating the public and promoting practices that contribute to improved public safety. With existing development in areas prone to these disasters, an aggressive program is needed to persuade property owners to mitigate, or to sell the property to the County of Riverside or other entity, or to modify use of the property.

Major earthquakes will cause disasters less frequently than other hazards, yet they have the most serious life, safety, and economic consequences. A mere tens of seconds of strong ground shaking can devastate large areas of Riverside County and overwhelm the County's ability to respond. Economic consequences could last for years. A large earthquake can also trigger occurrences of most of the other disasters considered in this Safety Element.

Because major earthquakes are such high-consequence events, because relatively easy land use mitigation efforts do not considerably reduce earthquake hazards, and because earthquakes have far-reaching consequences outside of damaged areas, much legislation has been written to reduce society's vulnerability to such hazards. For the same reasons, many of the Safety Element policies address earthquake hazards.

## Issues and Policies

The following issues and policies are organized under the headings of "General" - those that apply to all natural hazards and "Hazard Specific" - those that only apply to a specific hazard type (i.e., flood or seismic). Those policies that are "General" are subcategorized by types of policies: code conformance, special development regulations, or hazard reduction. Following the general policies are those that are categorized by specific hazard types. Additional safety policies that only apply to a specific geographical area of Riverside County may be found in any of the General Plan's 19 area plans.

In addition to this Safety Element, land use and development in Riverside County are regulated by the other elements and area plans of the General Plan, County Building and Grading Ordinances, the California Environmental Quality Act (CEQA), and specific resolutions adopted by the Riverside County Board of Supervisors.

## General Issues and Policies

### Code Conformance and Development Regulations



The General Plan policy and implementation item reference system:

**LU 1.3:** Identifies which element contains the Policy, in this case the Land Use Element, and the sequential number.

**AI 1 and AI 4:** Reference to the relevant Action Items contained in the Implementation Program found in Appendix K.

The Riverside County Department of Building and Safety provides technical expertise in reviewing and enforcing the County Building and Fire Codes. These codes establish site-specific investigation requirements, construction standards, and inspection procedures to ensure that development does not pose a threat to the health, safety and welfare of the public. Every three years, the County's Building and Fire Codes are adapted from the Uniform Building and Fire Codes. They contain baseline minimum standards to guard against unsafe development. As discussed in the Technical Background Report, project variables may modify the implementation of a particular standard.

At a minimum, it is imperative to enforce the most recently adopted regulatory codes for new development and significant redevelopment, including the County's Zoning Ordinance, Land Use Ordinance and Land Division Ordinance, which support the Building and Fire Codes. The California Environmental Quality Act (CEQA) adds another level of safety review, requiring that environmental constraints be considered prior to approval of significant projects. Additional guidelines and standards are introduced through the Safety Element. Table S-1, Multi-Hazard Safety Actions, identifies the relationship between these various regulatory and planning tools and the hazards that they address.

Special development regulations can reinforce and augment existing code standards by raising the level of hazard-conscious project design and mitigation engineering. Examples include additional geologic/geotechnical investigation and additional reinforcement of foundations in areas of potential ground failure. While foundation investigations are required by Riverside County's Building Code, it is important to emphasize expected levels of investigation and protection. Furthermore, some requirements that may only apply to critical facilities, such as detailed seismic analyses, could be expanded to include other structures and lifelines. Where engineering methods cannot mitigate the hazards, avoidance of the hazard is appropriate, such as where ground rupture along active or potentially active fault traces are identified during project investigation. Special minimum setbacks away from active faults, which are already required for critical facilities, can also be defined for other structures and lifelines.

Through Ordinance 457 and Board of Supervisors Policy F-6, Riverside County prohibits grading without permits, levies penalties for illegal grading, and requires the restoration of illegally graded land to prevent off-site drainage and slope erosion. The penalties for illegal grading include fines and 5-year abeyances on the issuance of building permits and land use approvals involving subject properties. Larger fines may be levied for illegal grading where it can be shown that violations have occurred in regard to federal and state laws that permit the larger fines.

Table S-1  
Multi-Hazard Safety Actions

Hazards	Risk			Scope of Risk*	Code Conformance and Hazard Management			Hazard Reduction
	Low	Moderate	High		Building	Fire	Special Development	
<b>EARTHQUAKE DAMAGE</b>	Strong Ground Motion		X	Countywide/Regional	X	X	X	X
	Fault Rupture		X	Local			X	X
	Liquefaction		X	Local			X	X
	Settlement/Subsidence		X	Local	X		X	X
	Landslide		X	Local	X		X	X
	Dam/Reservoir Inundation	X			Local		X	X
<b>SLOPE AND FOUNDATION STABILITY</b>	Building Damage	X	X	Countywide/Regional	X	X	X	X
	Infrastructure/Utilities Damage		X	Countywide/Regional	X	X	X	X
	Deep-Seated Landslide	X		Local	X		X	X
	Soil Slumps		X	Local	X		X	X
<b>INUNDATION</b>	Settlement/Subsidence		X	Local	X		X	X
	Stream Flooding		X	Local			X	X
	Dam/Reservoir Inundation	X		Local			X	X
<b>FIRE</b>	Wildland Fire		X	Local/Countywide	X	X	X	X
	Industrial Fire		X	Local	X	X	X	X
	Residential Fire		X	Local	X	X	X	X

\*Scope of Risk:

Local - Hazard impacts localized or site-specific portion of County.

Local/Countywide - Hazard impacts a significant portion or all of County.

Countywide/Regional - Hazard affects large multi-jurisdictional area.

#Code Conformance and Hazard Management Options:

Special Development Regulations reinforce and augment existing codes.

Hazard Reduction Programs are designed to improve the safety of existing development.

Special Development Regulations and Hazard Reduction policies exceed current code requirements and are implemented by this Safety Element.

**Policies:**

- S 1.1 Mitigate hazard impacts through adoption and strict enforcement of current building codes, which will be amended as necessary when local deficiencies are identified.
- S 1.2 Enforce state laws aimed at identification, inventory, and retrofit of existing vulnerable structures.
- S 1.3 Continue to enforce penalties against grading without permits, and ensure the restoration of land thus damaged. Continue to educate the public about the benefits of grading with permits and the penalties for grading without them. If the penalties are later determined to not be effective, explore whether the levying of greater penalties would be more effective in deterring illegal grading and ensuring the proper restoration of damaged lands.
- S 1.4 Implement the County of Riverside Multi-Jurisdictional Hazard Mitigation Plan.

**Hazard Reduction**



Lessons learned from recent earthquakes and extensive scientific research conducted as part of the National Earthquake Hazard Reduction Program (NEHRP) have led to significant improvements in building codes. Adopted by the County of Riverside in July 1999, the 1997 Uniform Building Code (UBC) is a prime example of an effort to reduce hazard risks in response to recent earthquakes. Seismic codes will continue to improve under the International Building Code, which replaced the UBC in the year 2000.

Hazard reduction programs are designed to improve the safety of existing development. For example, older structures, built to superseded code standards, may need seismic upgrading. Owners of older structures may voluntarily upgrade, be strongly persuaded to upgrade, or be required to do so. Additional examples of hazard reduction programs include:

- Strengthening pipelines and developing emergency back-up capability by public utilities serving the County of Riverside;
- Collaborating with water purveyors to ensure adequate fire flow and enact preventative measures;
- Encouraging the construction of auxiliary water systems to supplement existing water lines. This will help ensure adequate water flow for fire suppression even if main water lines are damaged. Gravity-fed or generator-operated pumps for swimming pools and water storage tanks can also supplement flow;
- Planning for emergency response at the government and individual level to reduce the risk to the public from hazards; and
- Identifying unsafe structures and posting public notices.

To reduce hazards in areas mapped as hazard zones, the County of Riverside uses a combination of methods:

- Special investigation and reporting requirements;
- Land use planning;
- Real-estate disclosure;



- Incentives to encourage mitigation;
- Public education; and
- Disincentives including fines and fees for those who choose to take the risk of that hazard.

#### Policies:

- S 1.4 Require structural and nonstructural assessment and, when necessary, mitigation, of other types of potentially hazardous buildings that: 1) are undergoing substantial repair or improvements resulting in more than half of the assessed property value, or 2) are considered an element of blight in a redevelopment district. Potential implementation measures could include: (AI 81, 88, 89, 90, 100)
- a. Use of variances, tax rebates fee waivers, credits, or public recognition as incentives.
  - b. Inventory and structural assessment of potentially hazardous buildings based on screening methods developed by the Federal Emergency Management Agency.
  - c. Development of a mandatory retrofit program for hazardous, high occupancy, essential, dependent or high-risk facilities.
  - d. Development of a mandatory program requiring public posting of seismically vulnerable buildings.

### Hazard Specific Issues and Policies

#### Seismic Hazards

While Riverside County is at risk from many natural and man-made hazards, the event with the greatest potential for loss of life or property and economic damage is an earthquake. This is true for most of Southern California, since damaging earthquakes are frequent, affect widespread areas, trigger many secondary effects, and can overwhelm the ability of local jurisdictions to respond. In Riverside County, earthquake-triggered geologic effects include ground shaking, fault rupture, landslides, liquefaction, subsidence, and seiches, all of which are discussed in the Safety Element Technical Background Report, Appendix H. Earthquakes can also cause human-made hazards such as urban fires, dam failures, and toxic chemical releases.

Earthquake risk is very high in the most heavily populated western portion of the county and the Coachella Valley, due to the presence of two of California's most active faults, the San Andreas and San Jacinto. Risk is moderate in the eastern portion of the county beyond the Coachella Valley.

Most of the loss of life and injuries from earthquakes are due to damage and collapse of buildings and structures. Building codes have generally been made more stringent following damaging earthquakes. However, in the County of



Building damage is commonly classified as either **structural** or **non-structural**.

Structural damage impairs the building's structural support. This includes any vertical and lateral force-resisting systems, such as frames, walls, and columns.

Non-structural damage does not affect the integrity of the structural support system.

Non-structural damage includes broken windows, collapsed or rotated chimneys, and fallen ceilings.

Riverside, structures built prior to improved building codes have generally not been upgraded to current standards, and are vulnerable in earthquakes.

Comprehensive hazard mitigation programs that include the identification and mapping of hazards, prudent planning and enforcement of building codes, and expedient retrofitting and rehabilitation of weak structures can significantly reduce the scope of an earthquake disaster.

The intent of these policies is to minimize the impact of earthquakes on Riverside County's citizens, property, and economy.

### Fault Rupture

Primary ground damage due to earthquake fault rupture typically results in a relatively small percentage of the total damage in an earthquake, but proximity to a rupturing fault can cause profound damage. It is difficult to reduce this hazard through structural design. The primary mitigative technique is to set back from, and avoid, active faults. The challenge comes in identifying all active faults. Faults throughout Southern California have formed over millions of years. Some of these faults are generally considered inactive under the present geologic conditions; that is, they are unlikely to generate further earthquakes. Other faults are known to be active. Such faults have either generated earthquakes in historical times (within the last 200 years), or show geologic and geomorphic indications of relatively recent movement. Faults that have moved in the relatively recent geological past are generally presumed to be the most likely candidates to generate damaging earthquakes in the lifetimes of residents, buildings, or communities (Figure S-1).

The State Alquist-Priolo Earthquake Fault Zoning Act (A-P Act) was passed in 1972 to mitigate the hazard of surface faulting. Surface rupture is the most easily avoided seismic hazard. The main purpose of the A-P Act is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The A-P Act only addresses the hazard of surface fault rupture and is not directed toward other earthquake hazards. Alquist-Priolo Earthquake Fault Zones have been designated by the California Division of Mines and Geology for the Elsinore, San Jacinto, and San Andreas fault zones in Riverside County.



**Critical Facilities:** Facilities housing or serving many people, which are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility “lifeline” facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

Within the rapidly growing county, State A-P mapping has not kept pace with development. The County of Riverside has zoned fault systems and required similar special studies prior to development. These are referred to as County Earthquake Fault Study Zones on Figure S-2 and in the Technical Background Report. They generally represent zones that have been identified from groundwater studies, and should be viewed as doubtful. However, until solid field evidence is generated to prove or disprove their existence, they should continue to be considered a hazard.

Within State A-P and Riverside County Fault Zones, proposed tracts of four or more dwelling units must investigate the potential for and setback from ground rupture hazards. This is typically accomplished by excavation of a trench across the site, determining the location of faulting, and establishing building setbacks.

As there are many active faults in Riverside County, with new fault strands being continually discovered, all proposed structures designed for human occupancy should be required to investigate the potential for and setback from

ground rupture. Also of concern are structures, not for human occupancy, that can cause harm if damaged by an earthquake, such as utility, communications, and transportation lifelines.

The County of Riverside regulates most development projects within earthquake fault zones (Figure S-2). Projects include all land divisions and most structures for human occupancy. Exempted projects include single-family, wood-frame and steel-frame dwellings that are one or two stories, are not part of a development of four units or more, and are not located within 50 feet of a fault.

Before a project can be permitted within a State A-P Earthquake Fault Zone, Riverside County Fault Zone, or within 150 feet of any other potentially active or active fault mapped in published United States Geological Survey (USGS) or California Division of Mining and Geology (CDMG) reports, a geologic investigation must demonstrate that proposed buildings will not be constructed across active faults. A site-specific evaluation and written report must be prepared by a licensed geologist. If an active fault is found, a structure for human occupancy must be set back 50 feet from the fault, unless adequate evidence, as determined and accepted by the Riverside County Engineering Geologist, is presented to support a different setback.

### Policies:

S 2.1 Minimize fault rupture hazards through enforcement of Alquist-Priolo Earthquake Fault Zoning Act provisions and the following policies: (AI 80, 91)

- a. Require geologic studies or analyses for critical structures, and lifeline, high-occupancy, schools, and high-risk structures, within 0.5 miles of all Quaternary to historic faults shown on the Earthquake Fault Studies Zones map.
- b. Require geologic trenching studies within all designated Earthquake Fault Studies Zones, unless adequate evidence, as determined and accepted by the Riverside County Engineering Geologist, is presented. The County of Riverside may require geologic trenching of non-zoned faults for especially critical or vulnerable structures or lifelines.
- c. Require that lifelines be designed to resist, without failure, their crossing of a fault, should fault rupture occur.
- d. Support efforts by the California Department of Conservation, California Geological Survey to develop geologic and engineering solutions in areas of ground deformation due to faulting and seismic activity, in those areas where a through-going fault cannot be reliably located.
- e. Encourage and support efforts by the geologic research community to define better the locations and risks of Riverside County faults. Such efforts could include data sharing and database development with regional entities, other local governments, private organizations, utility agencies or companies, and local universities.



An example of an area of **ground deformation** is the Newport- Inglewood Fault through the northern part of Long Beach, California, where young river sediments bury the fault faster than the fault can reassert itself every thousand years or so with an earthquake. Potential examples in Riverside County could include several locations along the Elsinore Fault, the northern San Jacinto Fault, some of the faults in the Temecula area, and some of the secondary strands of the San Andreas Fault in Indio.

## Seismically-Induced Liquefaction, Landslides, and Rock Falls



As demonstrated by past earthquakes, seismic settlement is primarily damaging in areas subject to differential settlement. These can include cut/fill transition lots built on hillsides, where a portion of the house is built over an area cut into the hillside while the remaining portion of the house projects over man-made fill. During an earthquake, even slight settlement of the fill can lead to a differentially-settled structure and significant repair costs.

Portions of the County of Riverside (County) are susceptible to liquefaction and landslides or rockfall, which are very destructive secondary effects of strong seismic shaking. This section addresses these hazards as they relate specifically to seismic events. General slope and soil instability hazards, which can occur in the absence of seismic shaking, are addressed separately in following sections of the Safety Element. The County, based on geologic, geotechnical, seismic and hydrological data, created generalized hazards maps (maps) of the County for liquefaction potential and slope instability. These maps were created by the County to help guide geologic hazard analysis of sites being developed within the unincorporated portions of the County. Periodically, the State of California releases updated State Seismic Hazards Maps in accordance with the Seismic Hazards Mapping Act. When revising the County's maps, the County will utilize these updated State Seismic Hazard Maps.

Liquefaction occurs primarily in saturated, loose, fine- to medium-grained soils in areas where the groundwater table is within approximately 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks, and can also result in a water-soil slurry bubbles-flowing onto the ground surface. Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping. Site-specific geotechnical studies are the only practical and reliable way of determining the specific liquefaction potential of a site; however, a determination of general risk potential can be provided based on soil type and depth of groundwater.

Areas identified as susceptible to liquefaction are identified in Figure S-3.

Areas indicated as susceptible to liquefaction in Figure S-3 are based on a combination of known factors in some areas and the absence of known factors in other areas. In addition, these potential hazard zones are not an absolute indication that the hazard truly exists nor are they an indicator of the extent of damage that may or may not occur at a given site. A good example is the area of March Air Reserve Base (MARB). The information used to construct the County's liquefaction potentials for this area indicated a high potential for liquefaction. Recent research confirms there is a potential for liquefaction to occur; however, this research also confirms minimal liquefaction-induced ground settlement is anticipated to occur for the areas that were studied. In most cases, proper design and construction of subgrade soils and building foundations provides a mechanism to mitigate the risk of seismic hazard to an acceptable level in conformance with the State Building Code. The representation of areas having a liquefaction potential on Figure S-3 is only intended as notification to seek further site-specific information and analysis of this potential hazard as part of future site development. It should not be solely relied upon, without site-specific information and analysis, for design or decision-making purposes.

Seismically-induced landslides and rock falls should be expected throughout the county in a major earthquake. Field investigation enables identification of slide-prone slopes before an earthquake occurs. Landslides and rock falls occur most often on steep or compromised slopes. Factors controlling the stability of slopes include: 1) slope height and steepness; 2) engineering characteristics of the earth materials comprising the slope; and 3) intensity of ground shaking. Figure S-4 maps areas with varying levels of earthquake-induced slope instability.

The Seismic Hazard Zone Maps are issued by the State of California and they address the seismic hazards of liquefaction and earthquake-induced landslides pursuant to the Seismic Hazards Mapping Act (SHMA). The SHMA requires the State Geologist to compile and issue maps identifying seismic hazard zones, also referred to as Zones of Required Investigation (ZORI). The purpose of these zones is to delineate areas within which soil conditions, topography and the likelihood of future ground shaking indicate sufficient hazard potential to justify a site-specific geotechnical investigation. The Murrieta Quadrangle Seismic Hazard Zone Map area is shown on Figure S-3 and Figure S-4 and it is the first official Seismic Hazard Zone Map within Riverside County released by the California Geological Survey through its Seismic Hazards Zonation Program.

This Seismic Hazards Zonation Program will ultimately map the principal and major growth areas in seismically active areas of California. Each quadrangle map covers an area of approximately 60 square miles. There are sixteen other planned quadrangles within western Riverside County that will be incorporated into the Safety Element as they become available.

The following policies apply to Riverside County and California State identified liquefaction and slope instability hazardous zones:

**Policies:**

- S 2.2      Require geological and geotechnical investigations in areas with potential for earthquake-induced liquefaction, landsliding or settlement, for any building proposed for human occupancy and any structure whose damage would cause harm, except for accessory buildings. (AI 81)
- S 2.3      Require that a state-licensed professional investigate the potential for liquefaction in areas designated as underlain by “Susceptible Sediments” and “Shallow Ground Water” for all general construction projects, except for accessory buildings (Figure S-3).
- S 2.4      Require that a State-licensed professional investigate the potential for liquefaction in areas identified as underlain by “Susceptible Sediments” for all proposed critical facilities (Figure S-3).
- S 2.5      Require that engineered slopes be designed to resist seismically- induced failure. For lower-risk projects, slope design could be based on pseudo-static stability analyses using soil engineering parameters that are established on a site-specific basis. For higher-risk projects, the stability analyses should factor in the intensity of expected ground shaking, using a Newmark-type deformation analysis.
- S 2.6      Require that cut and fill transition lots be over-excavated to mitigate the potential of seismically-induced differential settlement.



Pseudo-static stability analyses requires detailed geotechnical investigations, including subsurface soil sampling and laboratory testing.

- S 2.7 Require a 100% maximum variation of fill depths beneath structures to mitigate the potential of seismically-induced differential settlement.
- S 2.8 Encourage research into new foundation design systems that better resist Riverside County’s climatic, geotechnical, and geological conditions. (AI 104)

**Slope and Soil Instability Hazards**

Covering approximately 7,310 square miles and spanning from the Colorado River at the Arizona border to within ten miles of the Pacific Ocean, Riverside County contains a variety of topographical and geological conditions that pose various slope and soil instability hazards. Mass wasting, which includes landslides, rockfalls, and debris flow, is associated with the mountainous regions primarily composed of igneous and metamorphic rock, while subsidence and hydroconsolidation are concentrated in valleys filled with sediments.

The intent of these policies is to reduce the occurrence and costs of slope and soil instability hazards, and eliminate human contribution to their occurrence.

**Landslides, Rockfalls, and Debris Flows**

Landslides, rockfalls, and debris flows occur continuously on all slopes; some processes act very slowly, while others occur very suddenly, often with disastrous results. As human populations expand over more of the land surface, these processes become an increasing concern.

There are predictable relationships between local geology and landslides, rockfalls and debris flows. Knowledge of these relationships can improve planning and reduce vulnerability. Slope stability is dependent on many factors and their interrelationships, including rock type, pore water pressure, slope steepness, and natural or man-made undercutting. Slope and geologic conditions are identified in Figures S-4 and S-5, respectively.

For new development, the Riverside County Building and Safety Department enforces current building codes. Building codes establish specific site investigation requirements and define various standards by which hillside projects are assessed.

Landslide Management Zones (LMZs) identify regions susceptible to slope instability. This instability can include deep-seated landslides, rockfalls, soil slumps, and debris flows. Without the presence of extensive flood control devices, including large debris basins, the areas outlined by an LMZ may be subject to debris flow inundation. Most often, debris flow inundation results in roadways and improvements blocked by boulders. Rarely do debris-flow-generating storms affect the entire county.

Most of the area within Landslide Potential Management Zones of the County of Riverside, as shown on Figure S-6, are designated for open space or rural development. Investigations and stability evaluations should be conducted prior to any proposed grading, if conditional use permits or variances are granted. Within a Landslide Potential Management Zone, mitigation of existing and/or potential slope problems can be required when substantial improvements are proposed.

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In a typical year in the United States, mass wasting causes 25 to 50 deaths and over \$1.5 billion in damages.

★

The greatest Southern California debris flow events of the 20th century occurred in 1934, 1938, 1969 and 1978, but there is generally a destructive event each decade.

**Policies:**

- S 3.1 Require the following in landslide potential hazard management zones, or when deemed necessary by the California Environmental Quality Act: (AI 104)
- a. Preliminary geotechnical and geologic investigations.
  - b. Evaluations of site stability, including any possible impact on adjacent properties, before final project design is approved.
  - c. Consultant reports, investigations, and design recommendations required for grading permits, building permits, and subdivision applications be prepared by state-licensed professionals.
- S 3.2 Require that stabilized landslides be provided with redundant drainage systems. Provisions for the maintenance of subdrains must be designed into the system.
- S 3.3 Before issuance of building permits, require certification regarding the stability of the site against adverse effects of rain, earthquakes, and subsidence.

- S 3.4 Require adequate mitigation of potential impacts from erosion, slope instability, or other hazardous slope conditions, or from loss of aesthetic resources for development occurring on slope and hillside areas.
- S 3.5 During permit review, identify and encourage mitigation of onsite and offsite slope instability, debris flow, and erosion hazards on lots undergoing substantial improvements.
- S 3.6 Require grading plans, environmental assessments, engineering and geologic technical reports, irrigation and landscaping plans, including ecological restoration and revegetation plans, as appropriate, in order to assure the adequate demonstration of a project's ability to mitigate the potential impacts of slope and erosion hazards and loss of native vegetation.
- S 3.7 Support mitigation on existing public and private property located on unstable hillside areas, especially slopes with recurring failures where Riverside County property or public right-of-way is threatened from slope instability, or where considered appropriate and urgent by the Riverside County Engineer, Fire, or Sheriff Department. (AI 100)

### Subsidence and Expansive and Collapsible Soils

*Subsidence* refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes.

Figure S-7 identifies areas susceptible to subsidence hazards based on geologic and hydrogeologic characteristics that are similar to regions of the county in which subsidence is documented.

Land subsidence and fissuring have been well-documented in Riverside County. Most of the early documented cases of subsidence affected only agricultural land or open space. As urban areas have expanded, so too have the impacts of subsidence on structures for human occupancy. Ground subsidence and associated fissuring in Riverside County have resulted from both falling and rising ground water tables. In addition, many fissures have occurred along active faults that bound the San Jacinto Valley and the Elsinore Trough.

Subsidence typically occurs throughout a susceptible valley. In addition, differential displacement and fissures occur at or near the valley margin, and along faults. In the County of Riverside, the worst damage to structures as a result of regional subsidence may be expected at the valley margins. Alluvial valley regions are especially susceptible.

*Expansive soils* have a significant amount of clay particles which can give up water (shrink) or take on water (swell). The change in volume exerts stress on buildings and other loads placed on these soils. The occurrence of these soils is often associated with geologic units having marginal stability. Expansive soils can be widely dispersed and can be found in hillside areas as well as low-lying alluvial basins.

Expansion testing and mitigation are required by current grading and building codes. Special engineering designs are used effectively to alleviate problems caused by expansive soils. These designs include the use of reinforcing steel in foundations, drainage control devices, over-excavation and backfilling with



A well-documented case of property damage due to collapsible soils occurred in the Murrieta area (Shlemon and Hakakian, 1992). There, alluvium was left in place during rough grading, and later collapsed when ground water levels rose significantly. The ground water rose because of new golf course and residential irrigation.



non-expansive soil. For new development, future problems with expansive soils can be largely prevented through proper site investigation, soils testing, foundation design, and quality assurance during grading operations as required by the Riverside County Building Code. Active enforcement, peer review, and homeowner involvement are required to maintain these standards. Homeowners are important because moisture control and modified drainage can minimize the effects of expansive soils. Homeowners should be educated about the importance of maintaining a constant level of moisture below their foundation. Excessive swelling and shrinkage cycles can result in distress to improvements and structures.

Although expansive soils are now routinely alleviated through the Riverside County Building Code, problems related to past, inadequate codes constantly appear. Expansive soils are not the only cause of structural distress in existing structures. Poor compaction and construction practices, settlement, and landslides can cause similar damage, but require different mediation efforts. Once expansion has been verified as the source of the problem, mitigation can be achieved through reinforcement of the existing foundation, or alternatively, through the excavation and removal of expansive soils in an affected area.

*Hydroconsolidation, or soil collapse*, typically occurs in recently deposited, Holocene (less than 10,000 years old) soils that were deposited in an arid or semi-arid environment. Soils prone to collapse are commonly associated with man-made fill, wind-laid sands and silts, and alluvial fan and mudflow sediments deposited during flash floods. These soils typically contain minute pores and voids. The soil particles may be partially supported by clay or silt, or chemically cemented with carbonates. When saturated, collapsible soils undergo a rearrangement of their grains, and the water removes the cohesive (or cementing) material. Rapid, substantial settlement results. An increase in surface water infiltration, such as from irrigation, or a rise in the ground-water table, combined with the weight of a building or structure, can initiate settlement and cause foundations and walls to crack.

In the County of Riverside, collapsible soils occur predominantly at the base of the mountains, where Holocene-age alluvial fan and wash sediments have been deposited during rapid runoff events. In addition, some windblown sands may be vulnerable to collapse and hydroconsolidation. Typically, differential settlement of structures occurs when lawns or plantings are heavily irrigated in close proximity to the structure's foundation. Forensic indications of collapsible soils include:

- tilting floors;
- cracking or separation in structures;
- sagging floors; or
- non-functional windows and doors.

#### **Policies:**

- S 3.8            Require geotechnical studies within documented subsidence zones, as well as zones that may be susceptible to subsidence, as identified in Figure S-7 and the Technical Background Report, prior to the issuance of development permits. Within the documented subsidence zones of the Coachella, San Jacinto, and Elsinore valleys, the studies must address the potential for reactivation of these zones, consider the potential impact on the project, and provide adequate and acceptable mitigation measures.
- S 3.9            Develop a liaison program with all Riverside County water districts to prevent water extraction induced subsidence (AI 4).

- S 3.10 Encourage and support efforts for long-term, permanent monitoring of topographic subsidence in all producing groundwater basins, irrespective of past subsidence.

**Wind Erosion**

Wind erosion is a serious environmental problem attracting global attention. Soil movement is initiated as a result of wind forces exerted against the surface of the ground. Dust particles in the air create major health problems. Atmospheric dust causes respiratory discomfort, may carry pathogens that cause eye infections and skin disorders, and reduces highway and air traffic visibility. Dust storms can cause additional problems. Buildings, fences, roads, crops, trees and shrubs can all be damaged by abrasive blowing soil.


Wind and wind-blown sand are an environmentally-limiting factor throughout much of Riverside County. Approximately 20% of the land area of Riverside County is vulnerable to “high” and “very high” wind erosion susceptibility. The Coachella Valley, the Santa Ana River Channel in northwestern Riverside County, and areas in and around the cities of Hemet and San Jacinto are zones of high wind erosion susceptibility (Figure S-8).

Wind-blown sand is a well-recognized hazard for developments in the Coachella Valley. It has forced abandonment of dwellings and subdivided tracts in the central Coachella Valley. The primary source of sand here is the Whitewater River. Increases in the amount of wind-blown sand are related to episodic flooding of the Whitewater River. A 15-fold increase in wind erosion rates in this area has been noted following heavy flood events. Therefore, mitigation of wind-blown sand is directly related to mitigation of flood potential on the Whitewater River. Efforts to control the wind, using hedges and other barriers, may not be effective in mitigating wind erosion.

However, the Whitewater River provides a large component of sand to sustain the dune fields, home to several endangered species. Erosion intervention has had serious and unforeseen consequences in many places, so any proposed mitigation program should be approached carefully, with an extended period of preparatory study.

**Policies:**

- S 3.11 Require studies that address the potential of this hazard on proposed development within “High” and “Very High” wind erosion hazard zones as shown on Figure S-8, Wind Erosion Susceptibility Map.
- S 3.12 Include a disclosure about wind erosion susceptibility on property title for those properties located within “High” and “Very High” wind erosion hazard zones as shown on Figure S-8, Wind Erosion Susceptibility Map. (AI 92)
- S 3.13 Require buildings to be designed to resist wind loads.
- S 3.14 Educate builders about the wind environment and encourage them to design projects accordingly (AI 93, 97, 98).



Since 1965, eleven Gubernatorial and Presidential flood disaster declarations have been declared for Riverside County. State law generally makes local government agencies responsible for flood control in California.

**Flood and Inundation Hazards**

Riverside County has experienced severe flooding many times throughout its history, resulting in the loss of lives and millions of dollars in property damage. Floods are caused by rivers and creeks overrunning their banks, and most



#### **Flood Facts:**

- Most lives are lost when people are swept away by flood currents.
- Most flood-related deaths are due to flash floods.
- Fifty% of all flash flood fatalities are vehicle-related.
- Most property damage results from inundation by sediment-laden water.
- Most homeowners' insurance policies do not cover flood water damage.
- Individuals and business owners can protect themselves from property losses by purchasing flood insurance through FEMA's National Flood Insurance Program.

property damage has occurred where development has been allowed without regard for flood hazard. If urban development continues to encroach onto the floodplains without major structural improvements, Riverside County will face an ever-increasing flood hazard, and potential losses will escalate.

The tremendous capital investments made in dikes, channels, levees, and dams over the last half century have not eliminated all flood hazards, and in some instances, the protective facilities may be unable to accommodate the 100-year flood. In recent years, the idea has become increasingly accepted that, while it is essential to protect existing development, the provision of massive flood control facilities merely to permit new development over major floodplains may be unwise. It is often more effective and less costly to locate development outside of hazard areas than to attempt to control the hazard itself.

Furthermore, consistent with the intent and policies of the Multipurpose Open Space Element, the Safety Element recognizes the need to protect watercourses in their natural state. Flood and inundation policies limit the alteration of floodways and channelization when alternative methods of flood control are not technically feasible. The intent is to balance the need for protection with prudent land use solutions, recreation needs, and habitat requirements; and, as applicable, to provide incentives for natural watercourse preservation, including density transfer programs.

One-hundred-year flood hazard zones are identified in Figure S-9, while dam inundation zones are identified in Figure S-10.

The intent of these policies is to eliminate the need for state or federal flood disaster declarations through aggressive flood mitigation activities.

#### **Flood and Inundation Hazard Abatement**

While local agencies operate and maintain many flood control facilities, funding for the construction of such facilities often is shared with federal and state agencies. Nevertheless, local agencies independently fund many local projects without financial assistance from the federal or state governments.

Flooding susceptibility in Riverside County is primarily associated with several major stream drainages, including but not limited to the Santa Ana, San Jacinto and Whitewater Rivers, as well as smaller scale and flash flood events on many of the alluvial fans that flank Riverside County's hillsides. Large-scale developments have utilized golf courses and greenbelts as part of a network of channels that collect flood flows on the upstream side of a project, carry it safely through the project, and disperse it on the downstream side. However, given the low permeabilities of the underlying bedrock, heavy runoff from the surrounding hills and mountains during strong storms cannot be prevented.

The nation has seen several catastrophic collapses of highway and railroad bridges, due to scouring and a subsequent loss of support of foundations. Major bridge crossings that are vital to the County of Riverside should be designed and built to withstand scouring. Scour at highway bridges involves flood water sediment-transport and erosion processes that cause streambed material to be removed from the bridge vicinity. The State of California participates in the bridge scour inventory and evaluation program. In addition, California's seismic retrofit program of bridges includes underpinning of foundations. In western Riverside County, this is expected to help reduce the vulnerability of foundations to be undermined by scour. However, since the eastern portion of the county has only a moderate seismic risk, bridges in these areas are of lower priority for seismic underpinning.

A review of records maintained at the California Office of Emergency Services provided potential failure inundation maps for 23 dams affecting Riverside County. These maps were compiled into the geographic information system digital coverage of potential dam inundation zones for Riverside County. These maps are intended to be used by state and local officials for the development and approval of dam failure emergency procedures as described in Section 8589.5 of the California Government code. The maps are also used to provide information needed to make natural hazard disclosure statements required under recent legislation (AB 1195 Chapter 65, June 9, 1998; Natural Hazard Disclosure Statement).

Seismically-induced inundation refers to flooding that occurs when water retention structures fail during an earthquake. Often, inundation is triggered by damage from a seiche. A seiche is a wave that reverberates on the surface of water in an enclosed or semi-enclosed basin, such as a reservoir, lake, bay or harbor, in response to ground shaking during an earthquake. Seismically-induced inundation can also occur if strong ground shaking causes structural damage to above-ground water tanks. In response to this hazard, a new tank design includes flexible joints that can accommodate movement in any direction.

**Policies:**

- S 4.1 For new construction and proposals for substantial improvements to residential and nonresidential development within 100-year floodplains as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, Riverside County shall apply a minimum level of acceptable risk; and disapprove projects that cannot mitigate the hazard to the satisfaction of the Building Official or other responsible agency. (AI 25)
- S 4.2 The county shall enforce provisions of the Building Code in conjunction with the following guidelines: (AI 25)
  - a. All residential, commercial and industrial structures shall be flood-proofed from the mapped 100-year storm flow. This may require that the finished floor elevation be constructed at such a height as to meet this requirement.



**Floodplains** are comprised of the floodway and the floodway fringe. They are the low, flat, periodically flooded lands adjacent to rivers, lakes and oceans inundated by 100-year flood.


**Floodway:** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the 100-year flood without cumulatively increasing the water surface elevation more than one foot.

**Floodway Fringe:** That portion of the floodplain between the floodway and the limits of the existing 100-year floodplain.

**100-Year Floodplain:** Land bordering a river or channel that can expect to be flooded in a storm that has a one-percent chance of occurring each year. Federal legislation requires that the County have a flood management program for areas that are within the 100-Year Floodplain.

Non-residential (commercial or industrial) structures may be allowed with a “flood-proofed” finished floor below the Base Flood Elevation (i.e., 100-year flood surface) to the extent permitted by state, federal and local regulations. New critical facilities shall be constructed above grade to the satisfaction of the Building Official, based on federal, state, or other reliable hydrologic studies. To the extent that residential, commercial, or industrial structures cannot meet these standards, they shall not be approved.

- b. Critical facilities shall not be permitted in floodplains unless the project design ensures that there are two routes for emergency egress and regress, and minimizes the potential for debris or flooding to block emergency routes, either through the construction of dikes, bridges, or large-diameter storm drains under roads used for primary access.
- c. Development using, storing, or otherwise involved with substantial quantities of onsite hazardous materials shall not be permitted within a 100-year floodplain or dam inundation zone, unless all standards for evaluation, anchoring, and flood-proofing have been satisfied; and hazardous materials are stored in watertight containers, not capable of floating, to the extent required by state and federal laws and regulations.
- d. Specific flood-proofing measures may require: use of paints, membranes, or mortar to reduce water seepage through walls; installation of water tight doors, bulkheads, and shutters; installation of flood water pumps in structures; and proper modification and protection of all electrical equipment, circuits, and appliances so that the risk of electrocution or fire is eliminated. However, fully enclosed areas that are below finished floors shall require openings to equalize the forces on both sides of the walls.



**Alteration of Watercourses:** For more detailed policies regarding the alteration of natural watercourses, please refer to the Watershed Management Section of the Multipurpose Open Space Element.

S 4.3 Prohibit construction of permanent structures for human housing or employment to the extent necessary to convey floodwaters without property damage or risk to public safety. Agricultural, recreational, or other low intensity uses are allowable if flood control and groundwater recharge functions are maintained. (AI 25)

S 4.4 Prohibit alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or unless alternative methods are utilized to the maximum extent practicable. The intent is to balance the need for protection with prudent land use solutions, recreation needs, and habitat requirements, and as applicable to provide incentives for natural watercourse preservation, including density transfer programs as may be adopted. (AI 25, 60)

- a. Prohibit the construction, location, or substantial improvement of structures in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.
- b. Prohibit the filling or grading of land for nonagricultural purposes and for non-authorized flood control purposes in areas designated as floodways, except upon approval of a plan which

provides that the proposed development will not result in any significant increase in flood levels during the occurrence of a 100-year flood discharge.

- S 4.5 Prohibit substantial modification to watercourses, unless modification does not increase erosion or adjacent sedimentation, or increase water velocities, so as to be detrimental to adjacent property, nor adversely affect adjacent wetlands or riparian habitat. (AI 60, 61)
- S 4.6 Direct flood control improvement measures toward the protection of existing and planned development. (AI 25)
- S 4.7 Any substantial modification to a watercourse shall be done in the least environmentally damaging manner practicable in order to maintain adequate wildlife corridors and linkages and maximize groundwater recharge. (AI 25, 60)
- S 4.8 Allow development within the floodway fringe, if the proposed structures can be adequately flood-proofed and will not contribute to property damage or risks to public safety. (AI 25, 60)
- S 4.9 Within the floodway fringe of a floodplain as mapped by FEMA or as determined by site specific hydrologic studies for areas not mapped by FEMA, require development to be capable of withstanding flooding and to minimize use of fill. However, some development may be compatible within flood plains and floodways, as may some other land uses. In such cases, flood proofing would not be required. Compatible uses shall not, however, obstruct flows or adversely affect upstream or downstream properties with increased velocities, erosion backwater effects, or concentrations of flows. (AI 60)
- S 4.10 Require all proposed projects anywhere in the county to address and mitigate any adverse impacts that it may have on the carrying capacity of local and regional storm drain systems.
- S 4.11 Encourage neighboring jurisdictions to require development occurring adjacent to the County to consider the impact of flooding and flood control measures on properties within unincorporated Riverside County.

★

Environmental legislation that protects rare and endangered species will continue to make construction of flood control structures difficult. In arid environments, twice as many species and about 250% more plant cover are associated with natural wash areas, compared with surrounding land. The County should consider a "Flood-prone Land Acquisition Program" that will reduce the losses associated with flooding, as well as the costs associated with mitigation. Developers can still profit from leaving wash corridors untouched, as home buyers will pay premiums to live by open space.

**High-Risk Facilities**

Many essential public and quasi-public facilities and hazardous materials sites are located within the 100-year flood zones of Riverside County, including: 14 of Riverside County’s 39 airports; 4 of 18 hospitals; 47 of 109 police stations, fire stations and emergency operation centers; 92 of 380 schools; 446 of 1,306 highway bridges; and 695 of 1,978 hazardous materials sites.

**Policies:**

- S 4.12 Require certain existing essential, dependent care, and high-risk facilities that are not in conformance with provisions of the County zoning to upgrade or modify building use to a level of safety consistent with the inundation risk. (AI 25, 101)
- S 4.13 Require that facilities storing substantial quantities of hazardous materials within inundation zones shall be adequately flood-proofed and hazardous materials containers shall be anchored and secured to prevent flotation and contamination. (AI 25)
- S 4.14 Require that dependent care facilities have all flood-vulnerable electrical circuitry flood-proofed. (AI 101)
- S 4.15 Require that high-risk facilities maintain and rehearse inundation response plans.
- S 4.16 Utilize power of public land acquisition and other land use measures to create open space zoning of inundation zones in areas that are destined for redevelopment; when this is not feasible, low density land uses should be employed. (AI 25)

**Risk Assessment**

Recent environmental legislation and improved understanding and analysis of flood hazards in arid environments have resulted in new approaches to flood hazard mitigation implementation. Nationwide, there is a move to leave nature in charge of flood control. The advantages include lower cost, preservation of wildlife habitat and improved recreation potential. However, this type of flood mitigation is difficult to implement in areas where development has already occurred, as well as in regions susceptible to sheet flow. Where water spreads across broad areas, mitigation without channels or culverts is more difficult. Flood control structures have often been built piecemeal over the years, and new development may funnel water into older systems with insufficient capacity. These issues have been mitigated in recent years by the preparation of Master Plans by local public works agencies.

**Policies:**

- S 4.17 Continue to assess and upgrade inundation risk and protection in the County. (AI 83, 88)
- S 4.18 Require that the design and upgrade of street storm drains be based on the depth of inundation, relative risk to public health and safety, the potential for hindrance of emergency access and regress from excessive flood depth, and the threat of contamination of the storm drain system with sewage effluent. In general, the 10-year flood flows shall be contained within the top of curbs and the 100-year flood flows within the street right-of-way.
- S 4.19 Encourage periodic reevaluation of the 500-year, 100-year and 10-year flood hazard in the county by state, federal, county, and other sources, and use such studies to improve existing protection, to review protection standards proposed for new development and redevelopment, and to update emergency response plans. (AI 59, 60, 83, 88)
- S 4.20 Balance flood control mitigation with open space and environmental protection. (AI 59, 61)

- S 4.21 Encourage the use of specific plans to allow increased densities in certain areas of a proposed development; or apply Transfer of Development Credits to encourage the placement of appropriate land uses in natural hazard areas, including open space, passive recreational uses, or other development capable of tolerating these hazards. (AI 25)
- S 4.22 Take an active role in acquiring property in high-risk flood zones and designating the land as open space for public use or wildlife habitat. (AI 59)

### Fire Hazards

A significant portion of the county is undeveloped and consists of rugged topography with highly flammable vegetation. In particular, the hillside terrain of Riverside County has a substantial fire risk. Fire potential for Riverside County is typically greatest in the months of August, September, and October, when dry vegetation coexists with hot, dry Santa Ana winds. However, in Riverside County, fires with conflagration potential can occur at any time of the year.

Widespread fires following an earthquake, coupled with Santa Ana winds, constitute a worst-case fire suppression scenario for Riverside County. Because the fire danger is extreme, there is a statistically significant chance that the worst-case fire suppression scenario could occur.

Following a major earthquake, water availability would likely be curtailed due to breaks in water lines caused by fault rupture, liquefaction or landslides. In addition, above-ground reservoirs are vulnerable to earthquakes, which would also affect the ability to fight fires.

Over time, a majority of Southern California's wildlands will burn, as they are ecologically adapted to do. However, various human-created factors increase the risks that fires will occur; that they will be larger, more intense and more damaging; that fighting them will cost more; and that they will take a higher toll (in economic and non-economic terms). Wildfires in Riverside County often result in death, injury, and economic and natural asset losses. In long-term, the losses in vegetation can also lead to possible soil erosion and flooding. Wildfire susceptibility broken out by Federal, State and Local Responsibility Area (Fire Hazard and Very High Fire Hazard Severity Zones) has been mapped in Figure S-11. For additional Fire Hazard information and the most recently adopted Cal Fire maps please refer to their website at <http://frap.fire.ca.gov/index>. Additionally, assets at risk due to wildfire threat are identified in the Vegetation Management Plan and Abatement of Hazardous Vegetation Ordinance 695.

The intent of these policies is to eliminate earthquake-induced fire as a threat and to develop an integrated approach to minimizing the threat of wildland fires.

To minimize the potential for disastrous loss of structures and life (human and wildlife), a coordinated program to manage development in the hazardous areas has been identified in this section. The identified policies seek to direct growth away from high fire areas and provide effective tools to manage construction and development in these areas. In the policies that follow, references to 'Fire Hazard Severity Zones' apply to both Local and State Responsibility Areas (LRAs and SRAs) where the underlying land is under County of Riverside land use jurisdiction and designated 'Very High' fire hazard severity.



Mobile home fires erupted at a greater rate (49.1 per thousand) than other structural fires (1.1 per thousand) as a result of the Northridge earthquake. Because the County of Riverside has a large number of mobile homes, there is a potential for high numbers of earthquake-induced structural fires.



### Building Code and Performance Standards

Riverside County's extreme diversity and complex pattern of land use and ownership require equally diverse and complex techniques to effectively manage the fire environment. Custom strategies for each situation can be created through combinations of pre-fire management, suppression, and post-fire management. These strategies should lessen the costly impacts of future wildfires and offer alternatives to continually increasing suppression forces. The continued use of the Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan and the Riverside County Emergency Operations Plan adopted by the Board of Supervisors will provide the necessary foundation for these management efforts.

The Riverside County Fire Department Fire Protection and Emergency Medical Services Strategic Master Plan discusses, at a minimum, descriptions of emergency services including available equipment, personnel, appropriate facilities, and capacity to assist and support wildfire suppression emergency service needs.

The Riverside County Emergency Operations Plan outlines the functions, responsibilities, and regional risk assessments of Riverside County for emergencies (e.g., wildland fires, hazardous materials incidents, flooding, dam failure, light airplane crashes) and sets forth the planned response for managing these incidents. The plan addresses initial and extended emergency response and the recovery process.



#### **Defensible Space:**

Defensible space refers to a separation zone between wildlands and structures where fuel, including natural and ornamental vegetation, man-made combustible materials, and ancillary structures, is managed or modified to minimize the spread of fire to the structure and allow space for defending structures from burning vegetation.

#### **Policies:**

- S 5.1      Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:
- a.      All proposed development and construction within Fire Hazard Severity Zones shall be reviewed by the Riverside County Fire and Building and Safety departments.
  - b.      All proposed development and construction shall meet minimum standards for fire safety as defined in the Riverside County Building or County Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.
  - c.      In addition to the standards and guidelines of the California Building Code and California Fire Code fire safety provisions, continue to implement additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Code (Ordinance No. 787) Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor hinder evacuation from fire, including potential blockage of stairways or fire doors.



Travel time is based on standards published by the National Fire Protection Association and calculated using the travel distance from the fire station to the farthest dwelling unit of the development.

- d. Proposed development and construction in Fire Hazard Severity Zones shall provide secondary public access, in accordance with Riverside County Ordinances.
- e. Proposed development and construction in Fire Hazard Severity Zones shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the Riverside County Fire Chief.
- f. Proposed development and construction in Fire Hazard Severity Zones shall provide a defensible space or fuel modification zones to be located, designed, and constructed that provide adequate defensibility from wildfires.

- S 5.2 Encourage continued operation of programs for fuel breaks, brush management, controlled burning, revegetation and fire roads.
- S 5.3 Monitor fire-prevention measures (such as fuel reduction) through a site specific fire-prevention plan to reduce long-term fire risks in the Very High Fire Hazard Severity Zones.
- S 5.4 Limit or prohibit development or activities in areas lacking water and access roads.
- S 5.5 Encourage proposed development in Fire Hazard Severity Zones to develop where fire and emergency services are available or planned.
- S 5.6 Demonstrate that the proposed development can provide fire services that meet the minimum travel times identified in Riverside County Fire Department Fire Protection and EMS Strategic Master Plan.
- S 5.7 Minimize pockets of flammable vegetation that increase likelihood of fire spread through conceptual landscaping plans to be reviewed by Planning and Fire Departments in the Fire Hazard Severity Zones. The conceptual landscaping plan of the proposed development shall at a minimum include:
  - a. Plant palette suitable for high fire hazard areas to reduce the risk of fire hazards.
  - b. Retention of existing natural vegetation to the maximum extent feasible.
  - c. Removal of onsite combustible plants.
- S 5.8 Design to account for topography of a site and reduce the increased risk from fires in the Fire Hazard Severity Zones located near ridgelines, plateau escarpments, saddles, hillsides, peaks, or other areas where the terrain or topography affect its susceptibility to wildfires by:
  - a. Providing fuel modification zones with removal of combustible vegetation, but minimizing visual impacts and limiting soil erosion.
  - b. Replacing combustible vegetation with fire resistant vegetation to stabilize slopes.

- c. Submitting topographic map with site specific slope analysis.
- d. Submitting erosion and sedimentation control plans.
- e. Providing a minimum 30 foot of setback from the edge of the fuel modification zones.
- f. Minimizing disturbance of 25% or greater natural slopes.

### Wind-Related Hazards



Santa Ana winds create a special hazard. Named by the early settlers at Santa Ana, these hot, dry winds enhance the fire danger throughout Southern California.

Widespread fires following an earthquake, coupled with Santa Ana winds, constitute a worst-case fire suppression scenario. Because of dry vegetation conditions and Santa Ana winds, the fire danger for Riverside County is considered extremely high. Therefore, there is a statistically significant chance that this worst-case fire suppression scenario could occur.

#### Policies:

- S 5.9 Reduce fire threat and strengthen fire-fighting capability so that the County could successfully respond to multiple fires. (AI 88)
- S 5.10 Require automatic natural gas shutoff earthquake sensors in high-occupancy industrial and commercial facilities, and encourage them for all residences.
- S 5.11 Utilize ongoing brush clearance fire inspections to educate homeowners on fire prevention tips by implementing annual countywide weed abatement program. (AI 96)

### Long-Range Fire Safety Planning

In the wildland/urban interface, flammable structures may be within reach of ignition sources from burning wildland and structural fuels. These are extremely dangerous and complex fire conditions that pose a tremendous threat to public and firefighter safety.

New developments frequently purport to maximize the amount of land left as natural open space. Cuts and/or fills are stopped at the natural interface. This leaves the backyard as the only buffer between the highly flammable natural vegetation and the house. Brush clearance is required, but can occasionally run into endangered species obstacles. The Multipurpose Open Space Element contains Policies OS 7.4 and 18.3 that address pests and invasive or nonnative species impacts related to wildfire hazard.

Wildfires leave problems behind them. During an intense wildfire, all vegetation may be destroyed, and organic material in the soil may be burned away or may decompose into water-repellent substances that prevent water from percolating into the soil. As a result, even normal rainfall may result in unusual erosion or flooding; heavy rain can produce destructive debris flows. The relative importance of topography, vegetation conditions, and geologic engineering properties underlying the County of Riverside are compiled into digital databases and should be used to assist in the mitigation of post-fire debris flow hazards.

**Policies:**

- S 5.12 Conduct and implement long-range fire safety planning, including stringent building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sector.

- S 5.13 Develop a program to utilize existing reservoirs, tanks, and water wells in the county for emergency fire suppression water sources.
- S 5.14 Periodically review inter-jurisdictional fire response agreements, and improve firefighting resources as recommended in the Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan to keep pace with development, including construction of additional high-rises, mid-rise business parks, increasing numbers of facilities housing immobile populations, and the risk posed by multiple ignitions, to ensure that (AI 4, AI 88):
- Fire reporting and response times do not exceed the goals listed in the Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan identified for each of the development densities described.
  - Fire flow requirements (water for fire protection) are consistent with Riverside County Ordinance 787.
  - The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development desired.
- S 5.15 Continue to utilize the Riverside County Fire Department Fire Protection Plan and EMS Strategic Master Plan as the base document to implement the goals and objectives of the Safety Element.
- S 5.16 Encourage property owners to utilize clustering and Transfer of Development Rights (TDR) program when developing lands within Fire Hazard Severity Zones by:
- Restricting the development of a property through placement of conservation easement.
  - Acquiring the conservation easements similar to that of MSHCP Program.
- S 5.17 Identify, map, and update on an as-needed continual basis, the Fire Hazard Severity Zone maps. (Figure S-11)
- S 5.18 Ensure that the Fire Department has appropriate municipal staffing and fire protection planning staff that meet the needs of development pressure and adequately respond to long range fire safety planning.
- S 5.19 Implement a coordination program with fire protection and emergency service providers to reassess fire hazards after wildfire events and to adjust fire prevention and suppression needs, as necessary.
- S 5.20 Implement a regional coordination program to increase support for coordination among fire protection and emergency service providers.
- S 5.21 Implement a long-term training and education program among government agencies and communities about fire protection. (AI 93)

## Hazardous Waste and Materials

Technically, the term “hazardous materials” includes the entire spectrum of such substances from pre-product materials to waste. However, the laws and regulations governing hazardous materials, and how they are stored, transported and handled, distinguish between “hazardous materials” and “hazardous waste.” For regulatory purposes, “hazardous materials” are defined as manufactured hazardous items and materials, as well as the “pre-product” hazardous substances used to create them. These materials, both pre-and post-production, are subject to extensive management and safety requirements. The waste generated by, or resulting from, the production that process becomes “hazardous waste,” which must be safely disposed of in an appropriate manner. And, in all cases, hazardous materials that have been spilled, dumped or otherwise released into the environment, regardless of source, immediately become hazardous waste.

Although the term “hazardous waste” is much more widely known, and the effects of its poor management in the past are very evident today, hazardous materials are actually more commonly used in close proximity to the general public. They are more frequently transported on freeways and public roads, and are more frequently stored near residential areas. An excellent example is the local service station which stores thousands of gallons of highly volatile, flammable and carcinogenic material, gasoline, adjacent to or near residential development with virtually no concern on the part of the public. Hazardous waste, on the other hand, is in the spotlight of public concern. The Love Canal, Stringfellow Acid Pits, Times Beach, and other incidents have dramatically publicized the result of mismanaging hazardous waste and have left the public with a not altogether undeserved distrust of industry and government policies on hazardous waste.

To ensure that hazardous materials are disposed of safely, there is a great need for facilities to process or treat hazardous wastes to render them safe for disposal. After waste minimization, these facilities are the key to the new management philosophy, and without them, waste management would remain in the dark ages. Unfortunately, public distrust has resulted in “Not-In-My-Back-Yard” (NIMBY) syndrome, making it more difficult to site the facilities necessary to implement these procedures.

## Hazardous Waste Management

Senate Bill 1082 of 1993 (Health and Safety Code Chapter 6.11) required the Secretary of the California Environmental Protection Agency (Cal/EPA) to establish a “unified hazardous waste and hazardous materials management” regulatory program (Unified Program). A local agency, such as a county, could apply to Cal/EPA for certification as a Unified Program Agency and become responsible for implementing the Unified Program within its jurisdiction. Such an agency is called a Certified Unified Program Agency (CUPA).

The State of California’s Unified Program consolidates and coordinates the following six regulatory efforts:

- Hazardous Materials Release Response Plans and Inventories (Business Plans)
- California Accidental Release Prevention (CalARP) Program
- Underground Storage Tank (UST) Program
- Aboveground Petroleum Storage Act
- Hazardous Waste Generator and Onsite Hazardous Waste Treatment Programs

- California Uniform Fire Code: Hazardous Material Management Plans and Hazardous Material Inventory Statements

The CUPA carries out the State of California's Unified Program on a regional basis and ensure that the program's implementation is consistent throughout the entire county. To that end, the CUPA must establish a program which consolidates, coordinates and makes consistent the administrative requirements, permits, inspection activities, enforcement activities, and fees for hazardous waste and materials. In order to retain its certification, the CUPA must perform an annual self-audit and is periodically reviewed by the Secretary of Cal/EPA every three years.

Shortly after Riverside County formed the Department of Environmental Health, its Hazardous Materials Management Division was designated as the Riverside County CUPA. As CUPA for Riverside County, the Division manages the following elements of the Unified Program:

#### Hazardous Waste Generators:

The Riverside County CUPA regulates businesses that conduct treatment of hazardous waste under certain tiered permitting requirements. Under a Memorandum of Understanding (MOU) with the California Department of Toxic Substances Control (DTSC), the DTSC regulates and inspects facilities both DTSC-permitted and non-permitted hazardous waste generators in Riverside County.

#### Hazardous Materials Business Plan Program (HMBP) and the Hazardous Materials Release Response Plan and Inventory Program:

The County of Riverside implements the HMBP to comply with AB2185, which addresses emergency response and the accessibility of hazardous materials information. A significant focus of the HMBP is safeguarding the community by making business' hazardous materials information readily available, both to the public and any first responders in the event of an emergency. The Riverside County CUPA addresses the issue of community-right-to-know through its records access section, which processes records requests for more than 1,000 sites each year.

#### Hazardous Materials Emergency Response Team:

As the environmental health representative of the Joint Hazardous Materials Emergency Response Team, the CUPA responds to hazardous materials incidents in tandem with the California Department of Forestry (CalFire) as HAZMAT 1.

#### Risk Management Prevention Program:

The Riverside County CUPA ensures countywide implementation of the California Accidental Release Prevention Program (CalARP) to comply with AB 3777, a state law that seeks to minimize potential emergencies involving acutely hazardous materials by requiring facilities which handle these materials to submit risk management prevention plans.

The Riverside County CUPA is also responsible for managing an "area plan" as required by the Health and Safety Code Chapter 6.95, Article 1, coordinating all local emergency resources, whether public or private. The plan addresses a variety of emergency concerns, including pre-emergency planning, emergency activities, coordination with other agencies and notification of appropriate agencies with regard to emergency incidents. The plan is a component of the California Emergency Management Agency's Regional Plan for Region VI, the California State mutual aid region encompassing Riverside County and its cities.

Underground Storage Tank (UST) Program:

The County of Riverside regulates USTs pursuant to Ordinance No. 617 (Regulating Underground Tank Systems Containing Hazardous Substances) which gives the CUPA authority to implement State of California UST regulations and to inspect USTs in the county.

Aboveground Petroleum Storage Act (APSA) Program:

AB 1130 was enacted in 2007 which allowed the State Water Resources Control Board to transfer the implementation, enforcement and administration of the APSA Program to the local agencies. As of January 2012, the CUPA began inspections of aboveground petroleum storage facilities in the county.

The following General Plan policy is intended to ensure that the land use and siting decisions take hazardous waste management and risk reduction into account:

**Policies:**

- S 6.1 Enforce the land use policies and siting criteria related to hazardous materials and wastes through continued implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan including the following: (AI 98)
  - a. Ensure county businesses comply with federal, state and local laws pertaining to the management of hazardous wastes and materials including all Certified Unified Program Agency (CUPA) programs.
  - b. Ensure active public participation in hazardous waste and hazardous materials management decisions in Riverside County through the County’s land use and planning processes.
  - c. Encourage and promote the programs, practices, and recommendations contained in the Riverside County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.

**Disaster Preparedness, Response and Recovery**

The Riverside County Emergency Services establishes the responsibilities of the various Riverside County agencies in times of a disaster. Disaster preparedness and response planning include identifying short-term actions to reduce the scope of an emergency, and managing necessary resources in the event of a disaster. After any disaster, particularly an earthquake, short-term disaster recovery requires many operations that are less urgent than fire suppression or medical attention, but are equally important.

The intent of these policies is to build Riverside County into a sustainable, disaster-resistant community by accommodating natural hazards through planning, zoning, and mitigation, while preparing to respond to disasters until this goal is achieved.

**Disaster Preparedness**

In recent years, the County of Riverside has expanded its emergency preparedness planning. The County of Riverside is required under state law to prepare and maintain a Standardized Emergency Management System



(SEMS) Multi-hazard Functional Plan. The California Governor's Office of Emergency Services has extensive guidelines outlining the requirements of the Riverside County SEMS. These guidelines establish policies and procedures and assign responsibilities to ensure the effective management of emergency operations under the SEMS. However, the SEMS does not address long-range recovery planning issues.

**Policies:**

- S 7.1 Continually strengthen the Riverside County Office of Emergency Services' Response Plan and Multi-Jurisdictional Local Hazard Mitigation Plan and maintain mutual aid agreements with federal, state, local agencies and the private sector to assist in:
- a. Clearance of debris in the event of widespread slope failures, collapsed buildings or structures, or other circumstances that could result in blocking emergency access or regress.
  - b. Heavy search and rescue.
  - c. Fire suppression.
  - d. Hazardous materials response.
  - e. Temporary shelter.
  - f. Geologic and engineering needs.
  - g. Traffic and crowd control.
  - h. Building inspection.
- S 7.2 Encourage the utilization of multilingual staff personnel to assist in evacuation and short-term recovery activities, and meeting general community needs. (AI 97)
- S 7.3 Require commercial businesses, utilities, and industrial facilities that handle hazardous materials to: install automatic fire and hazardous materials detection, reporting and shut-off devices; and install an alternative communication system in the event power is out or telephone service is saturated following an earthquake.

- S 7.4 Use incentives and disincentives to persuade private businesses, consortiums, and neighborhoods to be self-sufficient in an emergency by: maintaining a fire control plan, including an onsite fire fighting capability and volunteer fire response teams to respond to and extinguish small fires; and
  - identifying medical personnel or local residents who are capable and certified in first aid and CPR.
  
- S 7.5 Conduct regional earthquake drills and, where appropriate: (AI 82)
  - utilize HAZUS results in the Technical Background Report to develop internal scenarios for emergency response; and
  - test back-up power generators in public facilities and other critical facilities taking part in the earthquake drill.
  
- S 7.6 Improve management and emergency dissemination of information using portable computers with geographic information systems and disaster-resistant Internet access, to obtain: (AI 86)
  - Hazardous Materials Disclosure Program Business Plans regarding the location and type of hazardous materials;
  - Real-time information on seismic, geologic, or flood hazards; and
  - The locations of high-occupancy, immobile populations, potentially hazardous building structures, utilities and other lifelines.

**Critical Facilities and Lifelines**

Critical facilities are parts of infrastructure that must remain operational after an earthquake, or facilities that pose unacceptable risks to public safety if severely damaged. In Riverside County, critical facilities include schools, hospitals, fire and police stations, emergency operation centers, communication centers, dams, and industrial sites that use or store explosives, toxic materials or petroleum products. It is essential that critical facilities have no structural weaknesses that can lead to collapse.

Critical facilities may provide only limited services if lifelines are disrupted. The issue of seismic hazard mitigation for lifelines is very complex, given the diversity of lifeline facilities. The effects of strong ground motion applies to structures involved in lifeline service, such as the control tower in an airport, or the buildings that house computers and telephone circuits that are central to communication lifelines. Strong ground motion can also result in damage



**HAZUS Earthquake Scenario Loss Estimations:**

HAZUS is a standardized methodology for earthquake loss estimation based on GIS. HAZUS is designed for use by state, regional and local governments in planning for earthquake loss mitigation, emergency preparedness, response and recovery. The Safety Element Technical Background Report (Appendix H) provides a detailed earthquake loss estimation for Riverside County.



**Critical Facilities:**

Facilities housing or serving many people, that are necessary in the event of an earthquake or flood, such as hospitals, fire, police, and emergency service facilities, utility “lifeline” facilities, such as water, electricity, and gas supply, sewage disposal, and communications and transportation facilities.

to freeway interchanges and bridges that are essential for successful transportation lifelines. When properly designed, manufactured and laid out, buried pipelines are generally not damaged by strong ground motions, but can be severely disrupted in areas of surface rupture, liquefaction, or landslides.

Figures S-12 through S-22 depict the locations of hospitals, emergency response facilities, school locations, communications facilities, dams, transportation facilities, hazardous materials sites, and natural resource lifelines in relation to varying degrees of ground shaking risk. Each figure illustrates the geographical relationship between Riverside County's critical facilities and lifelines and the potential for ground shaking. The purpose of these maps is not to convey specifics, but rather to convey a picture of the concern that the County of Riverside can use to gain an appreciation of potential risk associated with ground shaking.

#### Policies:

- S 7.7 Strengthen the project permit and review process to ensure that proper actions are taken to reduce hazard impacts and to encourage structural and nonstructural design and construction. Damage must be minimized for critical facilities, and susceptibility to structural collapse must be minimized, if not eliminated.
- a. Ensure that special development standards, designs, and construction practices reduce risk to tolerable levels for projects involving critical facilities, large-scale residential development, and major commercial or industrial development through conditional use permits and the subdivision review process. If appropriate, impact fees should be assessed to finance required actions.
  - b. Require mitigation measures to reduce potential damage caused by ground failure for sites determined to have potential for liquefaction. Such measures shall apply to critical facilities, utilities, and large commercial and industrial projects as a condition of project approval.
  - c. Require that planned lifeline utilities, as a condition of project approval, be designed, located, structurally upgraded, fit with safety shutoff valves, be designed for easy maintenance, and have redundant back up lines where unstable slopes, earth cracks, active faults, or areas of liquefaction cannot be avoided.
  - d. Review proposed uses of fault setback areas closely to ensure that county infrastructure (roads, utilities, drains) are not unduly placed at risk by the developer. Insurance, bonding, or compensation plans should be used to



#### State Seismic Hazard Zones

The Alquist-Prilo Earthquake Fault Hazards Zones Act addresses only the hazard of surface fault rupture - a phenomenon that only accounts for a relatively small percentage of earthquake losses. The Seismic Hazards Mapping Act was enacted to address the other 95% of earthquake losses. This act requires the State Geologist to: 1) compile maps identifying seismic hazard zones, for protecting the public health and safety from the effects of strong ground shaking, liquefaction, landslides, or other ground failure and other seismic hazards caused by earthquakes; 2) submit these maps to all affected cities, counties, state agencies, and the State Mining and Geology Board for review; and 3) provide official maps to affected cities, counties, and state agencies.

For additional information regarding Seismic Hazard Zones, please visit the Division of Mines and Geology at:

<http://www.consrv.ca.gov/dmg/>

compensate the County of Riverside for the potential costs of repair.

- S 7.8 Promote strengthening of planned and existing utilities and lifelines, the retrofit and rehabilitation of existing weak structures, and the relocation of certain critical facilities.
- S 7.9 Find alternatives that improve site safety for the protection of critical facilities. Property acquisition for open space, change in building use or occupancy, or other appropriate measures can be employed to reduce risks posed by hazards. (AI 101)
- S 7.10 Discourage development of critical facilities that are proposed in dam failure inundation areas, and apply hazardous materials safety guidelines within such zones.
- S 7.11 Coordinate with the Public Utilities Commission (PUC) and/or utilize the Capital Improvement Program, to strengthen, relocate, or take other appropriate measures to safeguard high-voltage lines, water, sewer, natural gas and petroleum pipelines, and trunk electrical and telephone conduits that (AI 4):
- Extend through areas of high liquefaction potential.
  - Cross active faults.
  - Traverse earth cracks or landslides.
- S 7.12 Require extra design considerations for lifelines across subsidence areas.

### Earthquake Response System

Half of the magnitude 5.0 and greater earthquakes in California are preceded by immediate foreshocks (earthquakes within 72 hours and 10 kilometers of their mainshock). In 1991, using this information, a group of scientists developed an earthquake preparation system based on anomalous earthquake activity along the southern San Andreas fault. This system could be adapted by the County of Riverside to respond to short-term increases in hazard from the San Andreas fault.

Certainly, thoughtfulness and care must be exercised to construct a system that will enhance public safety without promoting rumors or fear. Also, the system must not be a substitute for long-term mitigation efforts. Such potential difficulties do not reduce the usefulness of short-term, pre-event response plans. Over time, new data and additional research should allow similar systems to be developed for other major southern California faults.

#### Policies:

- S 7.13 Develop a system to respond to short-term increases in hazard on the southern San Andreas fault, based on probabilities associated with foreshocks. (AI 85)

### Emergency Evacuation

The State of California Government Code Section 65302 (g) requires local governments to assess the potential impact that flooding, and failure of dams or other water retention structures, might have on their jurisdiction. Safety Elements of General Plans must assess the impact of flooding from storm activity such as a 100-year flood event.

A 100-year flood event is a flood that has a 1/100 chance of occurring in any one year, and a 26% chance of occurring during a typical 30 year home mortgage. Smaller-scale flooding generally associated with overburdened storm drain and canal systems can damage property and hinder emergency activities such as fire department access or evacuation.

#### Policies:

- S 7.14 Regularly review and clarify emergency evacuation plans for dam failure, inundation, fire and hazardous materials releases. (AI 88)
- S 7.15 Develop a blueprint for managing evacuation plans, including allocation of buses, designation and protection of disaster routes, and creation of traffic control contingencies. (AI 84, 88)
- S 7.16 During countywide earthquake drills, encourage communication and cooperation between emergency response staff and designated contacts at hospitals, high-occupancy buildings, and dependent care facilities.
- S 7.17 Adopt inundation alert and readiness levels corresponding with official forecasts by the State Office of Emergency Services, regarding earthquake prediction and potential for dam failure.

#### Disaster Recovery Plans

Communities around the world have recovered and reconstructed from catastrophic events. Emergency and disaster management literature about their experiences demonstrates many common patterns of recovery activity. In preparing a Safety Element for adoption, Riverside County is well positioned to learn from the disasters of others, and include advance-planning policies that provide the overall direction for future recovery planning and action. A Recovery and Reconstruction Ordinance is one component of a pre-event strategy, which itself is part of a detailed plan in a disaster preparedness, response and recovery program.

There is a point, though, when it becomes apparent that some things should **not** be rebuilt; that there are other, more appropriate uses for the land; that rebuilding today only lays the seeds for some future disaster - that fixing today is not worth wrecking tomorrow. Once that realization is reached, genuine progress in disaster reduction can be achieved.

Riverside County should prepare a recovery ordinance. At present, only a few other jurisdictions utilize the provisions of this act, including the cities of Los Angeles, Santa Monica and Whittier, as well as the counties of Los Angeles and San Bernardino. Over time, this law will prove increasingly valuable as more experience is gained from earthquakes and other major disasters.



The Recovery and Reconstruction Act of 1986 authorizes local governments to prepare before a disaster for expeditious and orderly recovery and reconstruction afterward. It enables localities to prepare pre-disaster plans and ordinances which may include: an evaluation of the vulnerability of specific areas under its jurisdiction to damage from a potential disaster, together with streamlined procedures for the appropriate modification of existing general plans or zoning ordinances affecting those areas after a disaster; a contingency plan of action and organization for post-disaster short-term and long-term recovery and reconstruction; and, a pre-disaster ordinance to provide adequate local authorization for post-disaster activities.

**Policies:**

S 7.18 Develop plans for short-term and long-term post-disaster recovery. (AI 103)

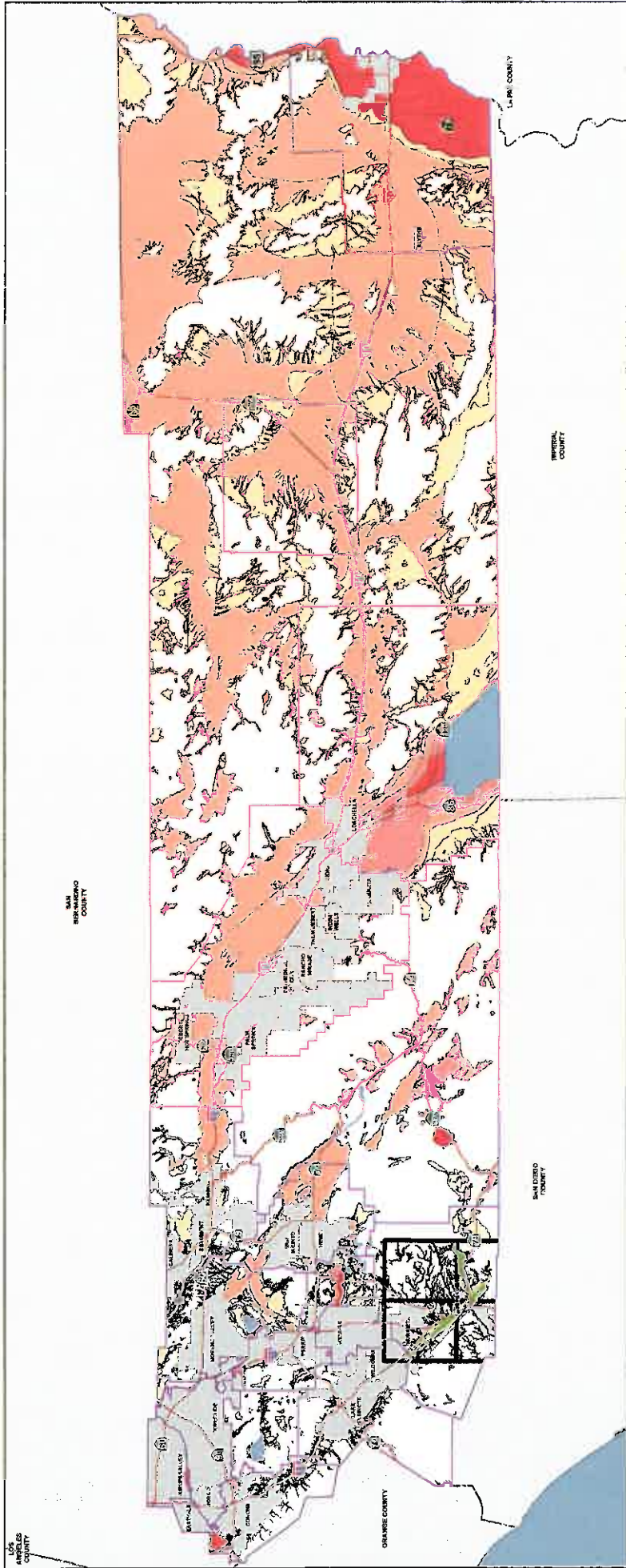
**Public Information and Outreach**

Effective June 1, 1998, per the State Natural Hazards Disclosure Act, sellers of real property and their agents must provide prospective buyers with a “Natural Hazard Disclosure Statement” when the property being sold lies within one or more state-mapped hazard areas. If a property is located in a Seismic Hazard Zone as shown on a map issued by the State Geologist, the seller or the seller's agent must disclose this fact to potential buyers. Currently, state-issued Seismic Hazard Zone maps for Riverside County have yet to be prepared. Consequently, the hazard maps prepared for this element will be used for the purpose of notifying potential buyers during real estate transactions.

**Policies:**

- S 7.19 Establish a far-ranging, creative, forward-thinking public education and outreach campaign, to inform the community about: (AI 93, 96)
- The hazards they face.
  - The costs of doing nothing to mitigate the hazards.
  - What is known about each hazard.
  - Why jurisdictions don't have all the answers.
  - Mitigation incentives.
  - What the County of Riverside does for them.
  - What the County of Riverside cannot be expected to do for them.
- S 7.20 Forge assertive liaisons with researchers, other government agencies and providers of mitigation services.
- S 7.21 Share data, experience, and strategies with other emergency management agencies.
- S 7.22 Maximize use of technology and the Internet. (AI 94, 99)
- S 7.23 Make the County of Riverside Hazard Management web site into a knowledge resource for Riverside County officials, educators, developers, builders, and the general public. (AI 94, 95, 99)





Data Source: County Geology (2013)/California Geological Survey (2018)

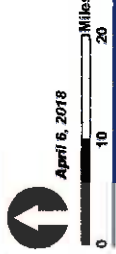
(See detail in Elsinore, Southwest, San City / Menifee Valley Area Plans)

Figure S-3

**GENERALIZED LIQUEFACTION**



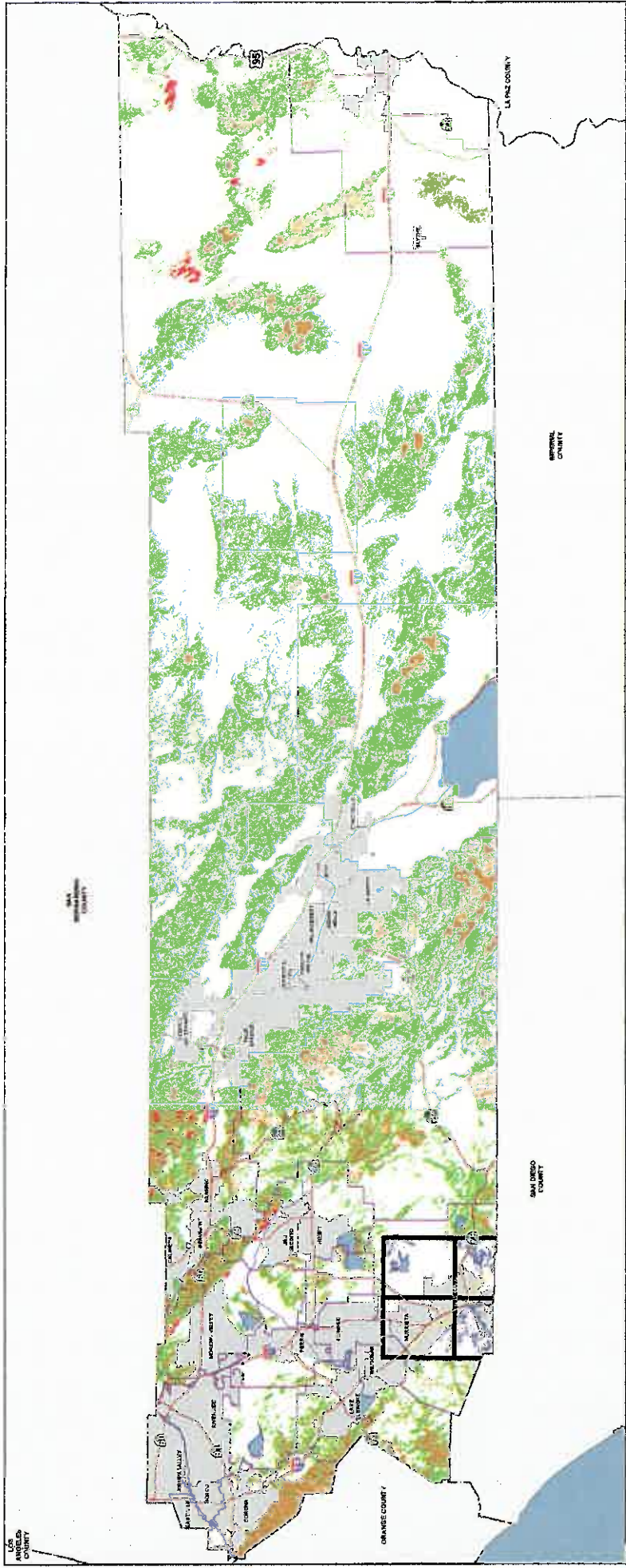
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April 6, 2018







Data Source: County Geology (2013) California Geological Survey (2018)

- Slope Instability**
- Existing Landslides
  - High susceptibility to seismically induced landslides and rockfalls.
  - Low to locally moderate susceptibility to seismically induced landslides and rockfalls.
  - Low to locally moderate susceptibility to seismically induced landslides and rockfalls.
- Seismic Hazard Zone Maps**
- City Boundary
  - Area Plan Boundary
  - Waterbodies
  - Highways
  - Quadrangles
  - Earthquake Induced Landslide Zones
  - Fault Zones

(See detail in Elsinore, Southwest, Sun City / Menifee Valley Area Plans)

April 6, 2018

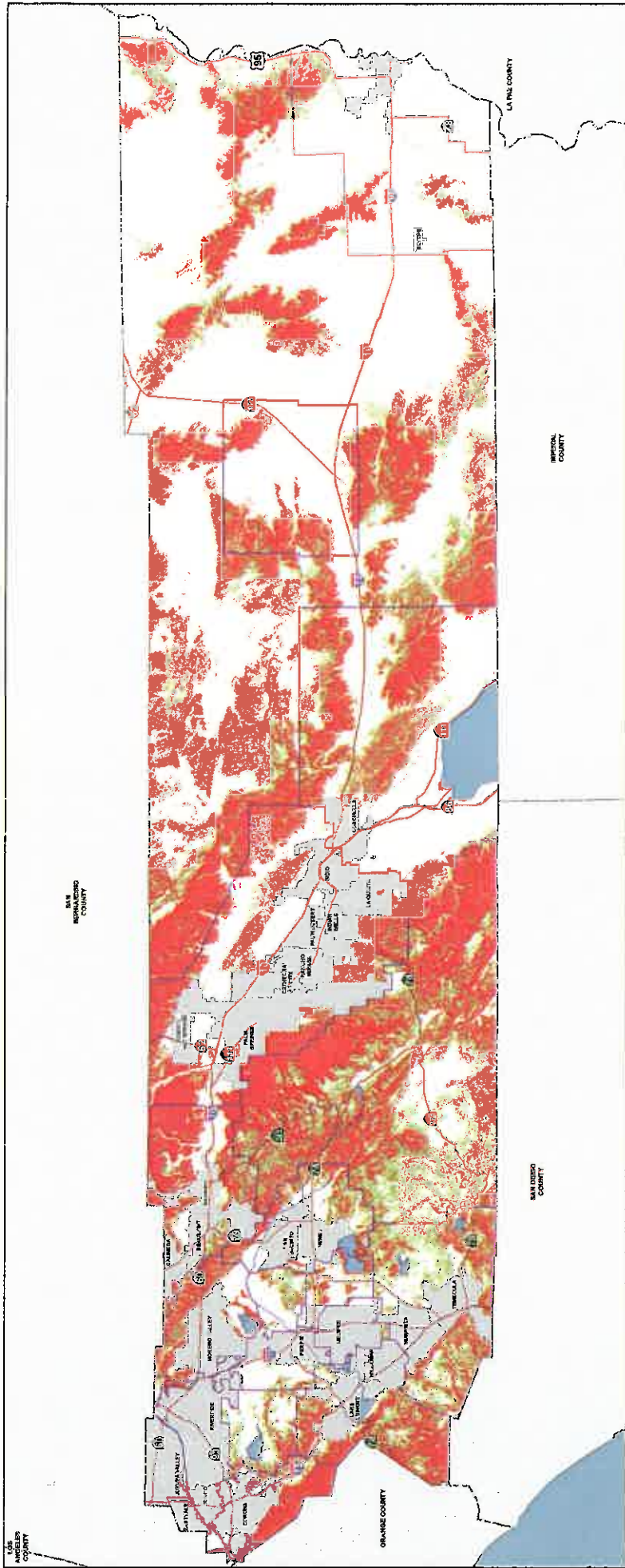
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Figure S-4

**EARTHQUAKE-INDUCED SLOPE INSTABILITY MAP**



Data Source: Riverside County Contours/antsmap (2007)

Figure S-5

- Slope Angle**
- Less Than 15%
  - 15%–25%
  - 25%–30%
  - 30% and Greater
  - City Boundary & MJPA
  - Area Plan Boundary
  - Waterbodies
  - Highways

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April 6, 2018



**REGIONS UNDERLAIN BY STEEP SLOPES**

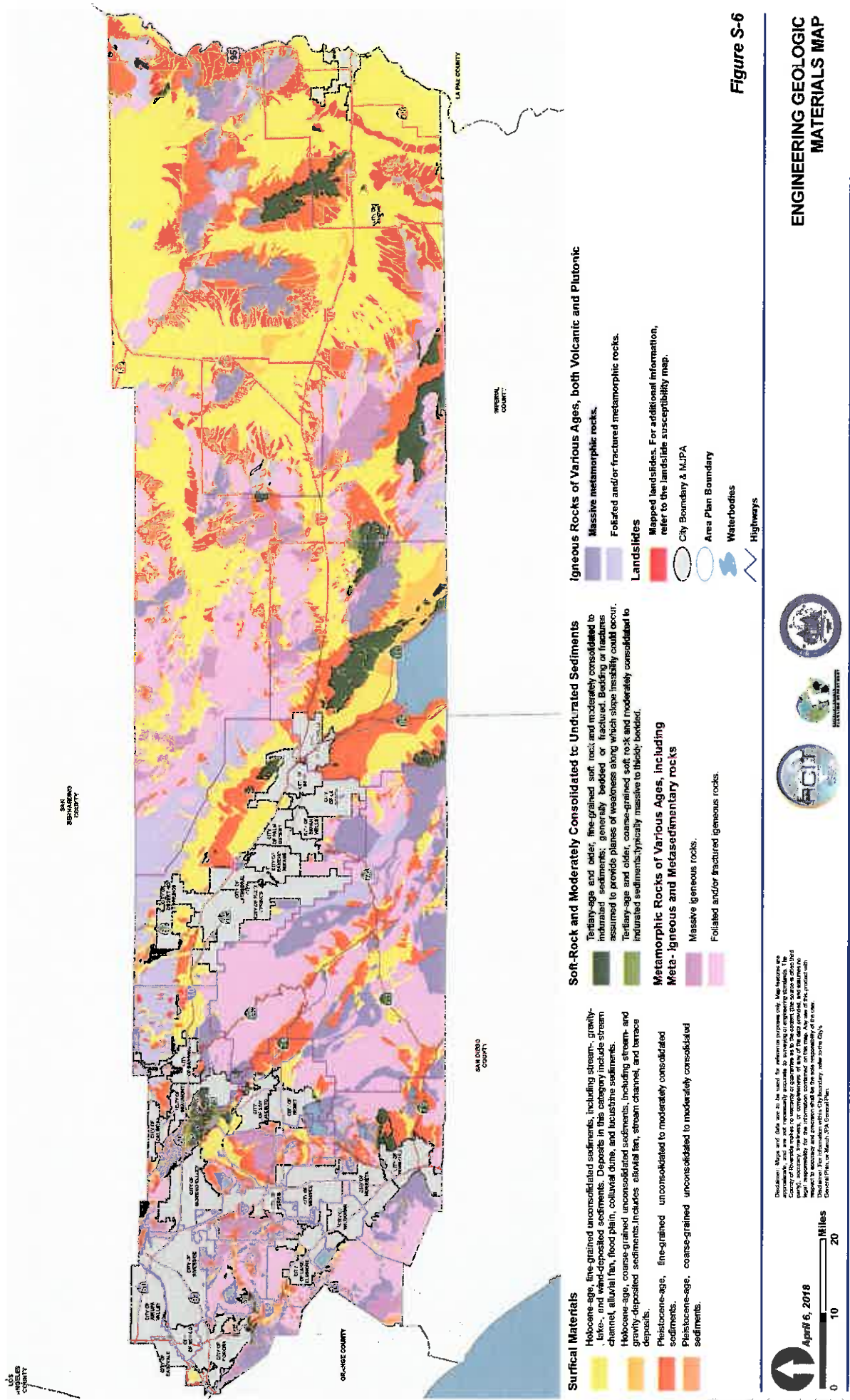


Figure S-6

**ENGINEERING GEOLOGIC MATERIALS MAP**

- Igneous Rocks of Various Ages, both Volcanic and Plutonic**
- Massive metamorphic rocks.
  - Foliated and/or fractured metamorphic rocks.
- Landslides**
- Mapped landslides. For additional information, refer to the landslide susceptibility map.
  - City Boundary & M.J.P.A.
  - Area Plan Boundary
  - Waterbodies
  - Highways

- Soft-Rock and Moderately Consolidated to Undurated Sediments**
- Tertiary-age and older, fine-grained soft rock and moderately consolidated to indurated sediments; generally bedded or fractured. Bedding or fractures assumed to provide planes of weakness along which slope instability could occur.
  - Tertiary-age and older, coarse-grained soft rock and moderately consolidated to indurated sediments; typically massive to blocky bedded.
- Metamorphic Rocks of Various Ages, including Meta-igneous and Metasedimentary rocks**
- Massive igneous rocks.
  - Foliated and/or fractured igneous rocks.

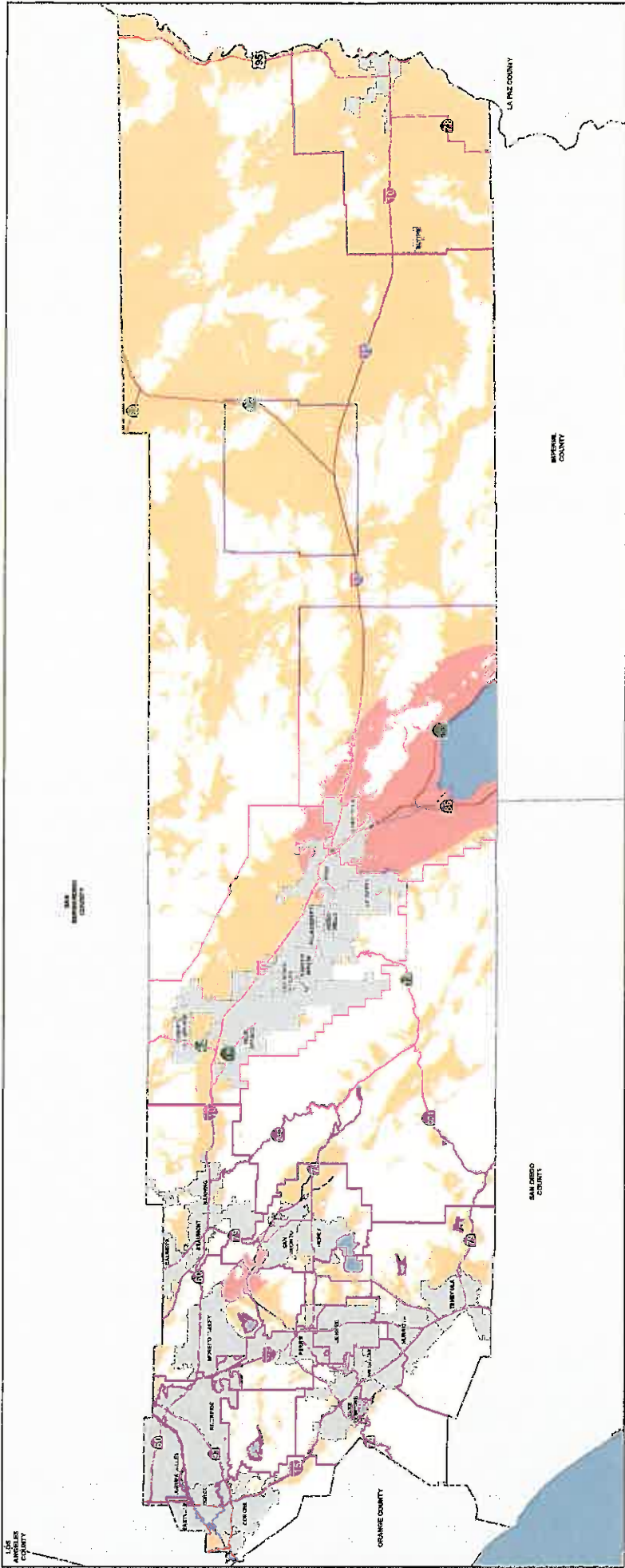
- Surficial Materials**
- Holocene-age, fine-grained unconsolidated sediments, including stream-, gravity-, lake-, and wind-deposited sediments. Deposits in this category include stream channel, alluvial fan, flood plain, colluvial dune, and lacustrine sediments.
  - Holocene-age, coarse-grained unconsolidated sediments, including stream- and gravity-deposited sediments; includes alluvial fan, stream channel, and terrace deposits.
  - Pleistocene-age, fine-grained unconsolidated to moderately consolidated sediments.
  - Pleistocene-age, coarse-grained unconsolidated to moderately consolidated sediments.

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April 6, 2018

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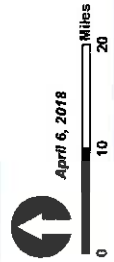




Data Source: RBF Consultants and Riverside County GIS (2007)

- Subsidence Zones**
- Areas with Documented Subsidence
  - Susceptible Areas
  - City Boundary & MJPA
  - Area Plan Boundary
  - Waterbodies
  - Highways

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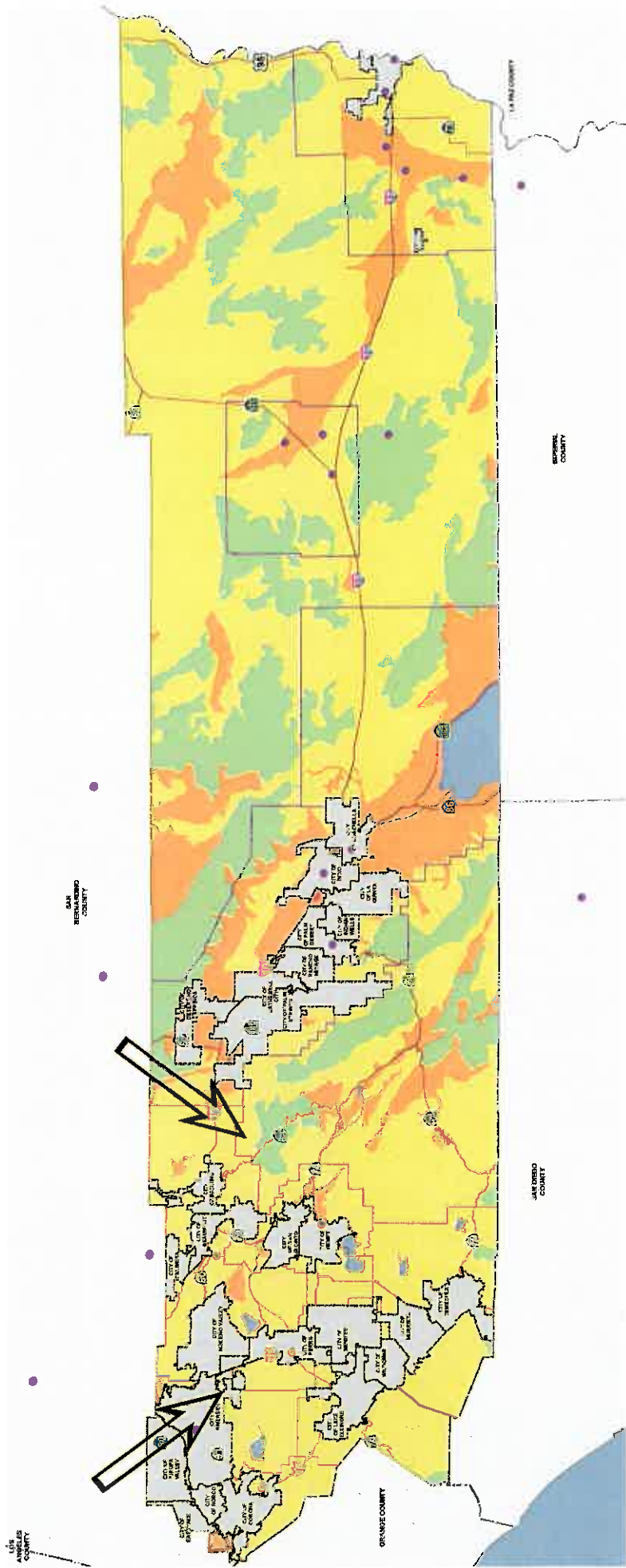
April 6, 2018



Figure S-7

**DOCUMENTED  
SUBSIDENCE AREAS**





Data Source: Earth Consultants International, RCIP (2004)

Figure S-8

### WIND EROSION SUSCEPTIBILITY AREAS

- Wind Erodibility Rating**
- Very High
  - High
  - Moderate
  - Low
- General Wind Direction**
- City Boundary & M/JPA
  - Area Plan Boundary
  - Waterbodies
  - Highways
  - Weather Station

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# ATTACHMENT C

### Land Use Element (add)

*(Insert the following within the 4<sup>th</sup> section of this element – “Issues and Policies” – after “Policy Areas” that ends on page LU-74. The new subsection will be the fourth of the section). The policies after this section will have to be renumbered.*

## **Environmental Justice**

Environmental justice is “the fair treatment of people of all races, cultures, and incomes with respect to development, adoption, implementation, and enforcement of environmental laws, regulations, and policies” (Gov. Code §65040.12). To this end, the state legislature approved Senate Bill (SB) 1000 in 2016 that requires local general plans to address environmental justice and include related policy, if a “disadvantaged community” is identified within the area covered by the general plan. In order to fully address environmental justice, the general plans must include new or existing policy intended to (1) reduce unique or compounded health risks in disadvantaged communities, (2) promote civic engagement in public decision-making process, and (3) prioritize improvements and programs that address the needs of disadvantage communities (Gov. Code §65302).

A disadvantaged community or **environmental justice community** (“EJ Community”) is defined as a “low-income area that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation” or a geographic area that is identified by the California Environmental Protection Agency (“Cal EPA”) based on the area’s socioeconomic, public health, and environmental hazard criteria (Gov. Code §65302). Using an environmental health screening tool, CalEnviroScreen 3.0, Cal EPA was able to identify and designate EJ Communities throughout the state that are burdened by multiple sources of pollution. There are several EJ Communities located within the unincorporated areas of the County, as shown on Figure LU - 4.1, entitled “*Riverside County Environmental Justice Communities.*”

New land use development proposed within the EJ Communities will be evaluated for consistency with the environmental justice policies. The land use entitlement process provides a key opportunity to address environmental justice policies through the creation of safe, healthy, and environmentally sustainable communities.

Senate Bill (SB) 244 (2011), as discussed in page LU-24, covers policy related to disadvantaged communities with its focus on socio-economic disadvantages, including specifically the availability of public services and facilities serving households earning eighty percent (80%) or less than the median household income of the County. While there is some overlap between SB 244 and the EJ Communities defined by Cal EPA through CalEnviroScreen 3.0, the focus of the latter is on public health and factors affecting the physical environment, collectively constituting an EJ Community.

## **Environmental Justice Policies**

Environmental justice is addressed within the nine adopted elements of the County’s General Plan. However, in an effort to collectively address environmental justice, the *Healthy Communities Element* includes a section entitled, “Environmental Justice” where focused policies are found, some of which are derived from other policies within the General Plan. The goal of the environmental Justice section in the Healthy Communities Element is to ensure the consideration of environmental justice policies, in order to improve public health and the environment within EJ Communities.

### Application of Environmental Justice Policies

Policies relevant to environmental justice apply particularly in the EJ Communities identified by the State of California. These communities are adapted from the state database and made part of the County's General Plan.

The General Plan represents the build-out vision of Riverside County. As such, it not only addresses what the County envisions to be achieved from new development, it also provides a framework for the collective living and working environment of its residents. Policies applicable to new development will be implemented by the County. Other policies to be implemented require cooperation with non-profits, community-based organizations, foundations, other government agencies, or entities outside of county government, as feasible.

DRAFT



## Healthy Communities Element

*(insert after the 2<sup>nd</sup> section of this element – “Policies” – that ends on page HC-12; the EJ section will be a separate section of this element and the last section. No renumbering of other policies necessary)*

## Environmental Justice

The *Environmental Justice* section of the Healthy Communities Element creates environmental justice policies that address various components of environmental justice in an environmental justice community (“EJ Community”). The environmental justice policies, apply to the communities shown on Figure LU-4.1, entitled “Riverside County Environmental Justice Communities,” within the General Plan Land Use Element. The environmental justice policies include all the policies within the Healthy Communities Element and the policies specifically provided in this section.

Environmental justice policies address five topics under the following categories:

**Civic Engagement:** this category includes policies that promote civic engagement in the decision-making process.

**Health Risk Reduction:** this category addresses pollution prevention in the day to day living environment that are grouped under the following headings:

- Pollution Exposure
- Food Access
- Safe and Sanitary Homes
- Physical Activity

**Public Facilities:** this category includes policies that prioritize improvements and programs for public facilities.

The objectives of the these environmental justice policies are to increase civic engagement, reduce unique and compounded health risks, and prioritize improvements and programs for public facilities within EJ Communities. Meeting these objectives involves collaboration and coordination with the unincorporated communities and constituents, stakeholder groups, other government agencies, service districts, and the development community.

### Civic Engagement

This category includes policies that promote civic engagement in the decision-making process.

#### **Policies:**

- |         |   |
|---------|---|
| HC 15.1 | Encourage civic engagement in the local planning process, in furtherance of environmental justice planning.   |
| HC 15.2 | Encourage collaboration, as feasible, between the County, community, and community-based organizations, as well as local stakeholders in promoting environmental justice. |
| HC 15.3 | As feasible, partner with local community-based organizations to promote civic engagement activities.   |

- HC 15.4 Coordinate, as feasible, with environmental groups, the business community, special interests, and the general public in the development of programs that effectively reduce airborne pollutants.
- HC 15.5 Encourage public participation in the decision making process on hazardous waste and hazardous materials in Riverside County through the County's land use and planning processes.
- HC 15.6 Encourage the utilization of multilingual staff personnel to assist in evacuation and short-term recovery activities, and meeting general community needs.
- HC 15.7 Consider establishing a far-ranging, creative, forward-thinking public education and outreach campaign, to inform the community about the following:
  - a. The hazards they face.
  - b. The costs of doing nothing to mitigate the hazards.
  - c. What is known about each hazard.
  - d. Why jurisdictions don't have all the answers.
  - e. Mitigation incentives.
  - f. What the County of Riverside does for them.
  - g. What the County of Riverside cannot be expected to do for them.

**Health Risk Reduction**

This category includes policies that work towards reducing unique and compounded health risks. The following policies address pollution exposure and access to food and encourages safe and sanitary homes and an environment conducive to engaging in physical activity.

**Pollution Exposure Policies:**

- HC 16.1 In cooperation with affected federal and state agencies, monitor changes to the Salton Sea that impact air quality and water quality and seek opportunities to address impacts to the maximum extent possible.
- HC 16.2 Assist communities, as feasible, in seeking funding for community initiated clean air projects.
- HC 16.3 Encourage the installation of on-site air monitoring equipment in areas of high exposure to air contaminants.
- HC 16.4 Assist low-income homeowners, as feasible, in seeking financial assistance for septic system repair in order to limit groundwater contamination by poorly maintained septic systems.
- HC 16.5 Encourage sensitive receptors, such as schools and hospitals, to be located away from uses that pose potential hazards to human health and safety, including landfills, farm fields and other potentially hazardous sites.
- HC 16.6 Evaluate, as feasible, public facilities for health hazards or major sources of contamination.

- HC 16.7 Explore the potential for creating a cap or threshold on the number of pollution sources within EJ Communities.
- HC 16.8 Explore the feasibility of creating a partnership with the local air quality management district to establish a mitigation program to reduce the impact of air pollution.
- HC 16.9 Consider compact development projects in appropriate locations that make the most efficient use of land and concentrate complementary uses close in proximity to transit or non-transit mobility options.
- HC 16.10 Encourage development of bicycle and pedestrian facilities to reduce dependency on fossil fuel based transportation.
- HC 16.11 Encourage the planning of streets which include sidewalks, greenbelts, and trails to facilitate use by pedestrians and bicyclists.
- HC 16.12 Seek opportunities to provide buffer spaces between high-volume roadways/ transportation corridors and sensitive land uses.
- HC 16.13 Seek to assure that sensitive receptors are separated and protected from polluting point sources, as feasible.
- HC 16.14 Encourage that site plan design protects people and land use from air pollution through the use of barriers or distance from emission sources when possible.
- HC 16.15 Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution.
- HC 16.16 Encourage planting of urban trees on an Area Plan basis that removes pollutants from the air, provides shade and decreases the negative impacts of heat on the air.
- HC 16.17 Encourage new development that emphasizes job creation and reduction in vehicle miles traveled in job-poor areas to improve air quality.
- HC 16.18 Works towards reducing vehicle miles traveled (VMT) by encouraging expanded multi-modal facilities, linkages between such facilities, and services that provide transportation alternatives, such as transit, bicycle and pedestrian modes.
- HC 16.19 Facilitate an increase in transit options. In particular, coordinate with adjacent municipalities, transit providers and regional transportation planning agencies in the development of mutual policies and funding mechanisms to increase the use of alternative transportation modes.
- HC 16.20 Encourage the creation of programs that increase carpooling and public transit use, decrease trips and commute times, and increase use of alternative-fuel vehicles.
- HC 16.21 Discourage industrial uses which use large quantities of water in manufacturing or cooling processes that result in subsequent effluent discharges.
- HC 16.22 Discourage industrial uses which produce significant quantities of toxic emissions into the air.

- HC 16.23 Seek to ensure compatibility between industrial development and adjacent land uses. To achieve compatibility, industrial development projects may be required to include noise mitigation measures to avoid or minimize project impacts on adjacent uses.
- HC 16.24 Limit the future conversion of mining operations to uses that are incompatible with surrounding areas.
- HC 16.25 Enforce the land use policies and siting criteria related to hazardous materials and wastes through continued implementation of the programs identified in the County of Riverside Hazardous Waste Management Plan including the following:
  - a. Ensure county businesses comply with federal, state and local laws pertaining to the management of hazardous wastes and materials including all Certified Unified Program Agency (CUPA) programs.
  - b. Encourage and promote the programs, practices, and recommendations contained in the Riverside County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.

**Food Access Policies:**

- HC 17.1 Cooperate with transit providers in the review of transit routes to provide service to jobs, shopping, schools, parks and healthcare facilities.
- HC 17.2 As feasible, orient buildings closer to streets and provide landscaped promenades that connect buildings to bus stops.
- HC 17.3 Encourage development planning to locate buildings near streets, to facilitate use of interior spaces for recreational and other neighborhood uses, and to render buildings convenient to neighboring streets, other neighborhoods, shopping facilities, schools, parks.

**Safe and Sanitary Homes Policies:**

- HC 18.1 Encourage code compliance inspections to also identify any observed pollution sources or safety hazards.
- HC 18.2 Seek to identify funding sources for an education program for housing related hazards, such as lead, asbestos, mold and pests.
- HC 18.3 Provide support to service agencies in their application for state and federal funding to upgrade water infrastructure, giving priority to communities that have contaminated drinking water.
- HC 18.4 In cooperation with service agencies, ensure sources of drinking water are protected from contamination.
- HC 18.5 In cooperation with service agencies, encourage innovative drinking water and waste water systems.

- HC 18.6 In cooperation with service agencies, encourage the consolidation of public drinking water systems or the extension of water service from existing systems, especially for communities that lack access to clean drinking water.
- HC 18.7 Discourage industrial uses that may conflict with residential land uses either directly or indirectly.
- HC 18.8 Work with the development community so new residential development is designed to reduce noise levels and other potential impacts associated with adjacent industrial uses.
- HC 18.9 Encourage the location and design of new developments to visually enhance and not degrade the character of the surrounding area through consideration of the following concepts.
- a. Using design standards of the appropriate Area Plan land use category.
  - b. Construction of structures in accordance with the requirements of Riverside County's zoning, building, and other pertinent codes and regulations.
  - c. Require that an appropriate landscape plan be submitted and implemented for development projects subject to discretionary review.
  - d. Use of drought tolerant landscaping that incorporates adequate drought-conscious irrigation systems.
  - e. Application of energy efficiency through street configuration, building orientation, and landscaping to capitalize on shading and facilitate solar energy.
  - f. Application of water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought tolerant landscaping, and water recycling, as appropriate.
  - g. Encourage innovative and creative design concepts.
  - h. Encourage the provision of public art that enhances the community's identity, which may include elements of historical significance and creative use of children's art.
  - i. Include consistent and well-designed signage that is integrated with the building's architectural character.
  - j. Provide safe and convenient vehicular access and reciprocal access between adjacent commercial uses.
  - k. Locate site entries and storage bays to minimize conflicts with adjacent residential neighborhoods.
  - l. Mitigate noise, odor, lighting, and other impacts on surrounding properties.
  - m. Provide and maintain landscaping in open spaces and parking lots.
  - n. As feasible, maximize landscape coverage with emphasis on drought-tolerant landscaping.
  - o. Preserve, as feasible, natural features, such as unique natural terrain, arroyos, canyons, and other drainage ways, and native vegetation, wherever possible, particularly where they provide continuity with more extensive regional systems.
  - p. Require, as feasible, that new development be designed to provide adequate space for pedestrian connectivity and access, recreational trails, vehicular access and parking, supporting functions, open space, and other pertinent elements.

- q. Design parking lots and structures to be functionally and visually integrated and connected.
- r. As feasible, site building access points along sidewalks, pedestrian areas, and bicycle routes, and include amenities that encourage pedestrian activity.
- s. Encourage safe and frequent pedestrian crossings.
- t. Encourage creation of a human-scale ground floor environment that includes public open areas that separate pedestrian space from auto traffic or where mixed, it does so with special regard to pedestrian safety.
- u. Recognize open space, including hillsides, arroyos, riparian areas, and other natural features as amenities that add community identity, beauty, recreational opportunities, and monetary value to adjacent developed areas.
- v. Manage wild land fire hazards in the design of development proposals located adjacent to natural open space.

HC 18.10 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service.

HC 18.11 In coordination with service agencies, limit or prohibit new development or activities in areas lacking water and access roads in the absence of a plan to address such deficiencies.

**Physical Activity Policies:**

HC 19.1 Promote opportunities to provide recreational facilities around the shoreline of the Salton Sea that are accessible via public transit and active transportation.

HC 19.2 Encourage development of high-quality parks, green space, recreational facilities and natural environments for traditionally underserved communities.

HC 19.3 Encourage creation of parks and open space in areas that are determined to be park poor.

HC 19.4 Promote pedestrian and bicycle access to parks and open space through infrastructure investments and improvements.

HC 19.5 Promote the preparation of a pedestrian network plan that allows for safe travel between all areas and destinations of the community.

HC 19.6 Paseos, pedestrian and bicycle paths should be provided between residential structures and nonresidential structures.

HC 19.7 Plan for a system of local trails that enhances recreational opportunities and connects with regional trails.

HC 19.8 Incorporate open space, community greenbelt separators, and recreational amenities into development areas in order to enhance recreational opportunities and community aesthetics, and improve the quality of life.

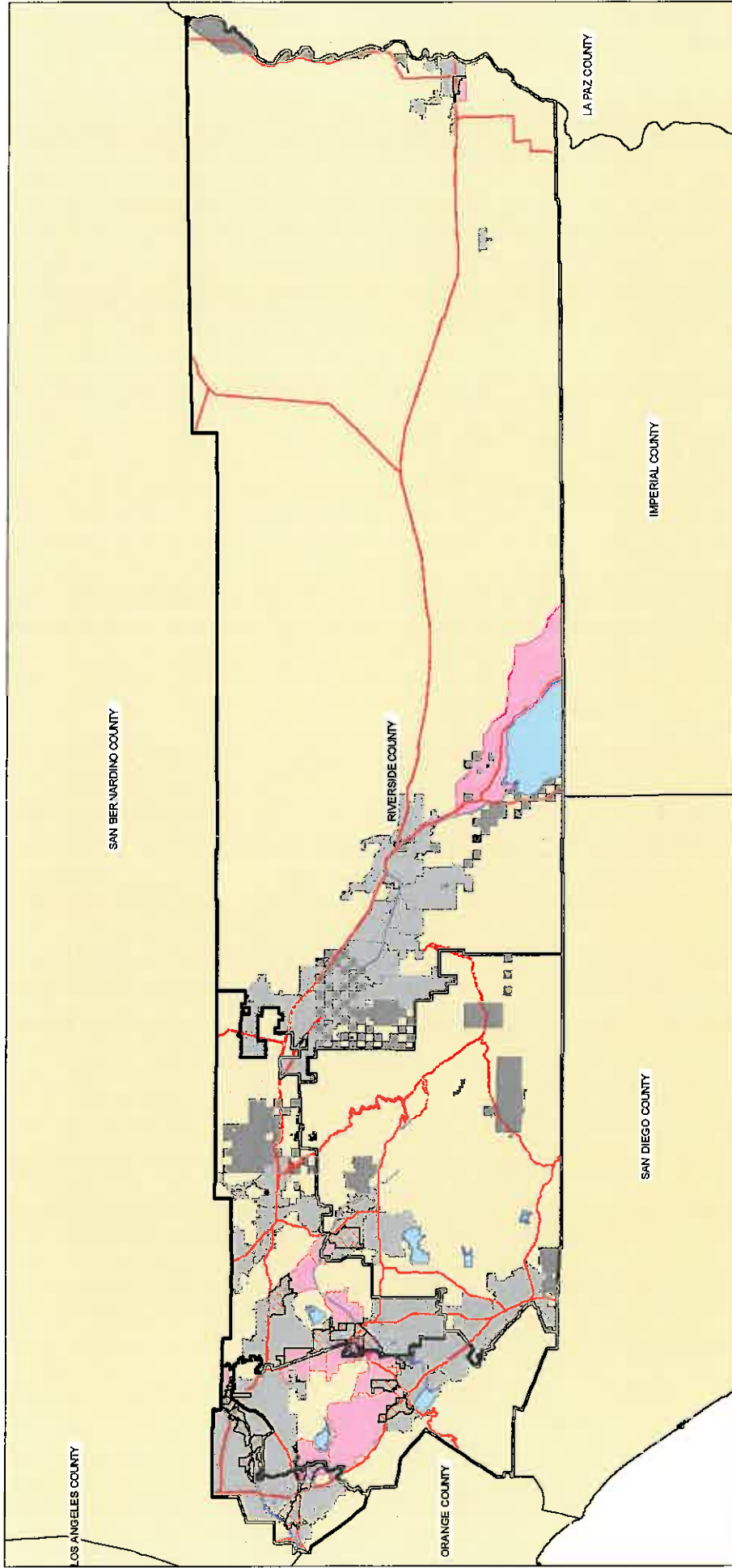
HC 19.9 Paseos and pedestrian/bicycle connections should be provided between the Highest Density Residential uses and those nonresidential uses that would serve the local population. Alternative transportation mode connections should also be explored to the public facilities in the vicinity, including schools, libraries, and community facilities.

**Public Facilities**

This category includes policies that prioritize improvements and programs for public facilities.

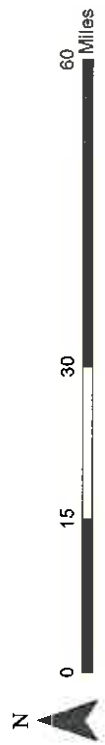
**Policies:**

- HC 20.1 New development should not hinder provision of public services.
- HC 20.2 New development should be designed, to the extent practical and appropriate to each use, in such a manner as to promote convenient internal pedestrian circulation among land uses (existing and proposed) within each neighborhood.
- HC 20.3 Enhance the quality of existing residential neighborhoods by including adequate maintenance of public facilities in the County’s capital improvement program and requiring residents and landlords to maintain their properties in good condition.
- HC 20.4 New development and conservation land uses should not infringe upon existing essential public facilities and public utility corridors, which include county regional landfills, fee owned rights-of-way and permanent easements, whose true land use is that of public facilities.



Source: Riverside County, Cal EPA (OE/HA), Riverside County

- Cities
- Tribal Lands
- Water Bodies
- HIGHWAYS
- Supervisorial Districts
- Environmental Justice (EJ) Communities
- EJ Communities within cities



Proposed Figure LU-4.1  
Riverside County Environmental Justice Communities



## NOTICE OF PUBLIC HEARING

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

**GENERAL PLAN AMENDMENT NO. 1226 (ENTITLEMENT/POLICY AMENDMENT) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15601(b)(3) (Activities Covered by General Rule Exemption) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Unincorporated Riverside County – **REQUEST:** General Plan Amendment No. 1226 proposes to amend the Safety, Healthy Communities, and Land Use Elements as follows: (1) Safety Element – This amendment proposes to update the Safety Element's seismic hazards Liquefaction section to clarify text regarding these zones and to take advantage of new geologic and hydrologic data that was not available to the County during the last update of these maps in 2003. This amendment will also incorporate four (4) new maps published by the California Geologic Survey pursuant to the Seismic Hazards Mapping Act. (2) Healthy Communities Element and Land Use Element – Pursuant to the requirements of California Senate Bill (SB) 1000, this amendment will create policies to create an environmental justice component in the General Plan. Specifically, environmentally disadvantaged communities will be identified and addressed to ensure that they are not adversely affected by the land use decision making process and to ensure that the decision making process involves robust public participation to address the physical and social needs of such communities.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JULY 18, 2018**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner, Robert Flores, at (951) 955-1195 or email at [RFlores@rivco.org](mailto:RFlores@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501.

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

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

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




**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.:

4.3

Planning Commission Hearing: July 18, 2018

**PROPOSED PROJECT**

Case Number(s):	General Plan Amendment No. 1227	Applicant(s): County of Riverside
CEQA Exempt	CEQA EXEMPT	
Area Plan:	Land Use Policy Amendment	
Zoning Area/District:		
Supervisory District:		
Project Planner:	Robert Flores	 <hr/> Charissa Leach, P.E. Assistant TLMA Director
Project APN(s):	N/A	

**PROJECT DESCRIPTION AND LOCATION**

General Plan Amendment No. 1227 (GPA No. 1227) proposes to revise the Land Use Element policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses to establish in areas that are supported by the rural communities. The proposed amendment simplifies the policies to provide the opportunity to integrate appropriately scaled commercial uses to service rural area of the County. It also clarifies that when a project area is within a General Plan Policy Area or Land Use Overlay, the commercial use shall not conflict with the General Plan's vision for the applicable policy area or overlay. GPA No. 1227 proposes to delete policies LU 21.7 and 22.7 within the Rural and Rural Community Foundation Sections of the Land Use Element in their entirety and replace them with the following:

Policies LU 21.7 and 22.7 ~~Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:~~

- ~~a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.~~
- ~~b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.~~
- ~~c. The proposed use may not be located within 2 miles of a Commercial land use designation.~~
- ~~d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.~~
- ~~e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI-1).~~

*Encourage small-scale commercial uses that are adjacent to and can safely be accessible from a General Plan designated roadway, and designed to be compatible with the surrounding uses and rural nature of the area. The portion of the lot proposed for commercial uses shall not exceed two and a half (2.5) acres. Such small-scale commercial uses shall also be consistent with the applicable zoning requirements and development standards. The small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay.*

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

#### **THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT** the Planning Commission Resolution No. 2018-005 recommending adoption of General Plan Amendment No. 1227 to the Riverside County Board of Supervisors.

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

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)(3) based on the findings and conclusions in the staff report; and,

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1227**, based upon the findings and conclusions provided in this staff report, and subject to the Board of Supervisors' adoption of the General Plan Amendment resolution.

## PROJECT BACKGROUND AND ANALYSIS

### Background:

The existing Land Use Element policies LU 21.7 and LU 22.7 were added to the General Plan as part of the 2008 General Plan Update, General Plan Amendment No. 960 (GPA No. 960). Prior to the approval of GPA No. 960 in December 2015, the General Plan lacked provisions for small-scale commercial uses in rural areas as envisioned in the following 2003 General Plan Vision Statement for Communities and Neighborhoods:

"Each of our rural areas and communities has a special character that distinguishes them from urban areas and from each other. They benefit from some conveniences such as small-scale local commercial services and all-weather access roads, yet maintain an unhurried, uncrowded life style. Rural residents accept the fact that they must travel some distance for more complete services and facilities."

The existing policies fosters small-scale commercial uses based on a set of criteria that are intended to prevent an overconcentration of commercial uses in remote areas of the County. Based on the set of criteria, the commercial use cannot be larger than two and a half (2.5) acres, has to be located near a General Plan designated road, cannot be within two miles of an existing Commercial land use designation, and the development is consistent with the Rural Commercial (C-R) Zone.

Planning Department staff monitors implementation and periodically reviews the General Plan as part of its core functions and to fulfill the County's Service Goals and Strategies for Land Use as outlined by the Board of Supervisors. The County's Strategic Plan for Long-Range Services is posted online at: <https://countyofriverside.us/AbouttheCounty/StrategicPlan.aspx>. The County's Land Use goal is to balance "economic development with individual property rights, neighborhood livability, and the needs of the community as a whole" and its strategies call "for the streamlining of the planning process" and "the elimination of excessive requirement." Planning Staff reviewed the General Plan policies to ensure that the County meets its Goals and Strategies for Land Use. Staff concluded that the existing policies LU 21.7 and LU 22.7 provides for small-commercial uses as envisioned by the General Plan for rural communities but the policies for its development are excessive. Specifically, the existing policies prevent small-scale commercial uses from establishing where they may reasonably arise based on the needs of the rural communities. The 2-mile limitation (LU 21.7 c and 22.7 c) presents a barrier for rural communities to support and establish small-scale commercial uses at accessible locations. The criteria prevents the development of a commercial core near an existing commercial use without also requiring a General Plan Amendment and potentially a change of zone to accompany a plot plan or conditional use permit for the proposed use.

The approval of GPA No. 1227 does not permit a specific use at a specific location. It only provides a policy that encourages neighborhood serving small-scale commercial uses that meet the specified criteria. At this time, the location and type of a potentially proposed small-scale commercial use is unknown. The proposed policy amendment recognizes that each rural areas of the County matures at its own rate and allows the community the opportunity to consider small-scale commercial uses. This will ensure that the proposed commercial use reflects the community's distinctive characteristics and is successful once it is established. The proposed amendment re-enforces the general goal of providing local servicing commercial uses in rural areas and communities of the County. The existing General Plan policies regarding infrastructure, circulation and project design in conjunction with the propose revision to the policies LU 21.7 and 22.7 will ensure that the small-scale commercial uses will not degrade rural aesthetics or overburden existing and future infrastructure and roadways. Additionally, implementing projects will undergo their own environmental analysis and public hearing process for consideration by the appropriate hearing body.

The proposed policies also clarify that there are additional policies to guide development in areas that are located within a General Plan Policy Area or Land Use Overlay.

**Tribal Consultation (Senate Bill 18, 2002):**

Staff received one request for tribal consultation pursuant to Senate Bill 18 from the Gabrieleno Band of Mission Indians-Kizh Nation. Staff provided additional information to Tribal Chairman Andrew Salas on March 30, 2018. Chairman Salas did not request any additional consultation thereafter.

**Airport Land Use Commission (ALUC) Review:**

The proposed policy was reviewed by ALUC staff pursuant to ALUC Resolution No. 2011-02, and found the proposed project consistent with all Riverside County Airport Land Use Compatibility Plans.

**ENVIRONMENTAL REVIEW and ENVIRONMENTAL CONCLUSIONS**

The proposed General Plan Amendment is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), “where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

The proposed amendment only revises the existing policies that encourages small-scale commercial uses within the Rural and Rural Community Foundation Components. Approximately 412,000 acres of unincorporated Riverside County is within the Rural and Rural Community Foundation Component. The approval of GPA No. 1227 does not permit development of a specific use at a specific location. The approval of GPA No. 1227 will not result in physical ground disturbance. GPA No. 1227 only amends two existing General Plan policies to encourage neighborhood serving small-scale commercial uses that meet specified criteria. At this time, the location and type of a potentially future proposed small-scale commercial use within the approximately 412,000 acres is unknown and any environmental review at this time would be speculative. Additionally, implementing projects will undergo their own environmental analysis and public hearing process for consideration by the appropriate hearing body.

## **FINDINGS**

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

GPA No. 1227 is a General Plan Entitlement/Policy Amendment that amends policies within the Rural and Rural Community Foundation Components. Accordingly, the findings supporting this type of General Plan amendment pursuant to Ordinance No. 348 Section 2.4 C 2 are as follows:

a: The proposed amendment does not involve a change in or conflict with: The Riverside County Vision, any General Plan Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

- i) The Riverside County Vision: The General Plan Vision for Communities and Neighborhoods provides for “some conveniences such as small-scale local commercial services” to support communities within the rural areas of the County. This vision recognizes that these “rural areas and communities has a special character that distinguishes them from urban area and from each other.” The proposed amendment will further foster small-scale commercial uses within the rural areas of the County. The proposed amendment encourages small business to establish where the use is needed to support the rural lifestyle based on community needs and site compatibility. Development projects pursuant to these policies would still need to be consistent with all applicable General Plan policies and zoning requirements and development standards. The rural communities will continue to have the opportunity to consider and provide input on future proposals for small-scale commercial uses to ensure that the proposed use is compatible with the communities’ characteristics. Implementing projects pursuant to the policy will have to be adjacent from a General Plan designated roadway, it may not be larger than 2.5 acres, it must be compatible with surrounding uses, it must be consistent with the development standards outlined in Ordinance No. 348, and may not conflict with a a General Plan Policy Area or Land Use Overlay.
- ii) Proposed GPA No. 1227 does not change or conflict with any General Plan Principle. It supports the following Principles:

- 1) Maturing Communities: *“The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.”*

The amendment takes in consideration that each community in the County matures in its own way at its own pace. Property owners in rural areas may apply to establish a use pursuant to these policies based on future circumstances unique to each community. At which time, the community can voice support or opposition of the proposed use.

- 2) Community Variety, Choice and Balance: *“Balanced growth is achieved in more than one way by: a. Distributing growth in a rational way between urban, suburban and rural spheres with an appropriate allocation of resources to meet necessary infrastructure requirements; b. Fostering communities varying in size, type and environmental setting, recognizing that some patterns of development are appropriate for incentives and some patterns should be discourage; and c. Ensuring a balance of jobs, housing and services within communities.” “Communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms.”*

The revised policies will balance growth by “distributing growth in a rational way” instead of establishing the commercial uses in 2-miles increments along major roadways. It provides commercial services to establish in communities of varying size, type and environmental settings, provided that the use is supported by the rural community and that it can be accessed from a General Plan roadway.

- 3) Rural Development Principles: *“Rural land use designations should be established that accommodate a rural lifestyle generally within existing rural towns and rural residential neighborhoods. Additional rural towns and residential neighborhoods should be minimized because of the need to provide more efficient community development opportunities.”*

The amendment encourages small-scale commercial uses to establish in the rural areas of the County that are within the Rural and Rural Community Foundation Components. The proposed amended encourages the use to establish within existing rural towns and rural residential neighborhoods. The proposed GPA does not change the rural lifestyle or landscape but provides a level of service that the community may need and support in the future; such as a neighborhood market.

- iii) Any Foundation Component designation in the General Plan except as otherwise expressly allowed:

The proposed amendment does not include a specific project that changes a property’s land use designation from one Foundation Component into another. The proposed amendment modifies the existing policies that fosters small-scale commercial uses within the Rural and Rural Foundation Component as envisioned in the General Plan.

b: The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The proposed amendment supports the rural and rural community lifestyle as described in the General Plan. The General Plan states that the "Rural Foundation Component is intended to identify and preserve areas where the rural lifestyle is the desired use, including areas of remote cabins, residential estates, limited agriculture, equestrian, and limited animal keeping uses." The General Plan also states that the "Rural character includes and can be enhanced by small villages that function as a center for outlying areas by providing a concentration of civic and commercial uses." The General Plan describes the Rural Community Foundation Component communities and neighborhoods as "having a rural lifestyle, where animal – keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Small-scale commercial activities, such as local grocery stores, gift shops and drug stores, located outside [of] urban boundaries are need to serve these rural communities." The amendment provides the opportunity for small-scale commercial uses to be proposed in areas where they may naturally occur based on community needs. It also clarifies that the proposed use shall not conflict with the General Plan's vision for a General Plan Policy Area and Land Use Overlay. The rural communities will have opportunities to provide input on the future development pursuant to the proposed policy, other General Plan policies, Ordinance No. 348, and CEQA.

c: Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan:

Staff periodically reviews the General Plan and its consistency with the County's Service Goals and Strategies for Land Use. The proposed modifications to the existing policies for small-scale commercial uses are needed to align the policies with the County's Goals and Strategies for Land Use. The proposed amendment fosters balanced growth in the rural areas of the County and allow the opportunity for property owners in the rural areas to provide services that are supported by the rural communities. In order to prevent the overconcentration of commercial uses, the small-scale commercial uses is limited to 2.5 acres, must be accessible from a General Plan designated roadway, must be compatible with the surrounding uses and area, and must not conflict with the community vision. As mentioned above, each community within the County is unique and the future location of where these small-scale commercial uses are needed is unknown at this time. The need will become apparent as the rural communities matures.

#### **PUBLIC HEARING NOTIFICATION AND OUTREACH**

General Plan Amendment was advertised in the Press Enterprise Newspaper/Desert Sun on July 8, 2018. The proposed GPA No. 1227 is scheduled to be presented to the Planning Commission on July 18, 2018 as a public hearing item on the Agenda. Any member of the public is welcomed to provide comments or concerns during this time.

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3 **RESOLUTION No. 2018-005**

4 **RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 1227**

5  
6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350, a public hearing was  
7 held before the Riverside County Planning Commission in Riverside, California on July 18, 2018, to  
8 consider the above-captioned matter; and,

9 **WHEREAS**, all the provisions of the California Environmental Quality Act and the Riverside  
10 County CEQA implementing procedures have been satisfied; and,

11 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by staff,  
12 the public and affected government agencies; now, therefore,

13 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission  
14 of the County of Riverside, in regular session assembled on July 18, 2018, that it has reviewed and  
15 considered the staff report, staff's presentation and input from the public, and recommends the following  
16 based on the staff report's findings and conclusions:

17 **FIND** General Plan Amendment No. 1227 exempt from CEQA pursuant to pursuant to State  
18 CEQA Guidelines Section 15061(b)(3); and,

19 **TENTATIVELY APPROVE** General Plan Amendment No. 1227.  
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- LU 21.5 Encourage parcel consolidation. (AI 29)
- LU 21.6 Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)
- LU 21.7 ~~Small-scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:~~
- ~~a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.~~
  - ~~b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.~~
  - ~~c. The proposed use may not be located within 2 miles of a Commercial land use designation.~~
  - ~~d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.~~
  - ~~e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1).~~

*Encourage small-scale commercial uses that are adjacent to and can safely be accessible from a General Plan designated roadway, and designed to be compatible with the surrounding uses and rural nature of the area. The portion of the lot proposed for commercial uses shall not exceed two and a half (2.5) acres. Such small-scale commercial uses shall also be consistent with the applicable zoning requirements and development standards. The small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area and Land Use Overlay.*

### Rural Community

The Rural Community Foundation Component is intended to identify communities and neighborhoods having a rural lifestyle, where animal - keeping uses and limited infrastructure (compared with Community Development areas) are prevalent. Rural Community areas will serve as transition areas between Community Development and Rural Foundation Components. Small-scale commercial activities, such as local grocery stores, gift shops and drug stores, located outside urban boundaries are needed to serve these rural communities. Small- scale incidental commercial uses are allowed. Agriculture is permitted in these areas.

### Rural Community Area Plan Land Use Designations

These communities often define their rural lifestyle in part through a desire to maintain particular lot sizes, such as 1 acre or 2 acres. The major challenges for these areas in planning for the future include maintaining their rural character even as other areas in the County of Riverside experience rapid urban development, providing adequate public services in a rural context, and ensuring that buffers are provided between these areas and other uses that could be incompatible with their animal - keeping and agricultural nature.

***Estate Density Residential (RC-EDR)*** - The Estate Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Estate Density Residential designation), equestrian and other animal-keeping uses

are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per 2 acres to 1 dwelling unit per 5 acres.

**Very Low Density Residential (RC-VLDR)** - The Very Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Very Low Density Residential designation), equestrian and other animal-keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 1 dwelling unit per acre to 1 dwelling unit per two acres.

**Low Density Residential (RC-LDR)** - The Low Density Residential land use designation provides for the development of detached single family residential dwelling units and ancillary structures on large parcels. In the Rural Community Foundation Component (unlike the Community Development Foundation Component, which also permits the application of the Low Density Residential Foundation Component), equestrian and other animal - keeping uses are expected and encouraged. Agriculture and small scale commercial uses are permitted in this designation. The density range is from 2 dwelling units per acre to 1 dwelling unit per acre.

**Policies:**

- LU 22.1      Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural, or manufactured appearance. (AI 23)
- LU 22.2      Require that adequate and available circulation facilities, water resources, sewer facilities and/or septic capacity exist to meet the demands of the proposed land use. (AI 3)
- LU 22.3      Ensure that development does not adversely impact the open space and rural character of the surrounding area. (AI 3)
- LU 22.4      Encourage clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5-acre lots; however, for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered.
- LU 22.5      Encourage parcel consolidation. (AI 29)
- LU 22.6      Provide programs and incentives that allow rural areas to maintain and enhance their existing and desired character. (AI 9, 30)
- LU 22.7      ~~Small scale commercial uses that serve rural neighborhoods are allowed subject to the following criteria:~~
  - ~~a. The portion of the lot proposed for commercial uses shall be between 0.5 and 2.5 acres.~~
  - ~~b. The portion of the lot proposed for commercial uses shall be located adjacent to an arterial, a mountainous arterial or a major roadway.~~
  - ~~c. The proposed use may not be located within 2 miles of a Commercial land use designation.~~
  - ~~d. The design and scale of the proposed use shall be compatible with the surrounding uses, protective of view sheds, and blend in with the rural nature of the area.~~
  - ~~e. The proposed use shall be implemented through allowed uses and related development standards of the Rural Commercial (C-R) Zone (AI 1).~~

*Encourage small-scale commercial uses that are adjacent to and can safely be accessible from a General Plan designated roadway, and designed to be compatible with the surrounding uses and rural nature of the area. The portion of the lot proposed for commercial uses shall not exceed two and a half (2.5) acres. Such small-scale commercial uses shall also be consistent with the applicable zoning requirements and development standards. The small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area and Land Use Overlay.*

- LU 22.8 An amendment from the Rural Community Foundation Component that meets the following criteria may be considered as an entitlement/policy amendment and processed as defined in Section 2.4 General Plan Technical Amendments and Entitlement/Policy Amendments of Ordinance No. 348:
- a. This amendment shall be located within a city's sphere of influence area.
  - b. This amendment shall be located within an existing community that is characterized by lots smaller than 20,000 square feet in net area.
  - c. There shall be a Memorandum of Understanding between the County of Riverside and the city that ensures adequate infrastructure, including sewer services for the establishment of lots smaller than one acre.
  - d. This amendment shall be processed with a tract or parcel map and approved with a condition of approval that requires the extension of a sewer line.

### Open Space

One of the most distinctive features of Riverside County is its variety of open spaces. These open spaces vary by terrain, from remote deserts and mountains, to rolling hills and canyons, to lakes and streams, to protected habitat areas, to passive and active recreational areas, and are vital to the heritage, character, and lifestyle of Riverside County. This importance is reflected in the RCIP Vision:

*"Multipurpose regional open space and community/neighborhood public spaces are permanent elements of the Riverside County landscape."*

Open spaces also provide the setting for Riverside County's unique and distinctive communities. They help define the unique character of many communities in Riverside County and help to provide edges and separation between developed areas. These open spaces also are an important economic benefit to the County of Riverside in that they draw thousands of visitors each year. Neighborhood and community parks and recreational fields also provide important facilities that enhance the quality of life for local residents and visitors. Providing access to these open spaces is a continued goal of the County of Riverside, as stated in the RCIP Vision:

*"Public access to recreation opportunities is part of the overall open space system, with multi-purpose parks, play fields and community facilities at varied sizes in accessible locations."*

It is also clear that Riverside County's biological health and diversity is dependent upon the preservation of natural open spaces. The importance of this is clear in the following RCIP Vision statement:

*"The multi-purpose open space system provides for multi-species habitat preservation rather than a piecemeal approach to single species. This enables the natural diversity of plants and animals to sustain themselves because*

## NOTICE OF PUBLIC HEARING

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

**GENERAL PLAN AMENDMENT NO. 1227 (Entitlement/Policy Amendment) – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15601(b)(3) (Activities Covered by General Rule Exemption) – Applicant: County of Riverside – All Supervisorial Districts – All Area Plans – All Zoning Areas/Districts – All Zoning – Location: Properties within the Rural and Rural Community Foundation Components of Riverside County – **REQUEST:** General Plan Amendment No. 1227 proposes to revise the Land Use Element Policies LU 21.7 and LU 22.7 to encourage small-scale commercial uses to establish in areas that are supported by the rural communities. The proposed amendment simplifies the policies to provide the opportunity to integrate appropriately scaled commercial uses to service rural area of the County. It also clarifies that the small-scale commercial use shall not conflict with the vision set forth in any applicable General Plan Policy Area or Land Use Overlay.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JULY 18, 2018**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner, Robert Flores, at (951) 955-1195 or email at [RFlores@rivco.org](mailto:RFlores@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside, CA 92501.

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

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

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



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

4.4

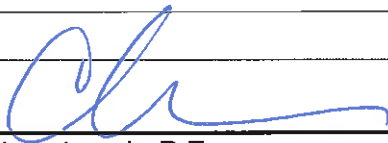
**Planning Commission Hearing: July 18, 2018**

**PROPOSED PROJECT**

**Case Number(s):** CUP No. 3783  
**Select Environ. Type** CEQA Exempt – 15061(b)3, 15301  
**Area Plan:** Harvest Valley/Winchester  
**Zoning Area/District:** Homeland Area  
**Supervisory District:** Third District  
**Project Planner:** Brett Dawson  
**Project APN(s):** 457-171-020, 457-171-024, 457-171-025  
**Continued From:**

**Applicant(s):** Dolgen California LLC

**Representative(s):** Alcoholic Beverage Specialists



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Conditional Use Permit No. 3783** proposes to include sales of beer and wine for off-site alcohol consumption for an approved and existing Dollar General Store.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**FIND** that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)3 and 15301 (Existing Facilities) based on the findings and conclusions in the staff report; and,

**APPROVE CONDITIONAL USE PERMIT NO. 3783**, 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:	Commercial Retail
Proposed General Plan Land Use Designation:	N/A

Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential
East:	Commercial Retail
South:	Commercial Retail
West:	Commercial Retail
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Scenic Highway Commercial (C-P-S)
South:	Scenic Highway Commercial (C-P-S)
West:	Rural Residential (R-R)
Existing Use:	Dollar General Store
Surrounding Uses	
North:	Vacant and Single Family Residences
South:	Commercial Development
East:	Vacant and Post Office
West:	Vacant

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	1.49	
Existing Building Area (SQFT):	8,239	
Proposed Building Area (SQFT):	N/A	
Floor Area Ratio:	N/A	0.2-0.35 FAR
Building Height (FT):	N/A	
Proposed Minimum Lot Size:	N/A	
Total Proposed Number of Lots:	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>
General Retail	8,239	1 space per 200 sq ft floor area	41	N/A
<b>TOTAL:</b>				

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes 146,152 and 80
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
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 plot plan was originally recommended for approval by the Planning Commission on June 19, 2013 under Plot Plan No. 25248, as modified by Substantial Conformances No. 1 and 2, (PP No. 25248) for a Dollar General Store without alcohol sales. The Board of Supervisors made the final approval on October 24, 2013. The Change of Zone changed the Zoning Classification from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S) (CZ07793).

This Conditional Use Permit (Project) is exclusively for the sale of beer and wine for consumption off the premises where sold. The previously approved PP No. 25248 was for the use of the site as a Dollar General convenience store, without alcohol sales, and PP No. 25248, along with the conditions of approval, will remain in effect. This Conditional Use Permit would only allow the sale of beer and wine for off-site consumption.

*Alcohol Sales and Public Convenience and Necessity*

Currently there are three (3) alcohol beverage control licenses permitted in Census Tract 427.2. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to four (4). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is two (2). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.

The Conditional Use Permit application was submitted to the County of Riverside on October 18, 2017.

**ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

This proposed project has been determined to be categorically exempt from CEQA, as set forth per Sections 15061(b)3 and 15301 (Existing Facilities) of the State CEQA Guidelines. Section 15301 exempts permitting, licensing, or minor alteration of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Section 15061(b)3 states that if the activity is covered by the general rule that CEQA applies only to projects, which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposal is to allow the sale of beer and wine for off-site alcohol consumption for an existing Dollar General Store. Because the proposal is for permitting only, and will not create any physical changes to the exterior of the store, and would have no potential for causing a significant effect on the environment, the proposal qualifies as exempt based on Sections 15061(b)3 and 15301 of the State CEQA guidelines.

The environmental impacts for the approved Plot Plan No. 25248 were assessed under EA42556 and a Negative Declaration was determined.

**FINDINGS AND CONCLUSIONS**

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

**Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail. The Commercial Retail land use designation, states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The Project



is consistent with the Land Use Designation because the use is to permit beer and wine sales for an existing convenience store, which will provide local and regional retail and services.

2. The site has a Zoning Classification of Scenic Highway Commercial (C-P-S), which is consistent with the Riverside County General Plan. Section 18.48 of Ordinance No. 348 permits the sale of alcoholic beverages for off-premises consumption within the C-P-S zone with a Conditional Use Permit.
3. The proposal is to add the sale of beer and wine for off premises consumption to an existing convenience store. There will be no physical changes to the site or building plans, whereby the project will remain consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) zone.
4. The site is located within the Highway 79 Policy Area. The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the policy area. The site was originally reviewed for compliance with the policy area, and the site was approved under Plot Plan 25248. The proposal is to add beer and wine sales for offsite consumption. The Highway 79 Policy Area does not address alcoholic beverage sales.

#### Public Convenience of Necessity Findings

5. The number of alcoholic beverage licenses ABC is authorized to issue within a census tract is derived from population. The California State Business and Professions Code Section 23817.5 states, "The number of premises for which an off-sale beer and wine licenses is issued shall be limited to one for each 2,500 (residents), or fraction thereof." Based on the 2010 census, ABC is authorized to issue two off-site sale licenses within Census Tract 427.20. Currently, there are three off-site licenses within Census Tract 427.20. When the licenses within a census tract exceeds the number of licenses that ABC is authorized to issue, the local jurisdiction (County of Riverside) is required to make findings that the issuance of an additional license serves as a Public Convenience or Necessity.

Based upon the information contained within the staff report and accompanying attachments, the Planning Commission is required to find the proposal to be in the interest of the Public Convenience of Necessity as follows:

- a. The sale of alcohol at this Grocery Store will be a public convenience.  
The subject property proposes to sell beer and wine for the convenience of its patrons that shop for groceries and general merchandise. It is convenient for consumers to purchase all of their desired products in one location. This type of retail/grocery store is unique and provides services not found nearby.
- b. The approval of a new license for the off-sale of beer and wine is an ancillary use to a general merchandise store and will not have a disproportionate impact on adjacent residential neighborhoods or sensitive uses. Less than 2.5% of store area is devoted exclusively for beer and wine sales. The sale of beer and wine is an ancillary use to the sale of general merchandise and groceries and will not adversely affect the adjacent property or sensitive uses that may be nearby.
- c. The approval of the sale of beer and wine will not result in an adverse impact on public health, safety, or welfare. The location or the use shall not result in adverse impacts on public health, safety or welfare in that the subject business is a convenience store within

minimal area allocated to beer and wine sales. This proposal was routed to the Riverside County Sheriff's Department for review and comment and a public hearing notice was mailed to adjacent property owners within 1000' feet of the subject site. To date, staff has not received any comments from the public. Staff has included conditions of approval to address any potential adverse impacts to the surrounding area.

6. According to ABC, over concentrations of existing licenses above those allocated for Census Tracts are common occurrences.
7. The proposed project does provide the public necessity and convenience for the residents of the surrounding community. The Project provides additional local retail services for the surrounding community in line with the General Plan. In addition, the Project will provide a convenience to local residents, jobs, and overall economic growth in the community. By providing beer and wine as well as retail options, the site will reduce the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.

### **Approval Requirements**

8. The following findings are required to grant a Conditional Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 :
  - a. 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. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail. The Commercial Retail land use designation, states it encourages, "Local and regional serving retail and service uses" for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The Project is consistent with the Land Use Designation because the use is the off-site sales of beer and wine for a convenience store, which will provide local and regional retail and services.
  - b. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, through the project design. The processing of the Conditional Use Permit, with the conditions of approval and the conditions that further enforce the development standards, will give the jurisdiction the power to revoke the permit in the instance the store creates problems affecting the public health, safety and general welfare of the community.
  - c. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The store is located adjacent to residential uses, providing a convenient and closer location for the residents to purchase beer and wine, the location is close enough that many of the residents would be able to easily walk, or bicycle to the store, whereby reducing the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.

**Alcoholic Beverage Sales Findings/Development Standards Findings:**

9. The project site is consistent with the objectives and development standards of Section of No.18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 based on the following:

- a. The sale of alcoholic beverages for off-premises consumption is allowed in the Scenic Highway Commercial (CPS) zoning classification with an approved Conditional Use Permit. in the.
- b. A radius map buffering 1000 feet from the subject site was prepared by Riverside County Geographic Information Systems and has not identified any playgrounds, parks, schools or nonprofit youth facilities within 1000 feet the site.

There are no schools, public parks, nonprofit youth facilities, or playgrounds located with 600 feet of the site. Therefore, vehicle traffic from the facility will not be a potential hazard to a school, public park, nonprofit youth facilities or playground.

- c. A notice of public hearing has been given to all property owners within 1,000 feet of the subject facility, as well as elementary schools, secondary school district and any public entity operating a public park or playground within 1000 feet of the subject facility.
- d. This approval is for only beer and wine.
- e. It has been conditioned that the owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.
- f. It has been conditioned that no displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- g. It has been conditioned that cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- h. It has been conditioned that employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

10. The project site is consistent with the objectives and development standards set forth in the Scenic Highway Commercial (C-P-S) zone. The proposed use is for beer and wine sales only for an existing convenience store. The use will not create or impact any proposed development, whereby the development standards of section 9.53 of Ordinance 348 would not apply.

**Other Findings:**

11. The site is located within the March Air Reserve Base Zone E compatibility zone and influence area. The building was previously approved in 2013, and at that time the airport influence areas boundaries were different, whereby the site was not located within the airport influence area. The off-site sales of beer and wine will not create any additional development, whereby not triggering a requirement for ALUC review.
12. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Conditions of approval were placed on PP No. 25248 requiring compliance with Ordinance No. 655.
13. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit 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 onsite 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.

CUP No. 3783 will allow the sale of alcoholic beverages for off-site consumption at the approved Dollar General store. As part of the approval for PP No. 25248, conditions of approval related to SKR fees were placed on the approved PP No. 25248. .

14. The site is located within a High Paleontological Sensitivity area. This use is for the beer and wine sales for an existing convenience store. The Plot Plan been conditioned to mitigate any development impacts to paleontological sensitivity. CUP No. 3783 will allow the sale of alcoholic beverages for off-site consumption at the approved Dollar General store. As part of the approval for PP No. 25248, conditions of approval related to paleontological sensitivity were placed in the approved PP No. 25248.

**Fire Findings:**

15. The site is located within a Local Responsibility Area ("LRA") and is also located within a very high fire hazard severity zone. This use is for the beer and wine sales for an existing convenience store. CUP No. 3783 will allow the sale of alcoholic beverages for off-site consumption at the approved Dollar General store. As part of the approval for PP No. 25248, conditions of approval related to fire hazards were placed in the approved PP No. 25248.the Plot Plan.

**Conclusion:**

16. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 1000 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls in regards to the proposed use permit.

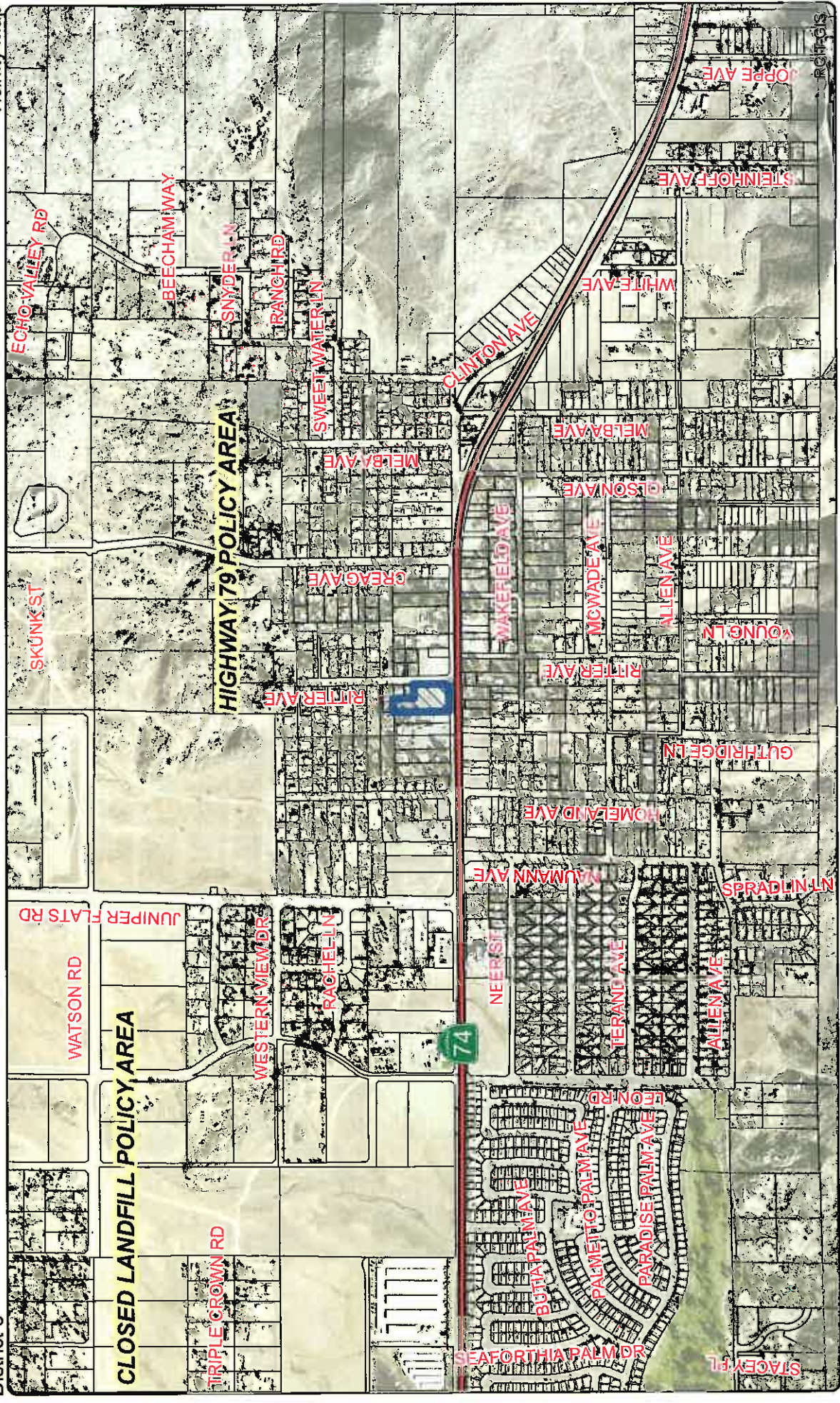
<b>APPEAL INFORMATION</b>
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The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeal shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of decision appears on the Board's agenda.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CUP03783**  
**VICINITY/POLICY AREAS**

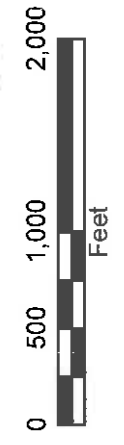
Supervisor: Washington  
 District 3

Date Drawn: 06/05/2018  
 Vicinity Map



Zoning Area: Homeland

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing more 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 at (951)955-9877 (Riverside County) or Roberts.River@riversideca.gov.

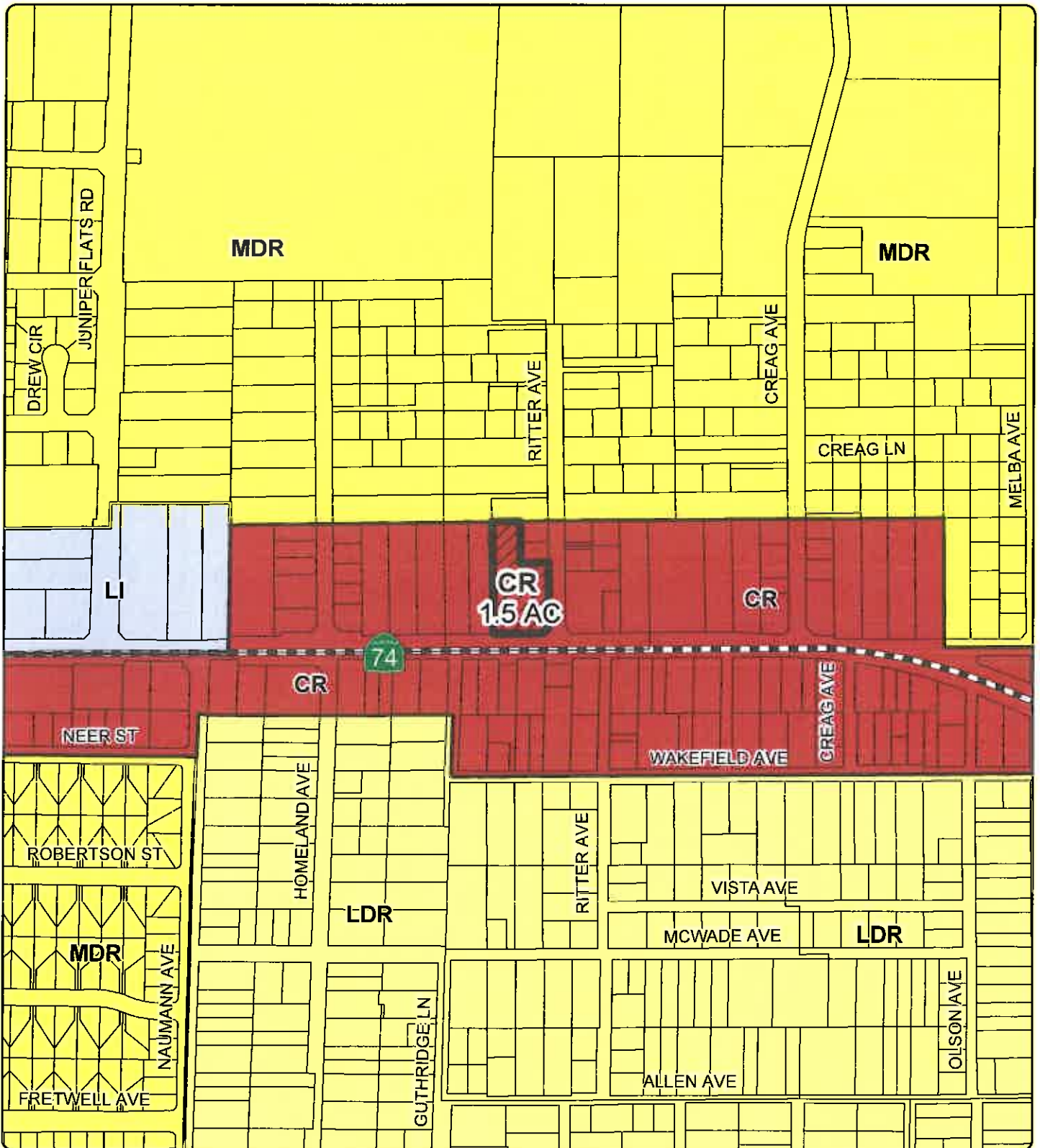
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03783

Supervisor: Washington  
District 3

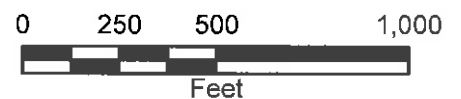
EXISTING GENERAL PLAN

Date Drawn: 06/05/2018  
Exhibit 5



Zoning Area: Homeland

Author: Vinnie Nguyen



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

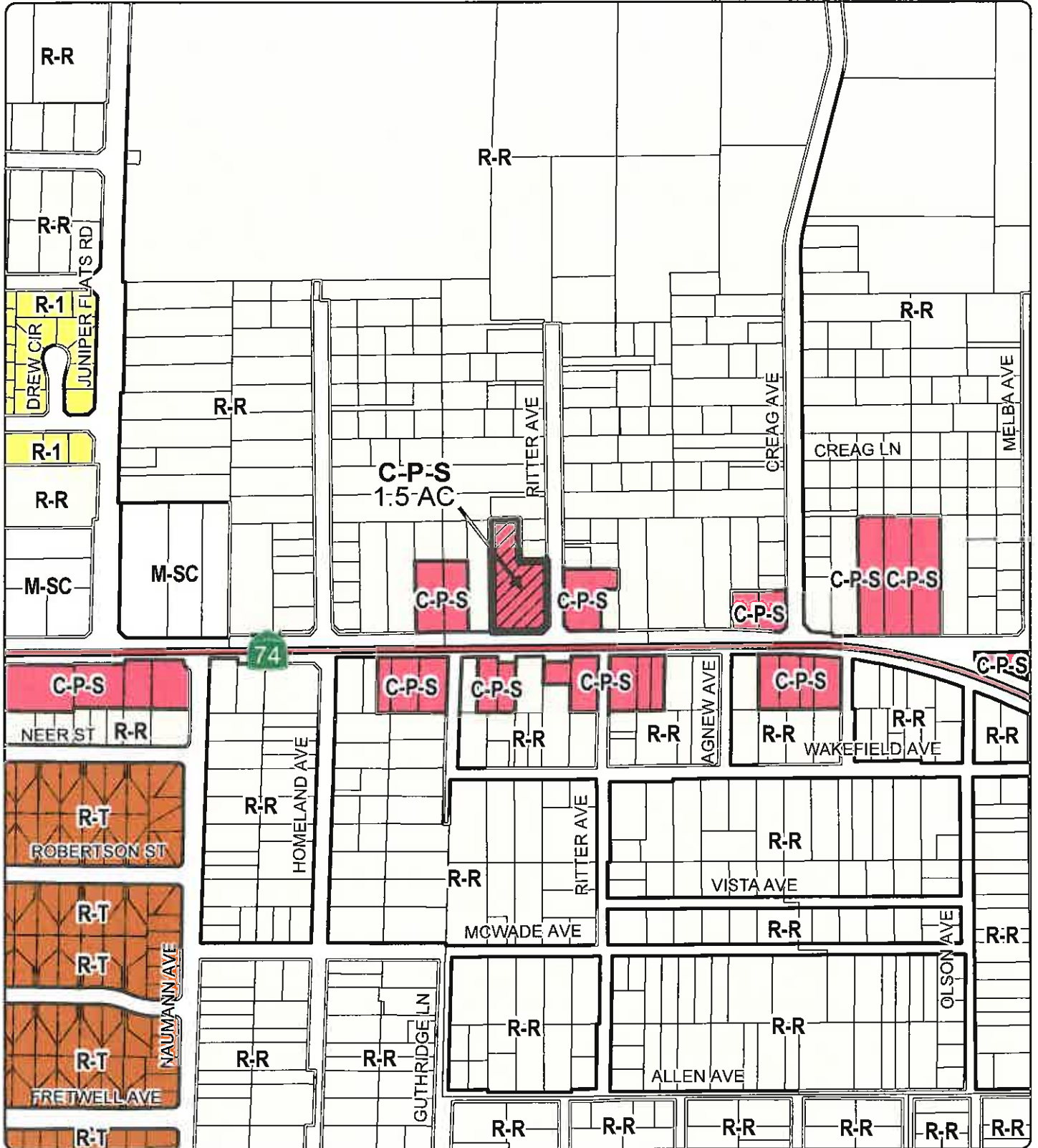
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03783

EXISTING ZONING

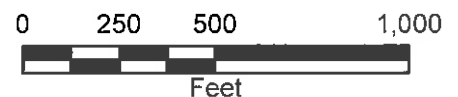
Supervisor: Washington  
District 3

Date Drawn: 06/05/2018  
Exhibit 2



Zoning Area: Homeland

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.reflma.org>



RIVERSIDE COUNTY PLANNING DEPARTMENT

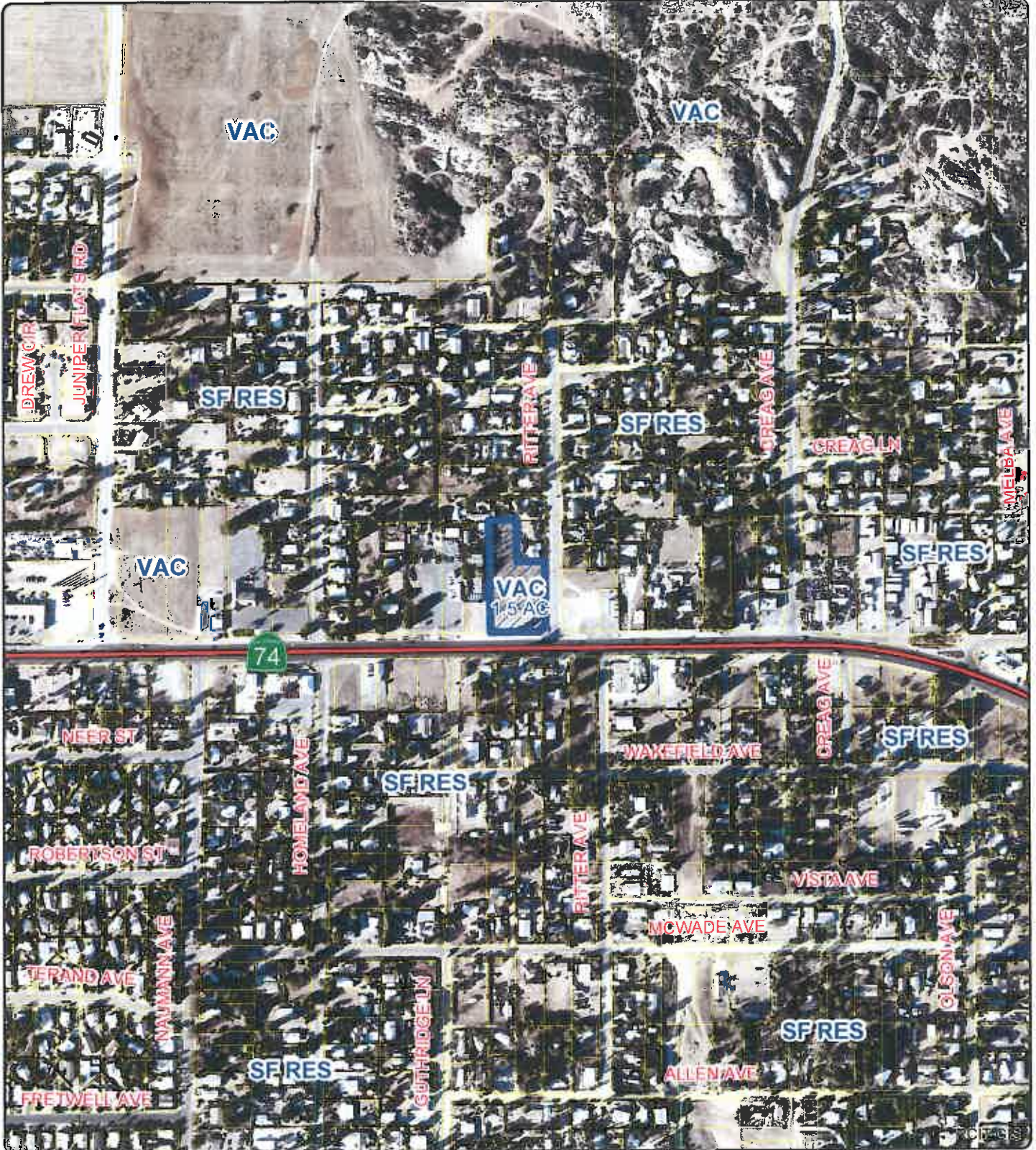
CUP03783

Date Drawn: 06/05/2018

Supervisor: Washington  
District 3

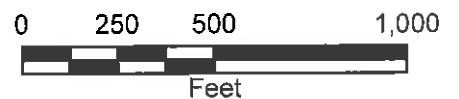
LAND USE

Exhibit 1



Zoning Area: Homeland

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.rctma.org>



**DOLLAR GENERAL**

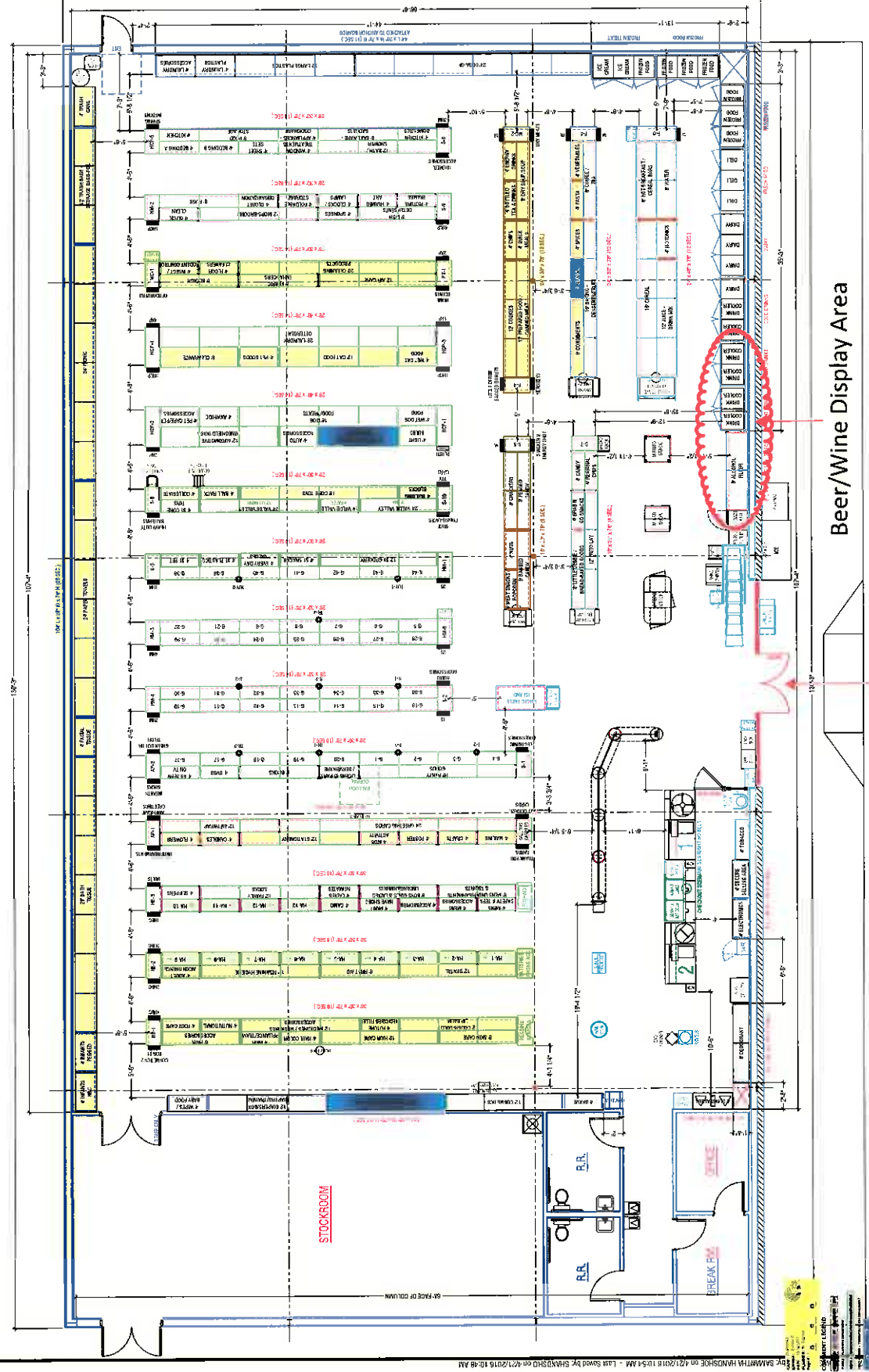
PRELIMINARY: BY: SEH  
 DATE: 04/21/16  
 (1)  
 (2)

DRAWING HISTORY:  
 DATE BY:

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PROJECT TYPE	NEW
PLAN TYPE	BTS-C
LAYOUT TYPE	DG16-7
STAKE LAND	STANDARD
REGULATIONS	TBD
SALES FLOOR SQ. FT.	7,368
TOTAL SQ. FT.	9,221
CEILING HEIGHT	OPEN
LIGHT HEIGHT	11'-0"
SEASONABLE	176
SALES	\$1,955,000
STORE NUMBER	17052
ADDRESS	

CITY: HOMELAND  
 STATE: CA  
 ZIP: 92548  
 STORE PLANNING HOTLINE  
 (615) 855-5385



Beer/Wine Display Area  
 Main Entrance/Exit

**Dollar General Store #17052  
NWC Hwy. 74 & Ritter Avenue  
Homeland, CA**

**Aerial Photo**



**Photo #1 from Hwy. 74**



**Photo #2 from Hwy. 74**



**Photo from Ritter Avenue**





**COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez  
Agency Director*



07/09/18, 2:07 pm

CUP03783

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03783. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

Advisory Notification. 1      AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP03783.) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2      AND - Project Description & Operational Limits

The project was originally approved under PP25248, for a Dollar General Store without alcohol sales, the current request is for a Conditional Use Permit to include sales of Beer and Wine for off-site consumption.

Advisory Notification. 3      AND - Exhibits

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

Exhibit A (Site Plan), dated 12/14/17.

Exhibit C (Floor Plans), dated 12/14/17.

Advisory Notification. 4      AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 4      AND - Federal, State & Local Regulation Compliance  
(cont.)

- 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)
    - 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)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 4      AND - Federal, State & Local Regulation Compliance (cont.)

- 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)

### E Health

E Health. 1                      Gen - Custom

CUP3783 was for the review to include sales of Beer and Wine for off-site consumption. Department of Environmental Health (DEH) District Environmental Services (DES) shall be notified and all requirements will be met in order to conduct this type of operation. Please contact (951) 766-2824 for additional details.

### Planning

Planning. 1                      Gen - Alcohol Slaes Only

This permit is for the sale of alcohol only. This does not pertain to any new construction, grading, our building. Refer to PP25248 for conditions pertaining to construction, grading etc.

Planning. 2                      Gen - Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 3                      Gen - Graffiti

Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within hours of being applied.

Planning. 4                      Gen - Maintain Liscensing

At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect a valid license with the Department of Alcoholic Beverage Control (ABC) and remain in good standing through compliance of all State and County requirements pertaining to the use of the license. Should such licensing be denied, expire, or lapse at any time in the future, this Conditional Use Permit shall become null and void.

Planning. 5                      Gen - No Consumption

No alcoholic beverages shall be consumed on the property or any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the ABC-257







Plan: CUP03783

Parcel: 457171025

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1

Transportation Notice

Not Satisfied

Since CUP3783 is strictly to add the provision of alcohol sales to PP25248, there are no new Transportation conditions of approval for CUP3783. Any discrepancy between the previous sentence and the project description shall require the project to be reviewed by the Transportation Department.

The conditions of approval for PP25248 remain in effect and apply at their respective permit milestone.

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1

Transportation Notice

Not Satisfied

Since CUP3783 is strictly to add the provision of alcohol sales to PP25248, there are no new Transportation conditions of approval for CUP3783. Any discrepancy between the previous sentence and the project description shall require the project to be reviewed by the Transportation Department.

The conditions of approval for PP25248 remain in effect and apply at their respective permit milestone.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: November 28, 2017

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Public Health Dept.  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Fire Department (Palm Desert)  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Regional Parks & Open Space  
Riverside Transit Agency  
Riv. Co. Sheriff's Dept.

Riv. Co. Airport Land Use Commission  
Winchester/Homeland Municipal Advisory  
Council (MAC)  
Board of Supervisors - Supervisor: 3rd District-  
Washington  
Planning Commissioner: 3rd District- Taylor-  
Berger  
Santa Ana Watershed Project Authority  
Banning Unified School District

Southern California Edison Co. (SCE)  
Southern California Gas Co.  
CALTRANS District # 8  
Alcohol and Beverage Control (ABC)  
California Council for the Blind

**Conditional Use Permit No. 3783** – EA43072 – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – third Supervisorial District – Harvest Valley/Winchester Area Plan – Highway 79 Policy Area -- Homeland Area Zoning District – General Plan: Commercial Retail (CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: The northwest corner of Highway 74 and Ritter Avenue – 1.5 Acres – **REQUEST:** The project was originally approved under PP25248, for a Dollar General Store without alcohol sales, the current request is for a Conditional Use Permit to include sales of Beer and Wine for off-site consumption – APNs: 457-171-020, 457-171-024, and 457-171-025 Related Case: PP25248, PP25248S1, PP25248S2, PAR01338. **BBID: 582-408-544, UPROJ: CUP03783**

**DAC 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 DAC 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 **DAC internal review on December 14, 2017.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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



**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

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

Any questions regarding this project, should be directed to Brett Dawson, Project Planner at (951) 955-0972, or e-mail at bdawson@rivco.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.*

**INFORMATION AND INSTRUCTIONS -**

**SECTION 23958.4 B&P**

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
  - Part 2 is to be completed by the applicant, and returned to ABC.
  - Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

**PART 1 - TO BE COMPLETED BY ABC**

1. APPLICANT'S NAME

**DOLGEN CALIFORNIA LLC**

2. PREMISES ADDRESS (Street number and name, city, zip code)

**NWC HWY 74 & RITTER AVE, HOMELAND, CA 92548**

3. LICENSE TYPE

**20**

4. TYPE OF BUSINESS

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant                | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge               | <input type="checkbox"/> Private Club          |
| <input type="checkbox"/> Deli or Specialty Restaurant           | <input type="checkbox"/> Comedy Club       | <input type="checkbox"/> Night Club                    | <input type="checkbox"/> Veterans Club         |
| <input type="checkbox"/> Cafe/Coffee Shop                       | <input type="checkbox"/> Brew Pub          | <input type="checkbox"/> Tavern: Beer                  | <input type="checkbox"/> Fraternal Club        |
| <input type="checkbox"/> Bed & Breakfast:                       | <input type="checkbox"/> Theater           | <input type="checkbox"/> Tavern: Beer & Wine           | <input type="checkbox"/> Wine Tasting Room     |
| Wine only <input type="checkbox"/> All <input type="checkbox"/> |  |  |  |
| <input type="checkbox"/> Supermarket                            | <input type="checkbox"/> Membership Store  | <input type="checkbox"/> Service Station               | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store                           | <input type="checkbox"/> Department Store  | <input type="checkbox"/> Convenience Market            | <input type="checkbox"/> Drive-in Dairy        |
| <input checked="" type="checkbox"/> Drug/Variety Store          | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline |  |

Other - describe:

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

7. RATIO OF LICENSES TO POPULATION IN COUNTY

On-Sale  Off-Sale  On-Sale  Off-Sale

8. CENSUS TRACT NUMBER

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

**427.2**

**2**

On-Sale  Off-Sale

**3**

On-Sale  Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

Yes, the number of existing licenses exceeds the number allowed

No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

Yes (Go to Item #13)

No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

14. TOTAL NUMBER OF REPORTING DISTRICTS

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

16. AVERAGE NO. OF OFFENSES PER DISTRICT

17. 120% OF AVERAGE NUMBER OF OFFENSES

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17

No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.

b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.

c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

**FOR DEPARTMENT USE ONLY**

PREPARED BY (Name of Department Employee)



**INFORMATION AND INSTRUCTIONS -**

**SECTION 23958.4 B&P**

- Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.
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  - Part 2 is to be completed by the applicant, and returned to ABC.
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**DOLGEN CALIFORNIA LLC**

2. PREMISES ADDRESS (Street number and name, city, zip code)

**NWC HWY 74 & RITTER AVE, HOMELAND, CA 92548**

3. LICENSE TYPE

**20**

4. TYPE OF BUSINESS

- |   |  |  |  |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant                | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge               | <input type="checkbox"/> Private Club          |
| <input type="checkbox"/> Deli or Specialty Restaurant           | <input type="checkbox"/> Comedy Club       | <input type="checkbox"/> Night Club                    | <input type="checkbox"/> Veterans Club         |
| <input type="checkbox"/> Cafe/Coffee Shop                       | <input type="checkbox"/> Brew Pub          | <input type="checkbox"/> Tavern: Beer                  | <input type="checkbox"/> Fraternal Club        |
| <input type="checkbox"/> Bed & Breakfast:                       | <input type="checkbox"/> Theater           | <input type="checkbox"/> Tavern: Beer & Wine           | <input type="checkbox"/> Wine Tasting Room     |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All |  |  |  |
| <input type="checkbox"/> Supermarket                            | <input type="checkbox"/> Membership Store  | <input type="checkbox"/> Service Station               | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store                           | <input type="checkbox"/> Department Store  | <input type="checkbox"/> Convenience Market            | <input type="checkbox"/> Drive-in Dairy        |
| <input checked="" type="checkbox"/> Drug/Variety Store          | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline |  |
| Other - describe:   |  |  |  |

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

7. RATIO OF LICENSES TO POPULATION IN COUNTY

On-Sale  Off-Sale  On-Sale  Off-Sale

8. CENSUS TRACT NUMBER

**427.2**

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

**2**

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

**3**

On-Sale  Off-Sale  On-Sale  Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- Yes, the number of existing licenses exceeds the number allowed
- No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13)    No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

14. TOTAL NUMBER OF REPORTING DISTRICTS

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

16. AVERAGE NO. OF OFFENSES PER DISTRICT

17. 120% OF AVERAGE NUMBER OF OFFENSES

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- a. If "**No**" is checked in both item #11 and item #19, **Section 23958.4 B&P does not apply** to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "**Yes**" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "**Yes**" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

**FOR DEPARTMENT USE ONLY**

PREPARED BY (Name of Department Employee)



**PART 2 - TO BE COMPLETED BY THE APPLICANT (If box #20b is checked)**

21. Based on the information on the reverse, the Department may approve your application if you can show that public convenience or necessity would be served by the issuance of the license. Please describe below the reasons why issuance of another license is justified in

22. APPLICANT SIGNATURE

23. DATE SIGNED

**PART 3 - TO BE COMPLETED BY LOCAL OFFICIALS (If box #20c is checked)**

The applicant named on the reverse is applying for a license to sell alcoholic beverages at a premises where undue concentration exists (i.e., an over-concentration of licenses and/or a higher than average crime rate as defined in Section 23958.4 of the Business and Professions Code). Sections 23958 and 23958.4 of the Business and Professions Code requires the Department to deny the application unless the local governing body of the area in which the applicant premises are located, or its designated subordinate officer or body, determines within 90 days of notification of a completed application that public convenience or necessity would be served by the issuance. Please complete items #24 to #30 below and certify or affix an official seal, or attach a copy of the Council or Board resolution or a signed letter on official letterhead stating whether or not the issuance of the applied for license would serve as a public convenience or necessity.

24. WILL PUBLIC CONVENIENCE OR NECESSITY BE SERVED BY ISSUANCE OF THIS ALCOHOLIC BEVERAGE LICENSE?

Yes

No

See Attached (i.e., letter, resolution, etc.)

25. ADDITIONAL COMMENTS, IF DESIRED (may include reasons for approval or denial of public convenience or necessity):

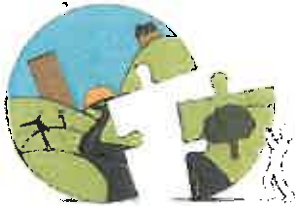
26. CITY/COUNTY OFFICIAL NAME

27. CITY/COUNTY OFFICIAL TITLE

28. CITY/COUNTY OFFICIAL PHONE NUMBER

29. CITY/COUNTY OFFICIAL SIGNATURE

30. DATE SIGNED



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

CUP 03783

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT    Original Case No. \_\_\_\_\_

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Dolgen California, LLC #17052

Contact Person: Tax-License Dept                      E-Mail: tax-beerandwinelicense@dollar

Mailing Address: 100 Mission Ridge

<u>Goodlettsville</u>	<u>TN</u>	<u>37072</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (615 ) 855-4000 x5484                      Fax No: ( )

Engineer/Representative Name: Alcoholic Beverage Specialists

Contact Person: Steve Rawlings                      E-Mail: SER@Rawlingspm.com

Mailing Address: 26023 Jefferson Ave., Suite D

<u>Murrieta</u>	<u>CA</u>	<u>92562</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951 ) 667-5152                      Fax No: ( )

Property Owner Name: CD DG Homeland, LLC

Contact Person: Steve Rumsey                      E-Mail: \_\_\_\_\_

Mailing Address: 5317 Inverrary Drive

<u>Plano</u>	<u>TX</u>	<u>75093</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (214 ) 614-8252                      Fax No: ( )

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

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

"Planning Our Future... Preserving Our Past"

**APPLICATION FOR LAND USE AND DEVELOPMENT**

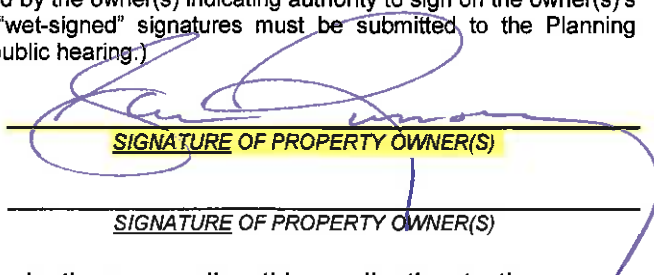
Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Steve Rumsey  
PRINTED NAME OF PROPERTY OWNER(S)

  
SIGNATURE OF PROPERTY OWNER(S)

\_\_\_\_\_  
PRINTED NAME OF PROPERTY OWNER(S)

\_\_\_\_\_  
SIGNATURE OF PROPERTY OWNER(S)

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 457-171-024 & 020, 025

Approximate Gross Acreage: 1.5

General location (nearby or cross streets): North of Hwy 74, South of Creag Lane, East of Homeland Ave, West of Ritter.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

Finding of public convenience or necessity and permit to sell beer and wine for off-site consumption (ABC Type 20 License) at a grocery and consumer goods store - Dollar General #17052.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 18.4

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	9,100	15	1	Grocery and consumer goods store	<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 type="checkbox"/> No <input checked="" type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
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:

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Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). PP25248 & CZ07793  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) EZ42556 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: Dolgen California, LLC #17052

Address: 100 Mission Ridge, Goodlettsville, TN 37072

Phone number: 615-855-4000 x5484

Address of site (street name and number if available, and ZIP Code): N/A

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 457-171-024 & 020, 025

Specify any list pursuant to Section 65962.5 of the Government Code: None

Regulatory Identification number: \_\_\_\_\_

Date of list: \_\_\_\_\_

Applicant:  Date 7/17/17

**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 6/24/2017

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 CD DG Homeland, LLC, a Texas 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 457-171-020, 457-171-024 and 457-171-025 ("PROPERTY"); and,

**WHEREAS**, on October 18, 2017, PROPERTY OWNER filed an application for Conditional Use Permit No. 3783 ("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:  
CD DG Homeland, LLC  
Attn: Steve Rumsey  
5317 Inverrary Drive  
Plano, TX 75093

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.

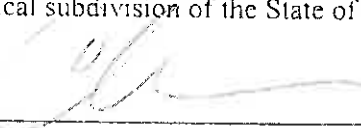
17. *Counterparts; Facsimile & Electronic Execution.* This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange 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: 5/25/18

[Signatures continued on following page]

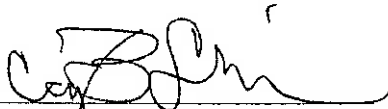
FORM APPROVED COUNTY COUNSEL  
BY:   
MICHELLE CLACK  
DATE: 5/25/18

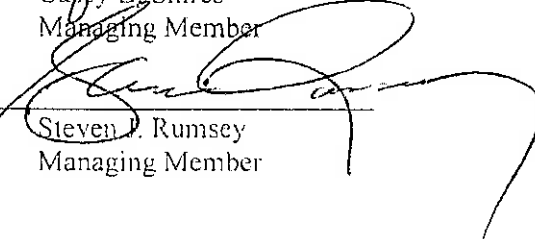
**PROPERTY OWNER:**

CD DG Homeland, LLC, a Texas Limited Liability Company

By: Cross Development Single Box I, LLC, a Texas  
Limited Liability Company  
Its Member

By: Cross Development Management, LLC, a Texas  
Limited Liability Company  
Its Member

By:   
Casey B. Shires  
Managing Member

By:   
Steven J. Rumsey  
Managing Member

## NOTICE OF PUBLIC HEARING

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

**CONDITIONAL USE PERMIT NO. 3783 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to Section 15061(b)(3) (general rule) and Section 15301 (existing facilities) – Applicant: Dolgen California LLC – Representative: Alcoholic Beverage Specialists – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Highway 79 Policy Area – Homeland Area Zoning District – General Plan: Community Development: Commercial Retail (CD-CR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Northwesterly corner of Highway 74 and Ritter Avenue – 1.5 Acres – **REQUEST:** The project was originally approved under Plot Plan No. 25248, for a Dollar General Store without alcohol sales. The current request is for a Conditional Use Permit to include sales of Beer and Wine (Type 20) for off-site consumption.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **JULY 18, 2018**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact the Project Planner Brett Dawson at (951) 955-0972 or email at [bdawson@rivco.org](mailto:bdawson@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501.

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

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

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

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on June 06, 2018,

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

APN (s) or case numbers CUP03783 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

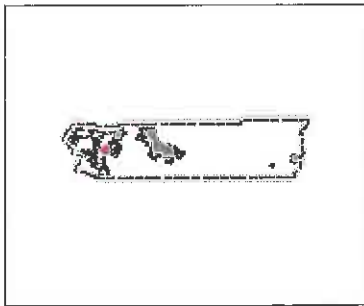
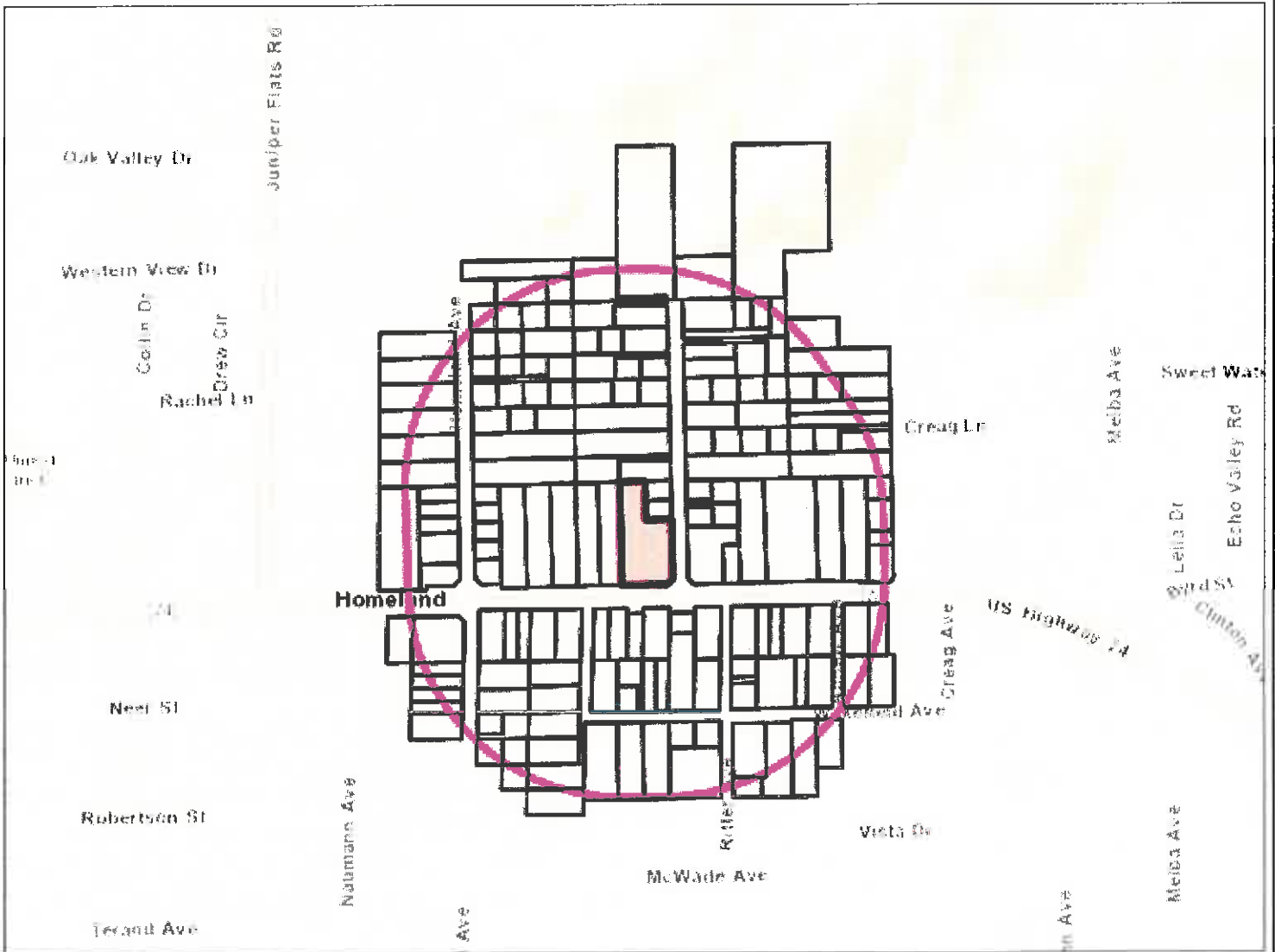
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

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

# Riverside County GIS

CUP03783 ( 1000 feet buffer )



**Legend**

- County Boundary
- Cities
- World Street Map

**Notes**



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

REPORT PRINTED ON... 6/6/2016 2:34:30 PM © Riverside County RCIT



457171037  
JOSE LUIS PORRAS  
CANDELARIA PORRAS  
P O BOX 757  
HOMELAND CA 92548

457171028  
JOSE NEVAREZ  
NORMA NEVAREZ  
P O BOX 673  
HOMELAND CA 92548

457171023  
JOSE NEVAREZ  
NORMA NEVAREZ  
P O BOX 673  
HOMELAND CA 92548

457172005  
LEOBARDO OROPEZA  
MAGDALENA JIMENEZ  
25844 RITTER AVE  
HOMELAND CA. 92548

457171012  
RENE RAUL LOPEZ  
20240 MAGNOLIA AVE  
NUEVO CA 92567

457171011  
JUAN GOMEZ  
5256 E BEVERLY BLV  
LOS ANGELES CA 90022

457171010  
ELVIS MENDOZA  
1281 N STATE ST STE A121  
SAN JACINTO CA 92583

457152003  
MELISSA ANN LAZIO  
25760 HOMELAND AVE  
HOMELAND CA. 92548

457172011  
HT PROP  
31902 AVENIDA EVITA  
SAN JUAN CAPISTRANO CA 92675

457172010  
JORGE S RINCON  
LIDIA D RINCON  
13429 VARSITY LN  
MORENO VALLEY CA 92555

457181009  
THOMAS J DEPAOLO  
ROSEMARIE COUCH  
146 C XIMENO  
LONG BEACH CA 90803

457172013  
DANIEL MONTES LOPEZ  
MARIA ALVAREZ DEMONTES  
25980 CRAIG ST  
ESPARTO CA 95627

457181008  
ALFONSO LUQUE VILLALOBOS  
LUCIA LUQUE  
25871 CREAG AVE  
HOMELAND CA. 92548

457181011  
VICTORIA C BUSTAMANTE  
25881 CREAG AVE  
HOMELAND CA. 92548

457171013  
JAVIER U BAUTISTA  
ANGELICA MARTINEZ GONZALES  
P O BOX 462  
HOMELAND CA 92548

457172009  
RAMIRO SANDOVAL  
ESPERANZA BELTRAN  
25882 RITTER AVE  
HOMELAND CA. 92548

457171014  
REY MADUENO  
JEAN MADUENO  
25875 RITTER AVE  
HOMELAND CA. 92548

457152007  
ROXANA P FUNEZ  
FRANCISCO MARTINEZ JUAREZ  
MARIA B MARTINEZ

44154 ALSACE LN  
HEMET CA 92544

457152010  
RODRIGO GALLEGOS  
HECTOR GALLEGOS  
450 N SCOVELL AVE  
SAN JACINTO CA 92582

457172014  
FLORENCIO VILLASENOR  
ROSALVA VILLASENOR  
P O BOX 624  
MURRIETA CA 92562

457181012  
DONNA WILLMON  
29726 BIG RANGE RD  
CANYON LAKE CA 92587

457171004  
PRIMITIVO VILLASENOR  
25805 RITTER AVE  
HOMELAND CA. 92548

457172008  
JASON R GARNER  
CHRISTINE J DRENNING  
25868 RITTER AVE  
HOMELAND CA. 92548

457172012  
FRANCISCO R MENDOZA  
25870 RITTER AVE  
HOMELAND CA. 92548

457152026  
JESUS LOZANO MAGANA  
P O BOX 262  
PERRIS CA 92572

457181032  
YASUNORI TAKAHASHI  
KAZUKO TAKAHASHI  
P O BOX 466  
HOMELAND CA 92548

457171022  
TERRY L POPE  
3109 BRIDGEWATER CIR  
HEMET CA 92545

457172019  
JOSE JUAN RANGEL  
0  
CA. 0

457181018  
ARNOLD B POE  
JEANETTE M POE  
25941 CREAG AVE  
HOMELAND CA. 92548

457152024  
DAVIS AUGUSTUS ALLEN  
25894 HOMELAND AVE  
HOMELAND CA. 92548

457151009  
DENNIS MARTIN  
25901 HOMELAND AVE  
HOMELAND CA. 92548

457171016  
VICENTE F BATRES  
25901 RITTER AVE  
HOMELAND CA. 92548

457151011  
LORRIE LOUISE RUIZ  
SERGIO RUIZ  
25905 HOMELAND AVE  
HOMELAND CA. 92548

457181017  
GABRIEL LOPEZ  
GRACIELA LOPEZ  
6830 WINTERBERRY WAY  
CORONA CA 92880

457152028  
JUAN MORA  
25906 HOMELAND AVE  
HOMELAND CA. 92548

457181006  
LUIS A LAZARO  
25829 CREAG AVE  
HOMELAND CA. 92548

457172020  
ROBERT H DAHL  
P O BOX 964  
LAKE ARROWHEAD CA 92352

457152022  
RAY LEE HESTER  
DEBRA ANN HESTER  
25870 HOMELAND AVE  
HOMELAND CA. 92548

457152020  
MARIA LUZ DE CISNEROS  
25838 HOMELAND AVE  
HOMELAND CA. 92548

457172021  
OCTAVIO LOPEZ GOMEZ  
MARIA MARTHA CORTEZ  
4615 SHASTA BLUE LN  
HEMET CA 92545

457172025  
JOHNNY J RODRIGUEZ  
PO BOX 511  
HOMELAND CA 92548

457152023  
4D MANAGEMENT HOLDINGS INC  
ALLEN G NEL  
DAVID SHAPIRO  
C/O 4D SERVICING  
6360 MCLEOD DR NO 15  
LAS VEGAS NV 89120

457171009  
IGNACIO CORONA  
25821 RITTER AVE  
HOMELAND CA. 92548

457152014  
RALPH R SIMS  
MONICA SIMS  
12452 BRYANT ST  
YUCAIPA CA 92399

457172017  
JOSE JUAN RANGEL  
25918 RITTER AVE  
HOMELAND CA. 92548

457171017  
KATRINA M ROMAN  
25921 RITTER AVE  
HOMELAND CA. 92548

457181016  
PHILLIP J SANDOVAL  
ORALIA SANDOVAL  
21820 JOHNS ST  
PERRIS CA 92570

457172018  
BENICIO FLORES  
TERESA FLORES  
25914 RITTER AVE  
HOMELAND CA. 92548

457171018  
RICARDO MARTINEZ  
ESTER M MARTINEZ  
ANA RUTH MARTINEZ  
  
P O BOX 404  
HOMELAND CA 92548

457151010  
HIS LIGHT ON THE HILL INC  
SOUTHERN CALIF DIST COUNCIL ASSEM OF  
28125 BRADLEY RD STE 180A  
SUN CITY CA 92586

457151012  
ROSALIO A ROSALES  
BERONICA A ROSALES  
27615 ELLIS AVE  
ROMOLAND CA 92584

457152030  
JOSE FRANCISCOHER SANCHEZ  
25938 HOMELAND AVE  
HOMELAND CA. 92548

457152008  
ADELA MARTINEZ TALAVERA  
JESUS MARTINEZ GUTIERREZ  
1455 S STATE ST NO 7  
HEMET CA 92543

457152002  
FAYE WATSON  
25754 HOMELAND AVE  
HOMELAND CA. 92548

457171036  
KELLIE MOLINA  
ELIZABETH GRIFFITH  
25785 RITTER AVE  
HOMELAND CA. 92548

457172037  
FRANCISCO OROZCO  
TERESA OROZCO  
25790 RITTER AVE  
HOMELAND CA. 92548

457152005  
FERNANDO RAMOS  
CONCESA RAMOS  
25780 HOMELAND AVE  
HOMELAND CA. 92548

457172042  
MARKO GARCIA  
SIMONA GARCIA  
P O BOX 201  
HOMELAND CA 92548

457172038  
NANCY G HART  
JOSEPH F HART  
1236 E 61ST ST  
LONG BEACH CA 90805

457172036  
NANCY G HART  
JOSEPH F HART  
1236 E 61ST ST  
LONG BEACH CA 90805

457152006  
MOISES URIBE  
13722 MEYER RD  
WHITTIER CA 90605

457181023  
MARY HUNT  
P O BOX 161  
HOMELAND CA 92548

457181013  
MOISES DESANTIAGO  
25887 CREAG AVE  
HOMELAND CA. 92548

457151008  
EDWARD SOARES  
GEORGINA SOARES  
25891 HOMELAND AVE  
ROMOLAND CA. 92585

457171015  
CONRADO ALVAREZ GARCIA  
25891 RITTER AVE  
HOMELAND CA. 92548

457181015  
ROGELIO F TARANGO  
C/O C/O RAY TARANGO  
468 W PAISLEY AVE  
HEMET CA 92543

457181010  
MARY HUNT  
P O BOX 161  
HOMELAND CA 92548

457172016  
STEPHEN JOHN HENNESSEE  
737 PO BOX  
HOMELAND CA 92548

457171021  
KRIS MILLER  
33756 KEITH AVE  
HEMET CA 92545

457152027  
FRANCISCO HERNANDEZ  
MATILDE HERNANDEZ  
609 N GIRARD ST  
HEMET CA 92544

457151019  
ARTURO ACOSTA AHUMADA  
25811 HOMELAND AVE  
HOMELAND CA. 92548

457172039  
NANCY G HART  
JOSEPH F HART  
1236 E 61ST ST  
LONG BEACH CA 90805

457181031  
ALVIN EARL HOLLIS  
3030 MILLICENT WAY  
PASADENA CA 91107

457171005  
CANDELARIO D CONCEBIDA  
MARIA D CONCEBIDA  
25811 RITTER AVE  
HOMELAND CA 92548

457172041  
MICHAEL D BELMAR  
BARBARA A BELMAR  
PO BOX 298  
HOMELAND CA 92548

457152011  
GUSTAVO MARTINEZ  
ROSALIA MARTINEZ  
25806 HOMELAND AVE  
HOMELAND CA. 92548

457152015  
ARTIS B DAVENPORT  
23832 VIA MADRID  
MURRIETA CA 92562

457172026  
SERAFIN ALEMAN  
31231 HWY 74  
HOMELAND CA 92548

457171029  
GRACIELA ACOSTA  
25829 RITTER AVE  
HOMELAND CA. 92548

457151005  
ALFONSO ALVAREZ  
MARIA G ALVAREZ  
25829 HOMELAND AVE  
HOMELAND CA. 92548

457172028  
TODD T GUSS  
31090 OAK VALLEY DR  
HOMELAND CA 92548

457151006  
GUILLERMO PEREZ ZEPEDA  
CELIA T PEREZ  
25839 HOMELAND AVE  
HOMELAND CA. 92548

457152009  
ANTONIO ROA  
18990 SAN PASQUAL VALLEY  
ESCONDIDO CA 92027

457152016  
ANGEL ALONSO  
MAGDALENO ALVAREZ  
25832 HOMELAND AVE  
HOMELAND CA. 92548

457152018  
DONALD H YOUNG  
MABEL C YOUNG  
823 WOODGROVE RD  
FILLMORE CA 93015

457152012  
FRANCISCO SANTOS  
BELEN PINEDA  
25814 HOMELAND AVE  
HOMELAND CA. 92548

457172029  
TODD T GUSS  
31090 OAK VALLEY DR  
HOMELAND CA 92548

457171008  
JOSE NEVAREZ  
NORMA NEVAREZ  
P O BOX 673  
HOMELAND CA 92548

457181029  
DIANNA LEE DIAL  
25845 CREAG AVE  
HOMELAND CA 92548

457152029  
GABRIEL MARRON  
LUGINA MARRON  
33820 SALVIA LN  
MURRIETA CA 92563

457151013  
RAMON REYES  
25945 HOMELAND AVE  
HOMELAND CA. 92548

457152025  
TERRY L POPE  
3109 BRIDGEWATER CIR  
HEMET CA 92545

457171006  
VICTORIA QUINTERO DURAN  
25801 RITTER AVE  
HOMELAND CA. 92548

457152013  
BERNARDINO FLORES  
1650 BOYLE AVE  
ESCONDIDO CA 92027

457181030  
DIANNA LEE DIAL  
25845 CREAG AVE  
HOMELAND CA. 92548

457181028  
JOSE D CORVERA  
CESAR CORVERA  
C/O C/O CESAR CORVERA  
25849 CREAG AVE  
HOMELAND CA. 92548

457152017  
JULIO VARGAS FLORES  
ROSA MARIA VARGAS  
25830 HOMELAND AVE  
HOMELAND CA. 92548

457172006  
LUIS F ESCALANTE NAJERA  
25846 RITTER AVE  
HOMELAND CA. 92548

457151007  
JAMES E TRASK  
KATI J TRASK  
25801 HOMELAND AVE  
HOMELAND CA. 92548

457152021  
JESUS IBARRA  
LUCILA IBARRA  
29555 NOGUES RD  
NUEVO CA 92567

457152019  
UZZIE PACHECO  
25826 HOMELAND AVE  
HOMELAND CA. 92548

459161002  
MANUEL F ACEVEDO  
ROSARIO ACEVEDO  
28125 PATTI LN  
ROMOLAND CA 92585

459161004  
SAUL LINARES ARRIAGA  
27969 MONROE AVE  
ROMOLAND CA 92585

459094001  
MANUEL F ACEVEDO  
ROSARIO ACEVEDO  
28125 PATTI LN  
ROMOLAND CA 92585

459162004  
TINA MARIE DECUIR STANZIONE  
24206 HODGES LN  
ROMOLAND CA 92548

459094003  
MARVIN R JEGLIN  
PATRICIA L JEGLIN  
P O BOX 409  
HOMELAND CA 92548

459162003  
ISAAC ANDREW MENDEZ  
26900 WINCHESTER NO 3307  
MURRIETA CA 92563

459162005  
DANNEY EDWARD BALL  
C/O PMB 333  
140 E STETSON  
HEMET CA 92543

459094018  
DAVID KIM YUN  
TOMMY DOSHIK YUN  
JIMMY MINSHIK YUN  
C/O TOMMY YUN  
18588 CALLE VISTA CIR  
NORTHRIDGE CA 91326

459162001  
ISAAC ANDREW MENDEZ  
26900 WINCHESTER NO 3307  
MURRIETA CA 92563

459161007  
OMEGA 2000 GROUP CORP  
314 E KIMBALL AVE  
HEMET CA 92543

459094017  
DAVID KIM YUN  
TOMMY DOSHIK YUN  
JIMMY MINSHIK YUN  
C/O TOMMY YUN  
18588 CALLE VISTA CIR  
NORTHRIDGE CA 91326



459094002  
MARVIN R JEGLIN  
PATRICIA L JEGLIN  
P O BOX 409  
HOMELAND CA 92548

459163001  
MARK CANSDALE  
31776 5TH AVE  
LAGUNA BEACH CA 92651

459161001  
MANUEL F ACEVEDO  
ROSARIO ACEVEDO  
28125 PATTI LN  
ROMOLAND CA 92585

459162002  
ISAAC ANDREW MENDEZ  
26900 WINCHESTER NO 3307  
MURRIETA CA 92563

457160024  
ERIC K JESPERSON  
AMALIA E JESPERSON  
9247 BELLAGIO RD  
SANTEE CA 92071

459094011  
JUVEN CASTRO  
P O BOX 10905  
SANTA ANA CA 92711

459165001  
BENNIE L LUNSTRUM  
31531 WAKEFIELD AVE  
HOMELAND CA 92548

457152031  
RUSSELL ALLON STIGALL  
25952 HOMELAND AVE  
HOMELAND CA 92548

457181020  
MICHAEL D MILLER  
JANA L MILLER  
468 SERRA  
CORONA DEL MAR CA 92625

457171027  
JOHN D BOHN  
CYNTHIA L BOHN  
P O BOX 387  
HOMELAND CA 92548

457181019  
RAFAELA RODRIGUEZ  
26080 LEON RD  
HOMELAND CA 92548

457160009  
T TURIAN  
P O BOX 2502  
PAM DESERT CA 92261

459162010  
ALBARO ROCHA  
SARA ROCHA  
31636 WAKEFIELD AVE  
HOMELAND CA 92548

457171002  
SEAN D ROOT  
DIANA A ROOT  
25787 RITTER AVE  
HOMELAND CA. 92548

457151014  
HIS LIGHT ON THE HILL INC  
SOUTHERN CALIF DIST COUNCIL ASSEM OF  
28125 BRADLEY RD STE 180A  
SUN CITY CA 92586

457171038  
CD DG HOMELAND  
4336 MARSH RIDGE RD  
CARROLLTON TX 75010

457172022  
EVANGELOS KARPOUZIS  
MARIA KARPOUZIS  
4885 GREEN CREST DR  
YORBA LINDA CA 92887

457172023  
WILLIAM R ROBSON  
EMMA J ROBSON  
1634 CAMINO CRESTA  
HEMET CA 92545

457152001  
CHARLES D LEAKE  
25740 HOMELAND AVE  
HOMELAND CA. 92548

459093020  
COMMUNITY FIRST CHURCH OF GOD OF  
P O BOX 189  
HOMELAND CA 92548

459161018  
HAMPSHIRE HOLDINGS INC  
26875 CALLE HERMOSA  
CAPISTRANO BEACH CA 92624

459093019  
FIRST CHURCH OF GOD OF HOMELAND  
C/O C/O COMM FIRST CHURCH OF GOD OF  
P O BOX 189  
HOMELAND CA 92548

459161010  
DINAH SOUZA  
C/O C/O GERALDINE A PALMER  
P O BOX 33  
HOMELAND CA 92548

459163004  
JUAN MANUEL PINEDA  
ANGELICA PLANCARTE PINEDA  
MARIA ALBERTA ORTEGA  
  
31210 NEER ST  
HOMELAND CA 92548

459161014  
NICOLE KATHLEEN CADELL  
14518 PURDY DR NW  
GIG HARBOR WA 98332

459162006  
NERI GODINEZ  
BENITA GODINEZ  
31666 WAKEFIELD AVE  
HOMELAND CA. 92548

459161017  
CARLOS DANIEL PEREZ  
MARIA ISABEL PEREZ  
P O BOX 486  
HOMELAND CA 92548

459093016  
COMMUNITY FIRST CHURCH OF GOD OF  
P O BOX 189  
HOMELAND CA 92548

459162009  
JOSE MEJIA  
MARIA MEJIA  
176 PRADO DR  
HEMET CA 92545

459161013  
JOHNNY YING ZHANG  
31510 WAKEFIELD AVE  
HOMELAND CA. 92548

459093017  
COMMUNITY FIRST CHURCH OF GOD OF  
P O BOX 189  
HOMELAND CA 92548

459162007  
ALBARO ROCHA  
SARA ROCHA  
31636 WAKEFIELD AVE  
HOMELAND CA 92548

459162008  
ALBARO ROCHA  
SARA ROCHA  
31636 WAKEFIELD AVE  
HOMELAND CA. 92548

459094016  
EFRAIN MORENO  
MARIA MORENO  
26045 GUTHRIDGE LN  
HOMELAND CA. 92548

459161011  
MARIA BENITEZ  
31544 WAKEFIELD AVE  
HOMELAND CA. 92548

459094012  
RIVERSIDE COUNTY FLOOD CONT & WATER  
1995 MARKET ST  
RIVERSIDE CA 92501

459161016  
SOUTHERN CROSS  
990 W FLORIDA AVE  
HEMET CA 92543

459163005  
ROBERT ALAN REANEY  
HIROKO SEKI REANEY  
31700 WAKEFIELD AVE  
HOMELAND CA. 92548

459094021  
FRANCISCO HERNANDEZ  
MATILDE HERNANDEZ  
609 N GIRARD ST  
HEMET CA 92544

459164010  
ELEANOR SHACKELFORD  
26146 RITTER AVE  
HOMELAND CA. 92548

459094020  
JOSE REYES TORRES  
MONIQUE REDE  
26106 HOMELAND AVE  
HOMELAND CA. 92548

459093015  
COMMUNITY FIRST CHURCH OF GOD  
P O BOX 189  
HOMELAND CA 92548

459161008  
OMEGA 2000 GROUP CORP  
314 E KIMBALL AVE  
HEMET CA 92548

459093014  
NATHAN S BABCOCK  
26079 HOMELAND AVE  
HOMELAND CA. 92548

459161015  
MARIA H ALCANTAR  
PEDRO ALCANTAR  
31530 WAKEFIELD AVE  
HOMELAND CA. 92548

459094004  
ALBERTO ORTIZ DIAZ  
31389 ALLEN AVE  
HOMELAND CA 92548

459094007  
JOHN W COOPER  
MICHELLE ANN COOPER  
26090 HOMELAND AVE  
HOMELAND CA 92548

459164005  
SIRO DELGADO ARAIZA  
31671 WAKEFIELD AVE  
HOMELAND CA. 92548

459164003  
LYDIA STALTARE  
ANTHONY STALTARE  
C/O C/O LYDIA S DARMIENTO  
46 WILLOW AVE  
NORTH PLAINFIELD NJ 7063

459094014  
MILDRED CHAMBERS  
26093 GUTHRIDGE LN  
HOMELAND CA. 92548

459093013  
RICHARD D BURBANK  
CHARLENE PAINTER  
26085 HOMELAND AVE  
HOMELAND CA. 92548

459164011  
DOUGLAS W BAKER  
K TRINA BAKER  
4551 EMERSON ST  
RIVERSIDE CA 92506

459165009  
ANGEL DE JESUS NEGRETE  
ANGEL G NEGRETE  
31595 WAKEFIELD AVE  
HOMELAND CA. 92548

459162011  
CESAR A RUIZ  
OSCAR RUIZ  
26070 RITTER AVE  
HOMELAND CA. 92548

459165003  
JOSE AMBRIZ  
31555 WAKEFIELD AVE  
HOMELAND CA. 92548

459094013  
RIVERSIDE COUNTY FLOOD CONT & WATER  
1995 MARKET ST  
RIVERSIDE CA 92501

459094019  
ROSA DEL SAG PALOMARES MORFIN  
25930 TRADEWINGS DR  
SU CITY CA 92585

459094005  
WILLIAM WESTON GRAY  
4140 S 225TH W AVE  
SAND SPRINGS OK 74063

459094006  
JOSE MIGUEL DELGADO  
ALICIA REYNA  
30328 AVENIDA PALMERA  
HOMELAND CA 92548

459165002  
CHARLES J SORIA  
P O BOX 649  
HOMELAND CA 92548

457172004  
JUAN JIMENEZ  
JESSICA A JIMENEZ  
25830 RITTER AVE  
HOMELAND CA. 92548

457172024  
JUAN JIMENEZ  
JESSICA A JIMENEZ  
26368 MELBA AVE  
HOMELAND CA 92548

459164016  
DOUGLAS W BAKER  
K TRINA BAKER  
4551 EMERSON ST  
RIVERSIDE CA 92506

459094015  
RODRIGO GALLEGOS  
SOLEDAD GALLEGOS  
450 N SCOVELL AVE  
SAN JACINTO CA 92582

459165010  
JAMES HERRERA  
SYLVIA HERRERA  
26147 RITTER AVE  
HOMELAND CA. 92548

459165011  
MARVIN L THOMPSON  
P O BOX 532  
HOMELAND CA 92548

459163002  
MIGUEL ANGEL SEGOVIA  
MARIA F SEGOVIA  
27488 SWALLOW CT  
TEMECULA CA 92591

457152033  
MIGUEL LARA  
MARIA R LARA  
30480 AVENIDA CAYLEE  
HOMELAND CA 92548

457151021  
HIS LIGHT ON THE HILL INC  
SOUTHERN CALIF DIST COUNCIL ASSEM OF  
28125 BRADLEY RD STE 180A  
SUN CITY CA 92586

Dolgen California LLC #17052  
Tax-License Dept.  
100 Mission Ridge  
Goodlettsville, TN 37072

CDDC Homeland LLC  
Steve Trumsey  
5317 Inverrary Drive  
Plano, TX 75093

Alcoholic Beverage Specialists  
Steve Rawlings  
26023 Jefferson Ave, Suite D  
Murrieta, CA 92562

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

Eastern Municipal Water District  
2270 Trumble Road  
Perris, CA 92570



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NOTICE OF EXEMPTION

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044

FROM: Riverside County Planning Department  
 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, CA 92201

County of Riverside County Clerk

Project Title/Case No.: CUP03783

Project Location: The northwest corner of Highway 74 and Ritter Avenue

Project Description: A request for a Conditional Use Permit for beer and wine sales for off-site consumption.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Applicant & Address: Dolgen California LLC, 100 Mission Ridge Goodlettsville Tennessee 37072

**Exempt Status: (Check one)**

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption (Sec. 15301)
- Statutory Exemption (\_\_\_\_\_)
- Other: 15061(b)3

**Reasons why project is exempt:** Exempt per Sections 15061(b)3 and 15301 The project is an approved facility, no new construction, physical changes, and no possibility of a significant effect on the environment will take place as a result of the Conditional Use Permit.

\_\_\_\_\_  
*County Contact Person* *Phone Number*

\_\_\_\_\_  
*Signature* *Title* *Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZCFG No. **6447** - County Clerk Posting Fee  
**FOR COUNTY CLERK'S USE ONLY**

**INVOICE (PLAN-CFG06447)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Cd Dg Homeland  
4336 E Marsh Ridge Rd  
Carrollton, Tx 75010

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06447	10/18/2017	10/18/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06447	0452 - CF&G TRUST: RECORD FEES	\$50.00
31558 Highway 74 Homeland,		<b>SUB TOTAL</b>
		\$50.00

**TOTAL** **\$50.00**

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

<b>Credit Card Payments By Phone:</b>
760-863-8271

**For Questions Please Visit Us at the Following Locations:**

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

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





*Charissa Leach*  
*Assistant TLMA Director*

# RIVERSIDE COUNTY PLANNING DEPARTMENT

4.5

## Memorandum

Date: July 10, 2018

To: Planning Commission

From: Brett Dawson, Project Planner, Planning Department

**RE: Updated Information for Conditional Use Permit No. 3784**

To the Honorable Chair,

Staff recommends this item be continued off calendar.