



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

OCTOBER 3, 2018

**Planning
Commissioners
2018**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger
Chairman

4th District
Bill Sanchez
Vice-Chairman

5th District
Eric Kroencke

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

Legal Counsel
Michelle Clack
*Deputy
County Counsel*

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

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

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

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

CALL TO ORDER: SALUTE TO THE FLAG – ROLL CALL

1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

- 1.1 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32394** – Applicant: Trip Hord Associates – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Simpson Road, easterly of Leon Road, southerly of Grand Avenue, and westerly of Hwy 79 – 39.83 Acres – Zoning: Planned Residential (R-4) – Approved Project Description: Schedule "A" subdivision of 39.83 acres into 166 residential lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32394, extending the expiration date to August 29, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.2 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30752** – Applicant: Lansing Companies – First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community – Low Density Residential (RC-LDR) (0.5 acre min.) – Rural: Rural Residential (R-RR) (5 acre min.) – Community Development: Public Facilities (CD-PF) (≤ 0.60 FAR) – Location: Northerly of Marisol Road, easterly of Gustin Road, southerly of Cajalco Road, and westerly of Wood Road – 117.7 Acres – Zoning: Residential Agricultural – ½ acre min. (R-A-½) – Open Area Combining Zone – Residential Developments (R-5) – Approved Project Description: Schedule "B" subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 sq. ft. and nine (9) open space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30752, extending the expiration date to July 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.3 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32585** – Applicant: Sunwood Lakeview LLC – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Location: Northerly of Lakeview Avenue, easterly of Dreycott Avenue, southrly of Laguna Avenue, and westerly of Riverside Drive – 46.7 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" subdivision of 46.7 gross acres into 138 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7-gross acre park site, a 30,927 sq. ft. pocket park site, a 0.38 acre water quality basin, and three (3) Open Space lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 32585, extending the expiration date to October 17, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.4 THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30450** – Applicant: Michael & Marilee Moran – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community – Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Easterly of Oak Glen Road and

- southerly of County Line Road – 17.42 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: Subdivide approximately 18 acres into 28 residential parcels, with a minimum parcel size of ½ acre – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 30450, extending the expiration date to July 28, 2017. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.5 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 30450** – Applicant: Michael & Marilee Moran – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community – Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Easterly of Oak Glen Road and southerly of County Line Road – 17.42 Acres – Zoning: Controlled Development Areas (W-2) – Approved Project Description: Subdivide approximately 18 acres into 28 residential parcels, with a minimum parcel size of ½ acre – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 30450, extending the expiration date to July 28, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.6 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33688** – Applicant: Ron Walecki – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Rural Community: Low Density Residential (RC-LDR) (½ acre min.) – Location: Northerly of Hunt Road, southerly of Stone Canyon Drive, easterly of Knabe Street, and westerly of Interstate 15 – 48.6 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" subdivision of 48.6 acres to be subdivided into 54 single-family residential lots – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33688, extending the expiration date to September 1, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.7 **THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 34097** – Applicant: Frank Chen – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Markham Street, southerly of Nandina Avenue, and easterly of Roosevelt – 40.90 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule "B" subdivision of 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 34097, extending the expiration date to September 1, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.8 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31817** – Applicant: Lansing Companies – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Rural Community – Low Density Residential (RC-LDR) (0.5 acre min.) – Location: Northerly of Central Avenue, easterly of Rosary Avenue, and southerly of Nuevo Road – 17.2 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule "B" Subdivision of 17.2 gross acres into 28 single family residential lots with a minimum lot size of 20,000 sq. ft. and one (1) detention basin – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 31817, extending the expiration date to August 25, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.9 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892** – Applicant: Jennifer O'Leary – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Very Low Density Residential (CD-VLDR) (1 acre min.) – Open Space: Conservation (OS-C) – Location: Northerly of Holland Road, easterly of Briggs Road, southerly of Domenigoni Pkwy, and westerly of Leon Road – 241.8 Acres – Zoning: Specific Plan (SP293) – Approved Project Description: Schedule "A" subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and five (5) detention basins lots – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 31892, extending the expiration date to November 30, 2020. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.10 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36851** – Applicant: Thermal Operating Company, LLC – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Heavy Industrial (CD-HI) (0.15-0.50 FAR) – Commercial Retail (CD-CR) (0.20-0.35 FAR) – Commercial Office (CD-CO) (0.35-1.0 FAR) – Medium High Density Residential (CD-MHDR) (5-8 du/ac) – Open Space: Conservation (OS-C) – Location: Northerly of Avenue 62, easterly of Tyler Street, southerly of Avenue 60, and westerly of Polk Street – 19.78 Acres – Zoning: Specific Plan (SP303) – Approved Project Description: Schedule "A" subdivision of 20 lots on 19.78 acres for the placement of 40 condominium units. Each condominium unit will be processed as a separate phase – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36851, extending the expiration date to July 21, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.11 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29599R1** – Applicant: SFI SMR LP – Second Supervisorial District – Edgemont-Sunnymead Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Recreation (OS-R) – Location: Southerly of Center Street, northerly of Piegong Pass Road, and easterly of Mount Vernon Avenue – 148.4 Acres – Zoning: Specific Plan (SP323) – Approved Project Description: Subdivide the subject 148.4 acre property into 145 single family residential lots with a minimum lot size of 10,000 sq. ft. – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 29599r1, extending the expiration date to September 9, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

- 1.12 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29740M1** – Applicant: SFI SMR LP – Fifth Supervisorial District – Edgemont-Sunnymead Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) and Open Space: Recreation (OS-R) – Location: Southerly of Center Street, northerly of Pigeon Pass Road, and easterly of Mount Vernon Avenue – 98.67 Acres – Zoning: Specific Plan (SP323) – Approved Project Description: Schedule “A” subdivision of 98.67 acres into 270 residential lots with a minimum lot size of 7,027 sq. ft. and five (5) Open Space lots – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 29740m1, extending the expiration date to September 9, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.13 **FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29600** – Applicant: SFI SMR LP c/o Debbie Melvin – Fifth Supervisorial District – Edgemont-Sunnymead & University Zoning District – Highgrove Area Plan: Community Development: Medium Density Residential (CD-MDR) – Open Space: Recreation (OS-R) – Location: Southwesterly of Pigeon Pass Road and easterly of Mount Vernon Avenue – 188.84 Acres – Zoning: Specific Plan (SP323) – Approved Project Description: Schedule “A” subdivision of 188.84 acres into 273 single-family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Fifth Extension of Time Request for Tentative Tract Map No. 29600, extending the expiration date to September 9, 2019. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.14 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE PARCEL MAP NO. 32885** – Applicant: BBG KRG, Inc. – First Supervisorial District – Glen Ivy Zoning Area – Temescal Canyon Area Plan: Community Development: Light Industrial (CD-LI) (0.25-0.60 FAR) – Community Center (CD-CC) (5-40 du/ac) (0.10-0.30 FAR) – Open Space: Conservation (OS-C) – Water (OS-W) – Location: Easterly of Interstate 15, northeasterly of Temescal Canyon Road, westerly of Park Canyon Road, and southerly of Clay Canyon Road – 477.45 Acres – Zoning: Specific Plan (SP353) – Approved Project Description: Schedule “E” Subdivision of 477.45 acres into 19 developable projects – **REQUEST:** Second Extension of Time Request for Tentative Parcel Map No. 32885, extending the expiration date to June 22, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.15 **PLOT PLAN NO. 26350 – Receive and File – Exempt from the California Environmental Quality Act (CEQA)** – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Southern California Edison – Land Use Designation: Rural Community: Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Markham Street, southerly of Ontario Avenue, and easterly of Parsons Road – Zoning: Light Agricultural (A-1) – **REQUEST:** The plot plan proposes the installation of a 60 foot-tall wireless communication facility disguised as a monopalm, two (2) Equipment Cabinets on Concrete Pad, one (1) standby generator with fuel tank on Concrete Pad, 12 panel antennas, 15 Remote Radio Units, three (3) raycap boxes in antennae structure, and two (2) GPS antennas on equipment cabinet, within a 910 sq. ft. lease area. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners’ request).
- NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 3.1 **APPEAL of the PLANNING DIRECTOR’S DECISION TO APPROVE PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration** – EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District - Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres - Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres – **REQUEST:** A request to construct a 22,406 sq. ft. church, 32-feet high, with a 50’0” high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various office, classrooms, and multipurpose rooms. The project would provide 262 parking spaces. Continued from August 15, 2018 and September 5, 2018. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.
- STAFF RECOMMENDS A CONTINUANCE TO OCTOBER 17, 2018 IN THE DESERT.**
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 **TENTATIVE PARCEL MAP NO. 37201 and PLOT PLAN NO. 26320 – Intent to Adopt a Mitigated Negative Declaration** – EA42952 – Applicant: Cross Development/Dollar General, Anza, LLC c/o Joe Dell – Engineer/Representative: Tectonics Design Group – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Cahuilla Road, southerly of Engstrom Road, easterly of Contreras Road, and westerly of Hill Street – 1.31 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The **Tentative Parcel Map** is a Schedule ‘E’ subdivision of a 9.50 acre parcel into one (1) 1.31 gross acre commercial parcel, and one (1) 8.39 gross acre remainder parcel. The **Plot Plan** proposes to construct a 9,100 sq. ft. Dollar General retail store. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.
- 4.2 **CHANGE OF ZONE NO. 7869, TENTATIVE PARCEL MAP NO. 36664, and TENTATIVE TRACT MAP NO. 36665 – Intent to Certify an Environmental Impact Report** – EIR550 – Applicant: Nuevo Road Properties, LLC –

Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) – Open Space: Conservation Habitat (OS-CH) – Open Space: Water (OS-W) – Mixed Use Area (MUA) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres – Zoning: Rural Residential (R-R) – Mixed Use (MU) – Highest Density Residential (R-7) – **REQUEST:** The **Change of Zone No. 7869** proposes to change the site’s zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4). **Tentative Parcel Map No. 36664** is a Schedule “I” subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. **Tentative Tract Map No. 36665** is a Schedule “A” subdivision of 171.68 acres into 599 lots, which will include 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 sq. ft., 6,000 sq. ft., and 7,000 sq. ft., 10 open space/park lots, three (3) water quality detention basins, and two (2) sewage lift stations. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

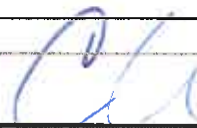
Agenda Item No.:

1.1

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	TR32394	Applicant(s):	
Area Plan:	Harvest Valley/Winchester		Trip Hord Associates
Zoning Area/District:	Winchester Area		c/o Trip Hord
Supervisory District:	Third District		
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 39.83 acres into 166 residential lots. The project is located north of Simpson Rd, east of Leon Rd, south of Grand Ave, and west of Hwy 79.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32394**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 29, 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. 32394 was originally approved at Planning Commission on July 12, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7054 where both applications were approved on August 29, 2006.

A revision to Tentative Tract Map No. 32394 was approved on April 7, 2015 by the Board of Supervisors.

The First Extension of Time for the revised permit for Tentative Tract Map No. 32394 was approved at the Planning Commission on September 14, 2016.

The Second Extension of Time for the revised permit for Tentative Tract Map No. 32394 was approved at the Planning Commission on September 6, 2017.

The Third Extension of Time was received August 13, 2018, ahead of the expiration date of August 29, 2018. The applicant and the County discussed conditions of approval and reached consensus on August 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 (August 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 1st and 2nd extensions of time each granted 1 year for a total of 2 years. This, 3rd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on August 29, 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 August 29, 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 TR32394

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.



Extension of Time Environmental Determination

Project Case Number: TR32394
 Original E.A. Number: 42468
 Extension of Time No.: 3rd EOT
 Original Approval Date: July 12, 2006
 Project Location: North of Simpson Rd, East of Leon Rd, South of Grand Ave, West of Hwy 79
 Project Description: a Schedule "A" subdivision of 39.83 acres into 166 residential lots.

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

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 8/21/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Trip Hord <ambrosehord@gmail.com>
Sent: Tuesday, August 14, 2018 12:36 PM
To: Villalobos, Gabriel
Cc: James Hoxie
Subject: Re: Recommended Conditions for TR32394 3rd EOT

Gabriel:

I have discussed your EOT email with the Applicant / Owner (Lansing Stone Star, LLC). Based on your conclusion that no additional Conditions will be added, we hereby accept your recommendations.
Please schedule this 3 Year Extension of Time for the next available Planning Commission agenda.

If you have any questions or need to discuss this Project, please do not hesitate to call or write back.

Trip Hord

On Tue, Aug 14, 2018 at 11:10 AM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Trip Hord Associates

c/o Trip Hord

PO Box 1235

Riverside, CA 92502

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32394.

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](#)

[951-955-8184](#)



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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: October 3, 2018

PROPOSED PROJECT

Case Number(s):	TR30752	Applicant(s):	
Area Plan:	Lake Mathews/Woodcrest	Lansing Companies	
Zoning Area/District:	Cajalco District	c/o Greg Lansing	
Supervisory District:	First District		
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 sq. ft. and 9 open space lots. The project is located north of Marisol Rd, east of Gustin Rd, south of Cajalco Rd, and west of Wood Rd.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30752**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 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. 30752 was originally approved at Planning Commission on June 19, 2013. It proceeded to the Board of Supervisors along with Change of Zone No. 7796 where both applications were approved on July 30, 2013.

Planning Commission approved the first Extension of Time on November 16, 2016.

Planning Commission approved the second Extension of Time on June 21, 2016.

The Third Extension of Time was received August 2, 2018, ahead of the expiration date of August 2, 2018. The applicant and the County discussed conditions of approval and reached consensus on August 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 (August 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 1st and 2nd extensions of time each granted 1 year for total of 2 years. This, 3rd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on July 30, 2022.

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

3rd EOT for TR30752

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... 8/20/2018 2:15:43 PM

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TENTATIVE TRACT MAP No. 30752

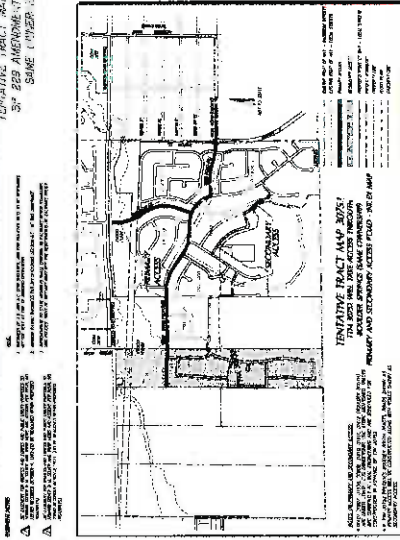
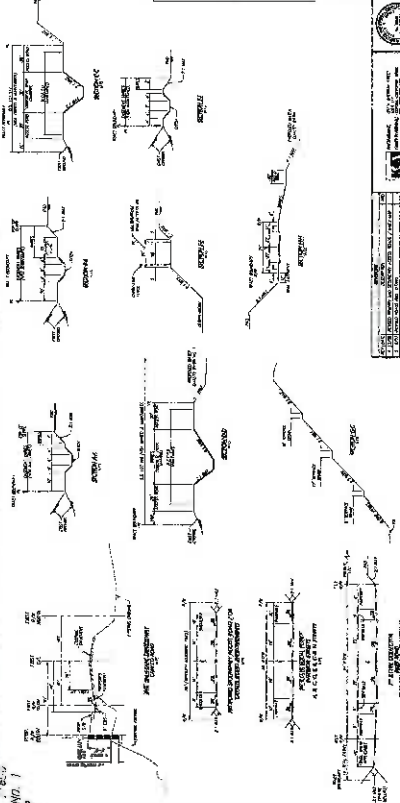
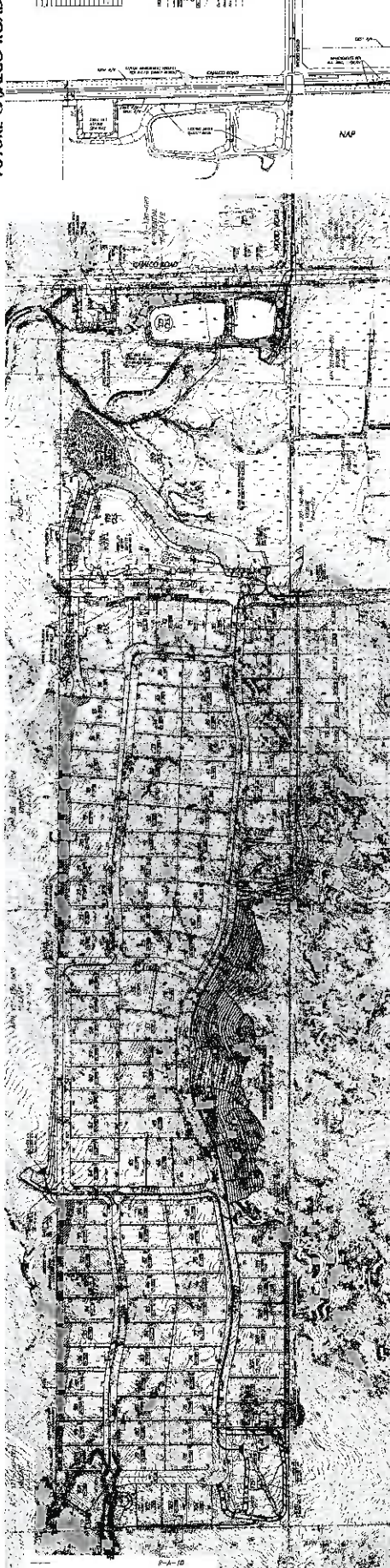
COUNTY OF RIVERSIDE

AMENDED

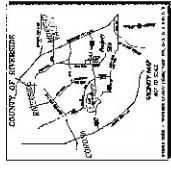
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 THIS TRACT MAP IS A TENTATIVE TRACT MAP
 AND IS NOT A GUARANTEE OF TITLE OR A
 WARRANTY OF ANY KIND. THE USER OF THIS
 TRACT MAP SHALL BE RESPONSIBLE FOR
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COUNTY OF RIVERSIDE
 TENTATIVE TRACT MAP
 No. 30752 - AMENDED
 PREPARED BY
 DATE

REGISTERED PROFESSIONAL LAND SURVEYOR
 No. 12345
 State of California
 Commission Expires 12/31/2024



Extension of Time Environmental Determination

Project Case Number: TR30752

Original E.A. Number: 38929

Extension of Time No.: 3rd EOT

Original Approval Date: July 30, 2013

Project Location: North of Lake Matthews Drive, South of Cajalco Road, and West of Wood Road

Project Description: Schedule B - subdivision of 117.7 gross acres into 112 single family residential lots with a minimum lot size of 20,000 sq. ft. and 9 open space lots.

On July 30, 2013, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*
Gabriel Villalobos, Project Planner

Date: 8/16/18
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Tuesday, August 14, 2018 11:14 AM
To: Villalobos, Gabriel
Cc: Michael Masterson
Subject: Re: Recommended Conditions for TR30752 3rd EOT (Boulder Springs)

Mr. Villalobos,

The applicant and owner do agree to the fact that there are no new conditions of approval needed for this extension. Please proceed with the Extension process.

Thank you

Jim Hoxie



**LANSING
COMPANIES**

**12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826**

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 Please consider the environment before printing this e-mail.

From: Villalobos, Gabriel <GVillalo@rivco.org>
Sent: Tuesday, August 14, 2018 11:06 AM
To: Gregory Lansing <glansing@lansingcompanies.com>
Subject: Recommended Conditions for TR30752 3rd EOT

Attn: Lansing Companies
c/o Greg Lansing

12671 High Bluff Drive, Suite 150
San Diego, CA 92130

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30752.

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.

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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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.3

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s): TR32585

Applicant(s):

Area Plan: Elsinore

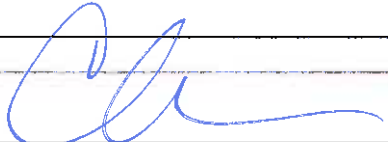
Sunwood Lakeview LLC

Zoning Area/District: Lakeland Village District

c/o Dana Kuhn

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 46.7-gross acres into 138 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7-gross acre park site, a 30,927 sq. ft. pocket park site, a 0.38 acre water quality basin, and three (3) Open Space lots. The project is located north of Lakeview Ave, east of Dreycott Ave, south of Laguna Ave, and west of Riverside Dr.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32585**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to October 17, 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. 32585 was originally approved at Planning Commission on July 12, 2006. It proceeded to the Board of Supervisors along with General Plan Amendment No. 728 and Change of Zone No. 7082 where both applications were approved on October 17, 2006.

The First Extension of Time for Tentative Tract Map No. 32585 was approved at Planning Commission on December 7, 2016.

The Second Extension of Time for Tentative Tract Map No. 32585 was approved at Planning Commission on September 6, 2017.

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

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Riverside County Tentative Map Extensions

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The 1st and 2nd extensions of time each granted 1 year for a total of 2 years. This, 3rd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on October 17, 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 October 17, 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 TR32585

Vicinity Map



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

Notes

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Extension of Time Environmental Determination

Project Case Number: TR32585
Original E.A. Number: 39886
Extension of Time No.: 3rd EOT
Original Approval Date: October 17, 2006
Project Location: North of Lakeview Ave, East of Dreycott Ave, South of Laguna Ave, West of Riverside Dr
Project Description: Schedule "A" subdivision of 46.7-gross acres into 138 residential lots with a minimum lot size of 7,200 sq. ft., a 1.7-gross acre park site, a 30,927 sq. ft. pocket park site, a 0.38 acre water quality basin, and three (3) Open Space lots.

On October 17, 2006, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: Gabriel Villalobos
Gabriel Villalobos, Project Planner

Date: 8/16/18
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Dana Kuhn <dkuhn@realestateconsulting.com>
Sent: Tuesday, August 14, 2018 12:00 PM
To: Villalobos, Gabriel
Cc: Erendira Cervantes
Subject: RE: Recommended Conditions for TR32585 3rd EOT

Dear Gabriel –

Sunwood Lakeview LLC, through its Manager Sunwood & Associates LLC, wishes to accept the stated “no new conditions of approval” in conjunction with its application to extend TR32585.

Previously accepted and still in-force conditions include:

- 50. E HEALTH 5
- 50. TRANS. 45
- 60. BS GRADE. 16
- 60. TRANS. 1
- 80. TRANS. 5

Thank you,

Dana Kuhn

From: Villalobos, Gabriel <GVillalo@rivco.org>
Sent: Tuesday, August 14, 2018 10:24 AM
To: Dana Kuhn <dkuhn@realestateconsulting.com>
Subject: Recommended Conditions for TR32585 3rd EOT

Attn: Sunwood Lakeview LLC
c/o Dana Kuhn
10035 Carroll Canyon Road, Suite A
San Diego, CA 92131

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32585.

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

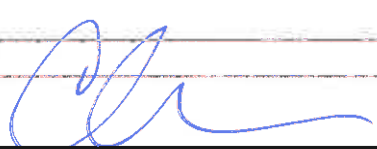
Agenda Item No.:

1.4

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	TR30450	Applicant(s):	
Area Plan:	The Pass	Michael & Marilee Moran	
Zoning Area/District:	Cherry Valley District		
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 approximately 18 acres into 28 residential parcels, with a minimum parcel size of 1/2 acre. The project is located east of Oak Glen Road and south of County Line Road.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30450**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 28, 2017, 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. 30450 was originally approved at Planning Commission on July 28, 2004. It proceeded to the Board of Supervisors where it was approved on September 14, 2004.

The Third Extension of Time was received June 28, 2016, ahead of the expiration date of July 28, 2017. The applicant and the County discussed conditions of approval and reached consensus on July 9, 2018. The Third Extension of Time is being processed concurrently, but as a subsequent action, with the Fourth Extension of Time.

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 9, 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.

The 1st and 2nd extensions of time granted 1 year each for a total of 2 years. This, 3rd extension will grant another 1 year. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on July 28, 2020.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become July 28, 2017. 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 TR30450

Vicinity Map



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

Notes

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Extension of Time Environmental Determination

Project Case Number: TR30450
 Original E.A. Number: 39181
 Extension of Time No.: 3rd EOT
 Original Approval Date: July 28, 2004
 Project Location: East of Oak Glen Road, South of County Line Road
 Project Description: Subdivide approximately 18 acres into 28 residential parcels, with a minimum parcel size of 1/2 acre.

On July 28, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 8/21/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Marilee Moran <1moranm@verizon.net>
Sent: Monday, July 09, 2018 1:42 PM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for TR30450 3rd & 4th EOTs

Dear Gabriel:

Thank-you for your email regarding extension of tract map 30450. We wish to re-apply for our third extension, and for the fourth if necessary. The funds were paid last year, as both our records indicate. We agree to your conditions of approval. Should we need to do anything further, please call or email. 909-227-5875.

Again, Thank-you for your time.

Marilee Moran
1moranm@verizon.net

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

From: Villalobos, Gabriel <GVillalo@rivco.org>
To: 1moranm <1moranm@verizon.net>
Sent: Mon, Jul 9, 2018 1:27 pm
Subject: FW: Recommended Conditions for TR30450 3rd & 4th EOTs

Gabriel Villalobos

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



RIVERSIDE COUNTY
PLANNING DEPARTMENT

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From: Villalobos, Gabriel
Sent: Monday, July 02, 2018 1:02 PM
To: 'moranspecialties@hotmail.com' <moranspecialties@hotmail.com>
Subject: Recommended Conditions for TR30450 3rd & 4th EOTs

Good Afternoon Mike & Marilee,

Just for clarification, when reviewing the documents available for this map I realized that the 3rd EOT for this map was never completed. After speaking with my supervisor, what I will do now is complete both the 3rd and 4th simultaneously, the 3rd EOT being only for 1 year while the 4th EOT will be for the remaining 3 years. This will bring the expiration date to 7/28/20 which will be the final expiration date for this map. Please review the conditions attached to this message and send me your written acknowledgement confirming the acceptance of those conditions so that I may continue processing these extensions. Thanks!

Attn: Michael & Marilee Moran
35976 Oak Glen
Yucaipa, CA 92399

RE: THIRD & FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30450.

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

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

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

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

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

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

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

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

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



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16:53

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR30450

Parcel: 401-020-008

50. PRIOR TO MAP RECORDATION

E HEALTH DEPARTMENT

50.E HEALTH. 3

EOT4 - REQ E HEALTH DOCUMENTS

RECOMMND

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

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

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

TRANS DEPARTMENT

50.TRANS. 28

EOT4 - FINAL ACCESS AND MAINT

RECOMMND

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

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

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

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Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR30450

Parcel: 401-020-008

50. PRIOR TO MAP RECORDATION

50.TRANS. 28 EOT4 - FINAL ACCESS AND MAINT (cont.) RECOMMND

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

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 14 EOT4 - REQ BMP SWPPP WQMP RECOMMND

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

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

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

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

07/24/17
16:53

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR30450

Parcel: 401-020-008

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1

EOT4 - FINAL WQMP FOR GRADING

RECOMMND

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

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

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

80. PRIOR TO BLDG PRMT ISSUANCE

TRANS DEPARTMENT

80.TRANS. 2

EOT4 -WQMP AND MAINTENANCE

RECOMMND

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

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

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

TRACT MAP Tract #: TR30450

Parcel: 401-020-008

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 3 EOT4 - WQMP REQUIRED

RECOMMND

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

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

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

TRANS DEPARTMENT

90.TRANS. 8 EOT4 - WQMP COMP AND BNS REG

RECOMMND

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

07/24/17
16:53

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR30450

Parcel: 401-020-008

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8

EOT4 - WQMP COMP AND BNS REG (cont.)

RECOMMND

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

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



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

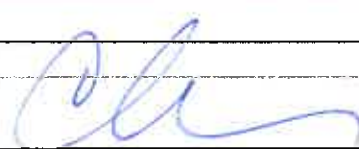
Agenda Item No.:

1.5

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	TR30450	Applicant(s):	
Area Plan:	The Pass	Michael & Marilee Moran	
Zoning Area/District:	Cherry Valley District		
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 approximately 18 acres into 28 residential parcels, with a minimum parcel size of 1/2 acre. The project is located east of Oak Glen Road and south of County Line Road.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 30450**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 28, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 30450 was originally approved at Planning Commission on July 28, 2004. It proceeded to the Board of Supervisors where it was approved on September 14, 2004.

The Fourth Extension of Time was received July 19, 2017, ahead of the expiration date of July 28, 2017. The applicant and the County discussed conditions of approval and reached consensus on July 9, 2018. The Fourth Extension of Time is being processed concurrently, but as a subsequent action, with the Third Extension of Time.

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 9, 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 1st, 2nd, and 3rd extensions of time each granted 1 year for a total of 3 years. This, 4th extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on July 28, 2020.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become July 28, 2020. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

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

4th EOT for TR30450

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...8/21/2018 12:57:07 PM

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TENTATIVE TRACT MAP 30450

PARCEL 1 AND 2 OF PARCEL MAP 15509, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 89, PAGE 79 OF PARCEL MAP, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, ONE 1/4 OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 1 WEST, 5 1/2 N. BY THE CITY OF YUCAMPA PER APN 401-913-002, 401-913-003, 401-913-004, 401-913-005, 401-913-006, 401-913-007, 401-913-008, 401-913-009, 401-913-010, 401-913-011, 401-913-012, 401-913-013, 401-913-014 TO BE VACATED.

CITY OF YUCAMPA
COUNTY OF RIVERSIDE

TRACT BOUNDARY (RES. 2024)
LIMIT OF GRADING

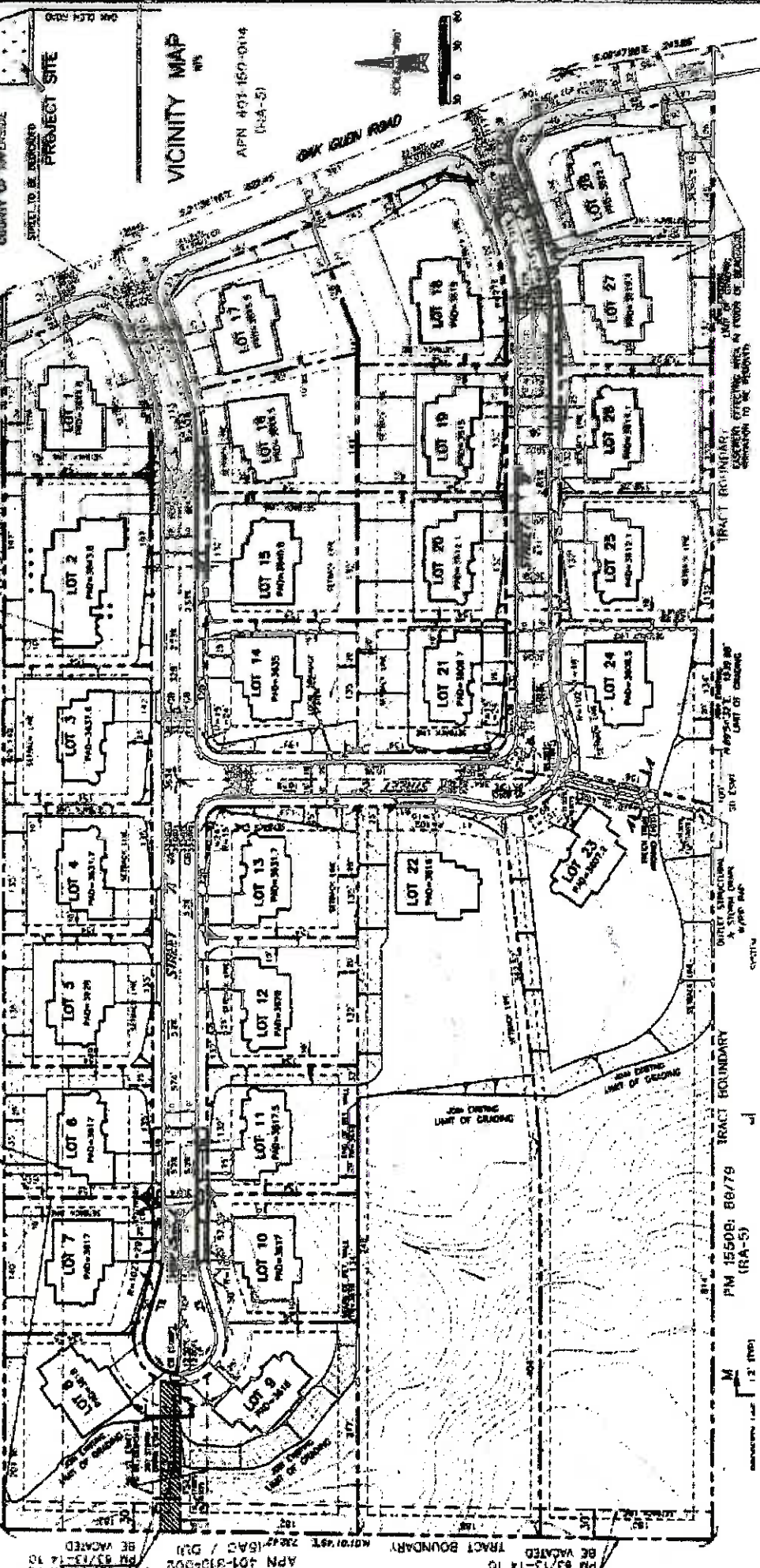
TRACT BOUNDARY (RES. 2024)
LIMIT OF GRADING

TRACT BOUNDARY (RES. 2024)
LIMIT OF GRADING

TRACT BOUNDARY (RES. 2024)
LIMIT OF GRADING

TRACT BOUNDARY (RES. 2024)
LIMIT OF GRADING

TRACT BOUNDARY (RES. 2024)
LIMIT OF GRADING



VICINITY MAP
APN 401-150-014
(RA-5)

10. DEDICATION PER
APN 83/713-14 TO
BE VACATED
TRACT BOUNDARY
LIMIT OF GRADING

10. DEDICATION PER
APN 401-913-002
TO BE VACATED

10. DEDICATION PER
APN 401-913-003
TO BE VACATED

10. DEDICATION PER
APN 401-913-004
TO BE VACATED

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APN 401-913-005
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APN 401-913-007
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APN 401-913-012
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APN 401-913-013
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APN 401-913-014
TO BE VACATED

10. DEDICATION PER
APN 401-913-015
TO BE VACATED

10. DEDICATION PER
APN 401-913-016
TO BE VACATED

12 (ft)

PM 15509; 88/79
(RA-5)

TRACT BOUNDARY

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APN 401-913-017 TO BE VACATED
APN 401-913-018 TO BE VACATED
APN 401-913-019 TO BE VACATED
APN 401-913-020 TO BE VACATED
APN 401-913-021 TO BE VACATED
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APN 401-913-027 TO BE VACATED
APN 401-913-028 TO BE VACATED
APN 401-913-029 TO BE VACATED
APN 401-913-030 TO BE VACATED

Extension of Time Environmental Determination

Project Case Number: TR30450
 Original E.A. Number: 39181
 Extension of Time No.: 4th EOT
 Original Approval Date: July 28, 2004
 Project Location: East of Oak Glen Road, South of County Line Road
 Project Description: Subdivide approximately 18 acres into 28 residential parcels, with a minimum parcel size of 1/2 acre.

On July 28, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 8/21/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Marilee Moran <1moranm@verizon.net>
Sent: Monday, July 09, 2018 1:42 PM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for TR30450 3rd & 4th EOTs

Dear Gabriel:

Thank-you for your email regarding extension of tract map 30450. We wish to re-apply for our third extension, and for the fourth if necessary. The funds were paid last year, as both our records indicate. We agree to your conditions of approval. Should we need to do anything further, please call or email. 909-227-5875.

Again, Thank-you for your time.

Marilee Moran
1moranm@verizon.net

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

From: Villalobos, Gabriel <GVillalo@rivco.org>
To: 1moranm <1moranm@verizon.net>
Sent: Mon, Jul 9, 2018 1:27 pm
Subject: FW: Recommended Conditions for TR30450 3rd & 4th EOTs

Gabriel Villalobos

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



How are we doing? Click the Link and tell us

From: Villalobos, Gabriel
Sent: Monday, July 02, 2018 1:02 PM
To: 'moranspecialties@hotmail.com' <moranspecialties@hotmail.com>
Subject: Recommended Conditions for TR30450 3rd & 4th EOTs

Good Afternoon Mike & Marilee,

Just for clarification, when reviewing the documents available for this map I realized that the 3rd EOT for this map was never completed. After speaking with my supervisor, what I will do now is complete both the 3rd and 4th simultaneously, the 3rd EOT being only for 1 year while the 4th EOT will be for the remaining 3 years. This will bring the expiration date to 7/28/20 which will be the final expiration date for this map. Please review the conditions attached to this message and send me your written acknowledgement confirming the acceptance of those conditions so that I may continue processing these extensions. Thanks!

Attn: Michael & Marilee Moran
35976 Oak Glen
Yucaipa, CA 92399

RE: THIRD & FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 30450.

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

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

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

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

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

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

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

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

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



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

Confidentiality Disclaimer

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[County of Riverside California](#)



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

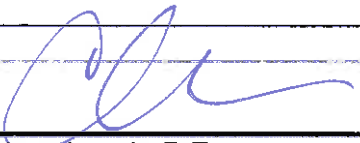
Agenda Item No.:

1.6

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	TR33688	Applicant(s):
Area Plan:	Temescal Canyon	Ron Walecki
Zoning Area/District:	Glen Ivy Area	c/o Jesus Taitano
Supervisory District:	First District	
Project Planner:	Gabriel Villalobos	


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 48.6 acres to be subdivided into 54 single-family residential lots. The project is located north of Hunt Road, south of Stone Canyon Drive, east of Knabe Street, and west of I-15.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33688**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 1, 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. 33688 was originally approved at Planning Commission on October 1, 2008. It proceeded to the Board of Supervisors along with Change of Zone No. 7258 where both applications were approved on September 1, 2009.

A revision to Tentative Tract Map No. 33688 was approved on June 6, 2017 by the Board of Supervisors.

The Third Extension of Time was received August 31, 2018, ahead of the expiration date of September 1, 2018. The applicant and the County discussed conditions of approval and reached consensus on September 10, 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 (September 10, 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 1st and 2nd extensions of time each granted 1 year for a total of 2 years. This, 3rd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on September 1, 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 1, 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 TR33688

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

Notes

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



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Extension of Time Environmental Determination

Project Case Number: TR33688
 Original E.A. Number: 40576
 Extension of Time No.: 3rd EOT
 Original Approval Date: September 1, 2009
 Project Location: North of Hunt Road, South of Stone Canyon Drive, East of Knabe Street, West of I-15
 Project Description: a Schedule "A" subdivision of 48.6 acres to be subdivided into 54 single-family residential lots.

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

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Ron Walecki <ronwal@gte.net>
Sent: Monday, September 10, 2018 12:19 PM
To: Villalobos, Gabriel
Cc: jesus.taitano@mayerscivil.com; dave4djc; jimrapp@rocketmail.com; wpc@cormey.net; dmayers@mayerscivil.com; isinderhoff@landadvisors.com; ronwal@gte.net
Subject: Re: Recommended Conditions for TR33688 3rd EOT

In regards to your email of Thurs. Sept. 6th, we appreciate that the email Subject, "Recommended Conditions for TR33688 3rd EOT" will stipulate no additional conditions for approval on TR33688 and we accept all current conditions.

Thank you for your time.

Ron Walecki
ronwal@gte.net

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

From: Villalobos, Gabriel <GVillalo@rivco.org>
To: ronwal <ronwal@gte.net>
Cc: jesus.taitano <jesus.taitano@mayerscivil.com>
Sent: Thu, Sep 6, 2018 4:23 pm
Subject: Recommended Conditions for TR33688 3rd EOT

Attn: Ron Walecki
c/o Jesus Taitano
255 Via Linda Vista
Redondo Beach, CA 90277

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33688.

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

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

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

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

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

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

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

Gabriel Villalobos

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



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County of Riverside California



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

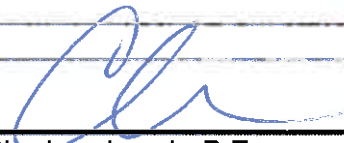
Agenda Item No.:

1.7

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	TR34097	Applicant(s):	
Area Plan:	Lake Mathews/Woodcrest	Applicant(s):	Frank Chen
Zoning Area/District:	Woodcrest District		
Supervisory District:	First District		
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre. The project is located north of Markham Street, south of Nandina Avenue, and east of Roosevelt St.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 34097**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 1, 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. 34097 was originally approved at Planning Commission on June 24, 2009. It proceeded to the Board of Supervisors along with Change of Zone No. 7459 where both applications were approved on September 1, 2009.

The Third Extension of Time was received August 28, 2018, ahead of the expiration date of September 1, 2018. The applicant and the County discussed conditions of approval and reached consensus on September 9, 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 (September 9, 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 1st and 2nd extensions of time each granted 1 year for a total of 2 years. This, 3rd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 1 year and will expire on September 1, 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 1, 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 TR34097

Vicinity Map





Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

Notes

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

REPORT PRINTED ON... 9/11/2018 9:44:28 AM

© Riverside County GIS

TENTATIVE TRACT MAP NO. 34097

S1/2, NW 1/4, SW 1/4, SEC 31, T3S, R4W, SBM. & N1/2, SW 1/4, SW 1/4, SEC 31, T3S, R4W, SBM.

LEGAL DESCRIPTION:
 THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SEQUOIA TRACT OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 3 NORTH, RANGE 4 WEST, COUNTY OF STANISLAUS, CALIFORNIA, ACCORDING TO THE ORIGINAL PLAT THEREOF.

PREPARED BY:
 P. SOMAS, INC.
 10101 BRIDGEWAY, SUITE 101
 SAN FRANCISCO, CALIFORNIA 94143
 PHONE: (415) 778-1010
 FAX: (415) 778-1011

OWNER:
 JOSEPHINE A. MURPHY
 10101 BRIDGEWAY, SUITE 101
 SAN FRANCISCO, CALIFORNIA 94143
 PHONE: (415) 778-1010
 FAX: (415) 778-1011

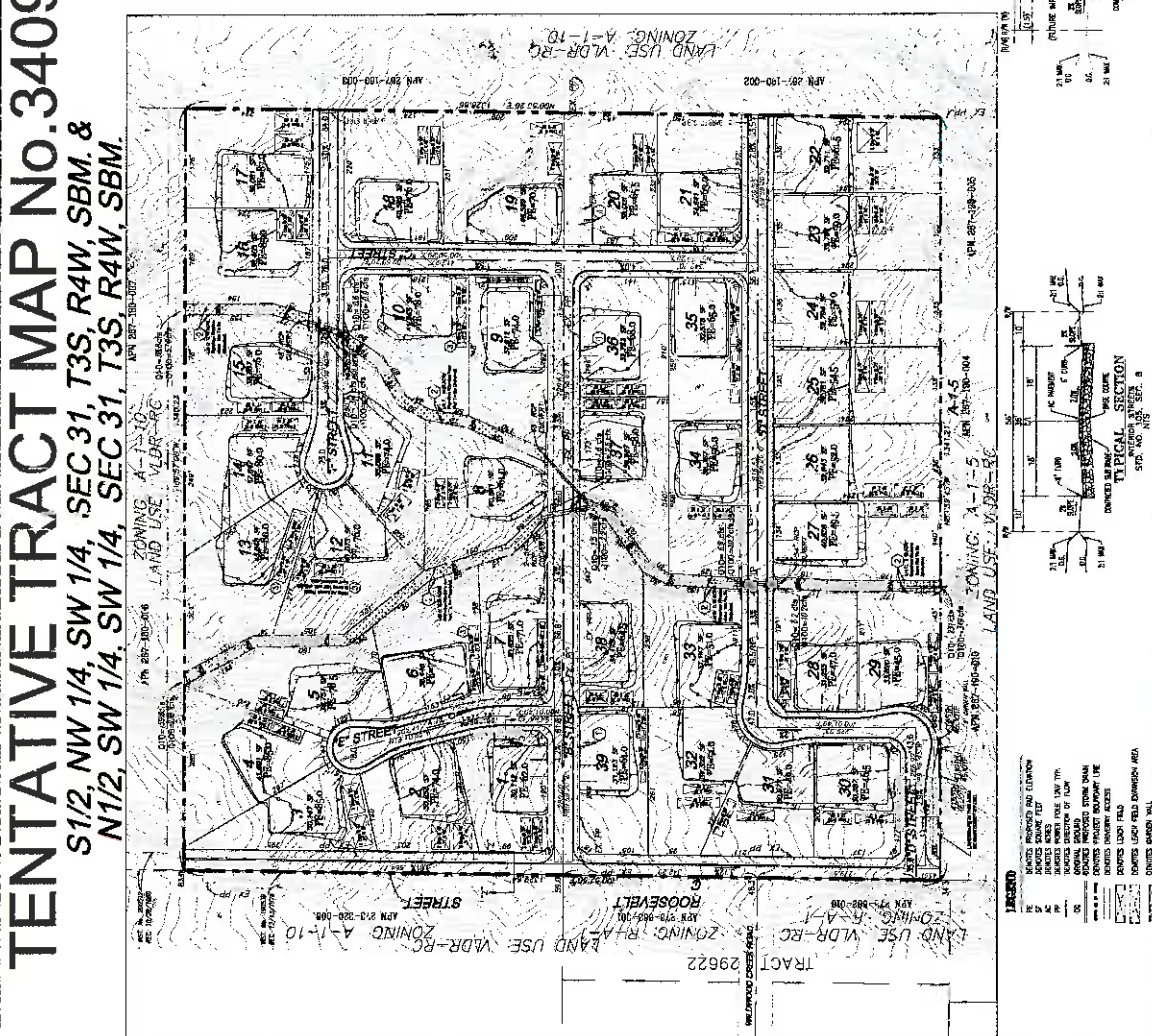
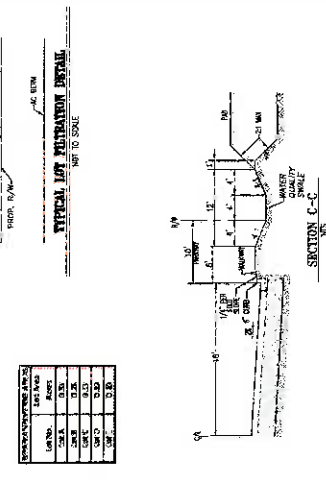
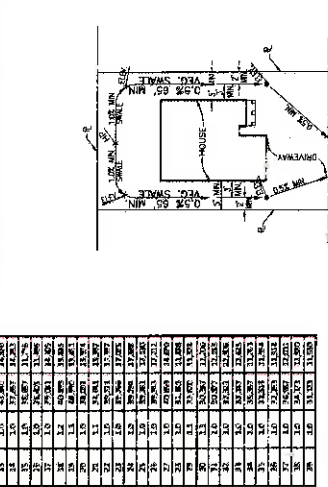
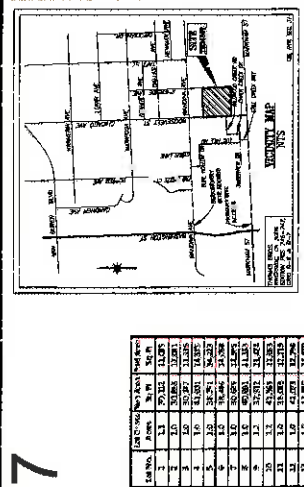
ENGINEER:
 JOHN J. GIBSON
 10101 BRIDGEWAY, SUITE 101
 SAN FRANCISCO, CALIFORNIA 94143
 PHONE: (415) 778-1010
 FAX: (415) 778-1011

PLANNING:
 JOHN J. GIBSON
 10101 BRIDGEWAY, SUITE 101
 SAN FRANCISCO, CALIFORNIA 94143
 PHONE: (415) 778-1010
 FAX: (415) 778-1011

DATE:
 JUNE 20, 2009

SCALE:
 1" = 100'

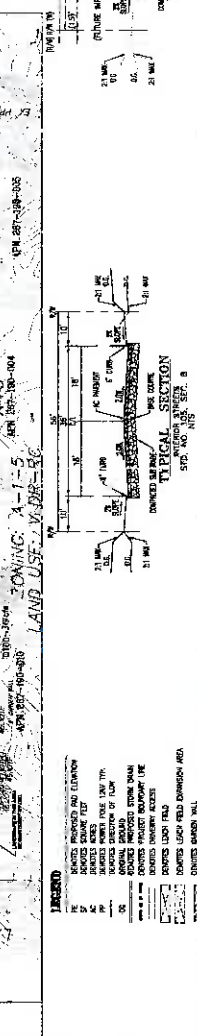
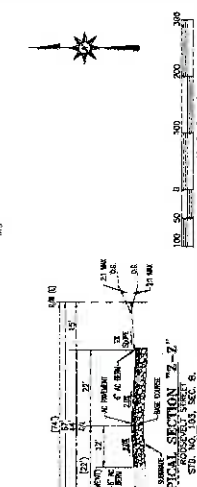
PROJECT NO.:
 09-001



LOT NO.	AREA (SQ. FT.)	AREA (AC.)
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2	1,000	.023
3	1,000	.023
4	1,000	.023
5	1,000	.023
6	1,000	.023
7	1,000	.023
8	1,000	.023
9	1,000	.023
10	1,000	.023
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36	1,000	.023
37	1,000	.023
38	1,000	.023
39	1,000	.023

REMARKS:
 1. THE SUBTRACTED AREAS ARE SHOWN IN SHADING AND ARE NOT TO BE CONSIDERED PART OF THIS TRACT MAP.
 2. THE SUBTRACTED AREAS ARE SHOWN IN SHADING AND ARE NOT TO BE CONSIDERED PART OF THIS TRACT MAP.
 3. THE SUBTRACTED AREAS ARE SHOWN IN SHADING AND ARE NOT TO BE CONSIDERED PART OF THIS TRACT MAP.
 4. THE SUBTRACTED AREAS ARE SHOWN IN SHADING AND ARE NOT TO BE CONSIDERED PART OF THIS TRACT MAP.
 5. THE SUBTRACTED AREAS ARE SHOWN IN SHADING AND ARE NOT TO BE CONSIDERED PART OF THIS TRACT MAP.

DISCUSSION OF THE GENERAL NOTES:
 1. THE SUBTRACTED AREAS ARE SHOWN IN SHADING AND ARE NOT TO BE CONSIDERED PART OF THIS TRACT MAP.
 2. THE SUBTRACTED AREAS ARE SHOWN IN SHADING AND ARE NOT TO BE CONSIDERED PART OF THIS TRACT MAP.
 3. THE SUBTRACTED AREAS ARE SHOWN IN SHADING AND ARE NOT TO BE CONSIDERED PART OF THIS TRACT MAP.
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 5. THE SUBTRACTED AREAS ARE SHOWN IN SHADING AND ARE NOT TO BE CONSIDERED PART OF THIS TRACT MAP.



DATE: JUNE 20, 2009

SCALE: 1" = 100'

PROJECT NO.: 09-001

PREPARED BY: P. SOMAS, INC.

ENGINEER: JOHN J. GIBSON

PLANNING: JOHN J. GIBSON

DATE: JUNE 20, 2009

SCALE: 1" = 100'

PROJECT NO.: 09-001

PREPARED BY: P. SOMAS, INC.

ENGINEER: JOHN J. GIBSON

PLANNING: JOHN J. GIBSON

DATE: JUNE 20, 2009

SCALE: 1" = 100'

PROJECT NO.: 09-001

PREPARED BY: P. SOMAS, INC.

ENGINEER: JOHN J. GIBSON

PLANNING: JOHN J. GIBSON

REGISTERED PROFESSIONAL ENGINEER

STATE OF CALIFORNIA

NO. 10101

EXPIRES 12/31/2011

JOHN J. GIBSON

10101 BRIDGEWAY, SUITE 101

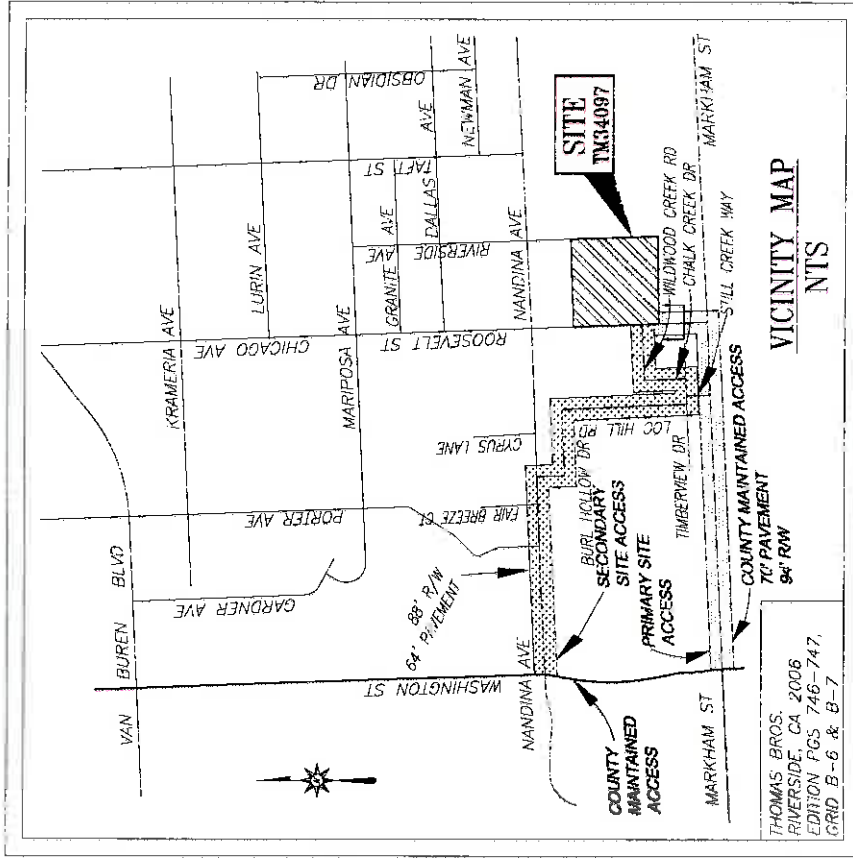
SAN FRANCISCO, CALIFORNIA 94143

PHONE: (415) 778-1010

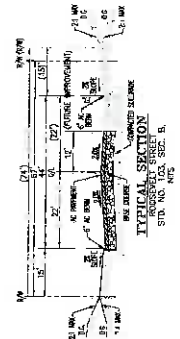
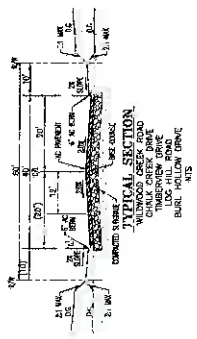
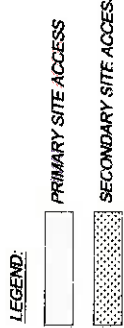
FAX: (415) 778-1011

WWW.P.SOMAS.COM

CIRCULATION EXHIBIT



VICINITY MAP
NTS



THOMAS BROS.
 RIVERSIDE, CA 2006
 EDITION FGS 746-747,
 GRID B-6 & B-7

<p>DIGART THE ONLY DIGITALLY MANAGED A. P. HARRIS 18000 BLOSSOM ST., SUITE 200 RIVERSIDE, CA 92504 TEL: 951-341-2000 FAX: 951-341-2001 WWW.DIGART.COM</p>	<p>NOTE: WORK CONTAINED HEREIN THESE PLANS SHALL NOT CONSTITUTE A PROFESSIONAL ENGINEERING DESIGN OR A PROFESSIONAL ARCHITECTURE DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.</p>	<p>DATE: 05/11/06 DRAWN: [NAME] CHECKED: [NAME] DESIGNED: [NAME] REVISIONS:</p>	<p>SCALE: NTS DATE: JUNE 2009 PROJECT: PAVEMENT RECONSTRUCTION NO. 1324-001 SHEET: 3 OF 3 DESIGNER: J. B. BERRY</p>	<p>PLANS PREPARED BY: PSOMAS 8101 N. HAYBURN ROAD, SUITE 101 RIVERSIDE, CA 92504 TEL: (951) 519-2300 FAX: (951) 519-2376 PREPARED UNDER THE SUPERVISION OF: [NAME], [TITLE] DATE: 06/02/09</p>	<p>TENTATIVE TRACT 34097 IN THE COUNTY OF RIVERSIDE, CALIFORNIA</p>
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Extension of Time Environmental Determination

Project Case Number: TR34097
 Original E.A. Number: 41174
 Extension of Time No.: 3rd EOT
 Original Approval Date: September 1, 2009
 Project Location: North of Markham Street, South of Nandina Avenue, East of Roosevelt St
 Project Description: a Schedule "B" subdivision of 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre.

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

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Frank chen <frank.chen@sbcglobal.net>
Sent: Sunday, September 09, 2018 8:30 AM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for TR34097 3rd EOT

**RE: THIRD EXTENSION
OF TIME REQUEST for
TENTATIVE TRACT
MAP No. 34097.**

Dear Mr. Villalobos,

I have received and reviewed your email dated Sept. 6, 2018 regarding the Third Extension of Time Request for Tentative Tract Map No. 34097. Your email has indicated that 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.

Further, I, Frank Chen, am The Extension of Time Applicant, and I accept the above recommendation.

Thank you,

Frank Chen
12255 Vista Panorama,
Santa Ana, CA 92705
frank.chen@sbcglobal.net
(714) 697-2455

On Thursday, September 6, 2018 4:07 PM, "Villalobos, Gabriel" <GVillalo@rivco.org> wrote:

Attn: Frank Chen
12255 Vista Panorama
Santa Ana, CA 92705

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 34097.

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

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

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

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

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

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

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

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



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County of Riverside California



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.8

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	TR31817	Applicant(s):	
Area Plan:	Lakeview/Nuevo	Lansing Companies	
Zoning Area/District:	Nuevo Area	c/o Greg Lansing	
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 17.2 gross acres into 28 single family residential lots with a minimum lot size of 20,000 sq. ft. and 1 detention basin. The project is located north of Central Ave, east of Rosary Ave, and south of Nuevo Road.

PROJECT RECOMMENDATION

APPROVAL of the FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31817, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to August 25, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 31817 was originally approved at Planning Commission on August 25, 2004. It proceeded to the Board of Supervisors where it was approved on October 19, 2004.

The First Extension of Time was approved at the Planning Commission on August 20, 2008.

The Second Extension of Time was approved at the Planning Commission on December 2, 2015.

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

The Fourth Extension of Time was approved at the Planning Commission on August 2, 2017.

The Fifth Extension of Time was received August 21, 2018, ahead of the expiration date of August 25, 2018. The applicant and the County discussed conditions of approval and reached consensus on September 7, 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 (September 7, 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.

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

Riverside County Tentative Map Extensions

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

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

The 1st, 2nd, 3rd, and 4th extensions of time each granted 1 year for a total of 4 years. This, 5th extension will grant another 2 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on August 25, 2020.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become August 25, 2020. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

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

5th EOT for TR31817

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.

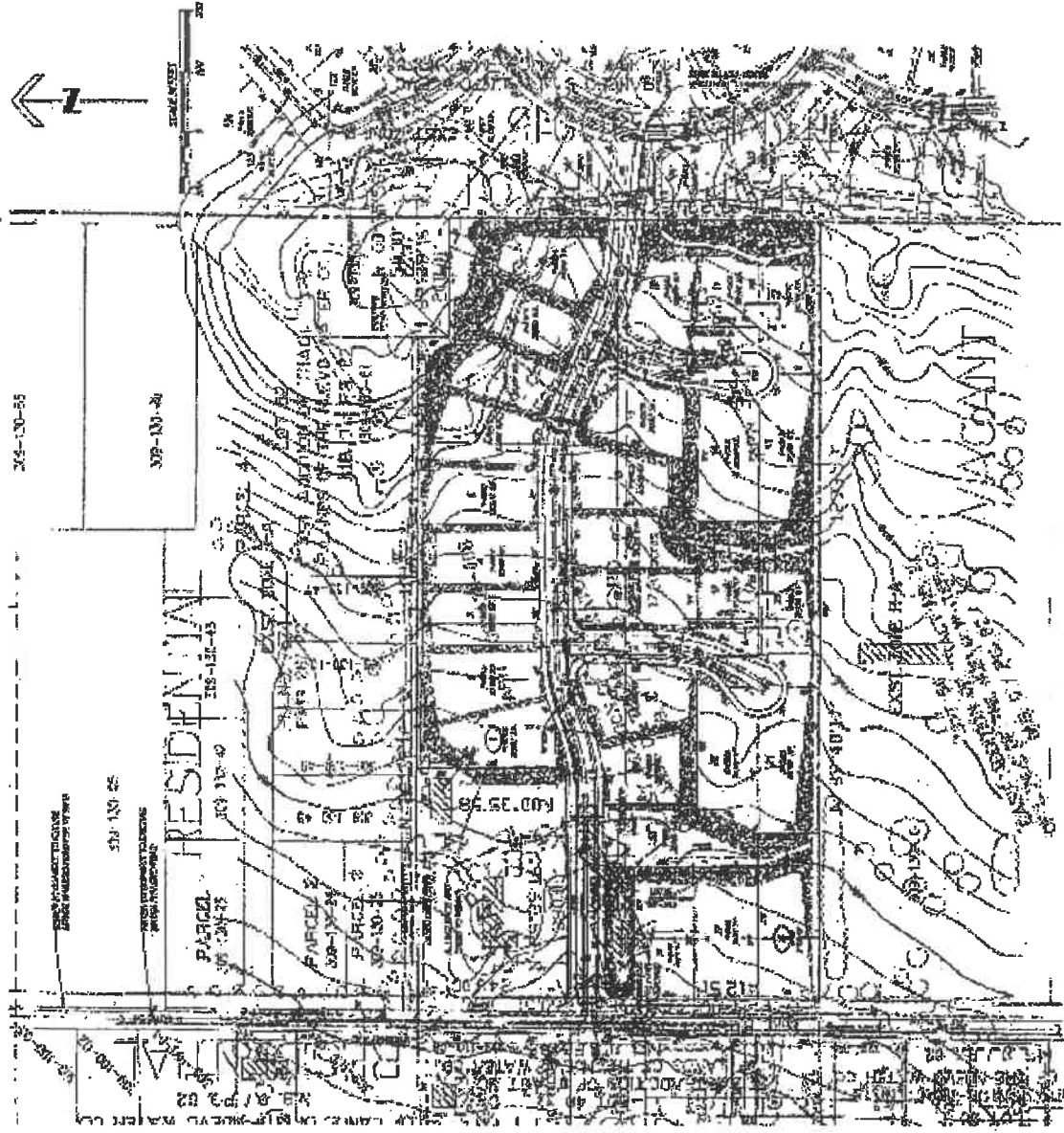
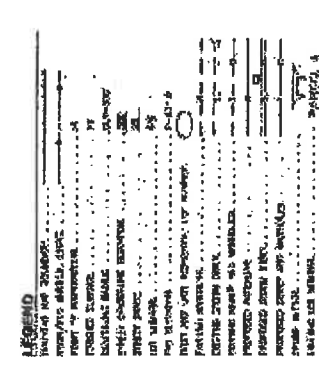
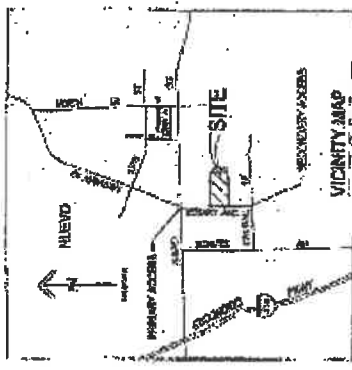


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© Riverside County GIS

GENERAL NOTES

1. THESE NOTES ARE TO BE READ IN CONJUNCTION WITH THE PLANS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND GUTTERS.
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIDEWALKS.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES.
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TREES AND LANDSCAPE.
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES.
11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND GUTTERS.
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48. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIDEWALKS.
49. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS.
50. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES.



LOT/PAVEMENT

LOT NO.	PAVEMENT TYPE	AREA (SQ. FT.)	PERCENT PAVED
1	ASPHALT	10,000	100%
2	CONCRETE	15,000	100%
3	GRAVEL	20,000	100%
4	GRASS	30,000	0%
5	DIRT	40,000	0%
6	STONE	50,000	100%
7	BRICK	60,000	100%
8	WOOD	70,000	100%
9	SLATE	80,000	100%
10	MARBLE	90,000	100%
11	QUARTZ	100,000	100%
12	TRAVERTINE	110,000	100%
13	GABBRO	120,000	100%
14	DIORITE	130,000	100%
15	ANDESITE	140,000	100%
16	PHYLLITE	150,000	100%
17	SLATE	160,000	100%
18	QUARTZITE	170,000	100%
19	MARBLE	180,000	100%
20	TRAVERTINE	190,000	100%
21	GABBRO	200,000	100%
22	DIORITE	210,000	100%
23	ANDESITE	220,000	100%
24	PHYLLITE	230,000	100%
25	SLATE	240,000	100%
26	QUARTZITE	250,000	100%
27	MARBLE	260,000	100%
28	TRAVERTINE	270,000	100%
29	GABBRO	280,000	100%
30	DIORITE	290,000	100%
31	ANDESITE	300,000	100%
32	PHYLLITE	310,000	100%
33	SLATE	320,000	100%
34	QUARTZITE	330,000	100%
35	MARBLE	340,000	100%
36	TRAVERTINE	350,000	100%
37	GABBRO	360,000	100%
38	DIORITE	370,000	100%
39	ANDESITE	380,000	100%
40	PHYLLITE	390,000	100%
41	SLATE	400,000	100%
42	QUARTZITE	410,000	100%
43	MARBLE	420,000	100%
44	TRAVERTINE	430,000	100%
45	GABBRO	440,000	100%
46	DIORITE	450,000	100%
47	ANDESITE	460,000	100%
48	PHYLLITE	470,000	100%
49	SLATE	480,000	100%
50	QUARTZITE	490,000	100%

LEGAL DESCRIPTION

The legal description of the property is as follows: [Detailed description of the property boundaries and location.]

EASEMENTS

The property is subject to the following easements: [List of easements.]

RIGHTS/CONTRACT PERSON

The rights/contract person is [Name of the person or entity.]

OWNER/DEVELOPER/APPLICANT

The owner/developer/applicant is [Name of the owner/developer/applicant.]

ASSESSOR'S PARCEL NUMBER

The assessor's parcel number is [Parcel number.]

DATE OF MAP

The date of the map is [Date.]



31817

THE COUNTY OF ALBERTA, CANADA

REGISTRY OF LANDS

REGISTERED PLAN NO. 31817

DATE OF MAP: [Date]

ASSESSOR'S PARCEL NUMBER: [Parcel number]

OWNER/DEVELOPER/APPLICANT: [Name]

RIGHTS/CONTRACT PERSON: [Name]

LEGAL DESCRIPTION: [Description]

EASEMENTS: [List]

TYPICAL SECTION: [Diagram]

VICINITY MAP: [Diagram]

LEGEND: [List]

LOT/PAVEMENT TABLE: [Table]

Extension of Time Environmental Determination

Project Case Number: TR31817
 Original E.A. Number: 39315
 Extension of Time No.: 5th EOT
 Original Approval Date: August 25, 2004
 Project Location: North of Central Ave, East of Rosary Ave, South of Nuevo Road

Project Description: Schedule "B" Subdivision of 17.2 gross acres into 28 single family residential lots with a minimum lot size of 20,000 sq. ft. and 1 detention basin

On August 25, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: James Hoxie <jhoxie@lansingcompanies.com>
Sent: Friday, September 07, 2018 11:46 AM
To: Villalobos, Gabriel
Cc: Theodorecc King
Subject: Recommended Conditions for TR31817 5th EOT (Vista Nuevo)

Mr. Villalobos,

The Extension of Time applicant is agreeable to the addition of no new conditions of approval being needed.

Please use this email as our acceptance on this issue. Thank you for your assistance on the extension process.

Jim Hoxie



**LANSING
COMPANIES**

**12671 High Bluff Drive, Ste. 150
San Diego, CA 92130
P: 858-523-0719
F: 858-523-0826**

Privileged And Confidential Communication.

This electronic transmission, and any documents attached hereto, (a) are protected by the Electronic Communications Privacy Act (18 USC §§ 2510-2521), (b) may contain confidential and/or legally privileged information, and (c) are for the sole use of the intended recipient named above. If you have received this electronic message in error, please notify the sender and delete the electronic message. Any disclosure, copying, distribution, or use of the contents of the information received in error is strictly prohibited.

Any tax advice contained in the body of this e-mail (and any attachments thereto) was not intended or written to be used, and cannot be used, by the recipient for the purpose of avoiding penalties that may be imposed under the Internal Revenue Code or applicable state or local tax law provisions.

 Please consider the environment before printing this e-mail.

From: "Villalobos, Gabriel" <GVillalo@rivco.org>
Date: September 7, 2018 at 7:19:46 AM GMT+7
To: "glansing@lansingcompanies.com" <glansing@lansingcompanies.com>
Subject: Recommended Conditions for TR31817 5th EOT
Attn: Lansing Companies
c/o Greg Lansing
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

RE: FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31817.

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



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

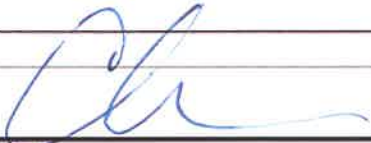
Agenda Item No.:

1.9

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	TR31892	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	Jennifer O'Leary	
Zoning Area/District:	Winchester Area		
Supervisory District:	Third District		
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots. The project is located north of Holland Rd, east of Briggs Rd, south of Domenigoni Pkwy, and west of Leon Rd.

PROJECT RECOMMENDATION

APPROVAL of the FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31892, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 30, 2020, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 31892 was originally approved at Planning Commission on September 22, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6877 where both applications were approved on November 30, 2004.

Planning Commission approved the first Extension of Time on November 14, 2007.

Planning Commission approved the second Extension of Time on June 1, 2016.

Planning Commission approved the third and fourth Extension of Time on May 17, 2017.

The Fifth Extension of Time was received August 30, 2018, ahead of the expiration date of November 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on September 6, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (September 6, 2018) indicating the acceptance of no new recommended conditions.

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

State Bills

EFFECT OF Senate Bill No. 1185 (SB1185): On July 15, 2008, AB208 was signed into law, which grants a one-time extension 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 1st, 2nd, 3rd, and 4th extensions of time each granted 1 year for a total of 4 years. This, 5th extension will grant another 2 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on November 30, 2020.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become November 30, 2020. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

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

5th EOT for TR31892

Vicinity Map



Legend

- County Centerlines
- Blueline Streams
- City Areas

Notes

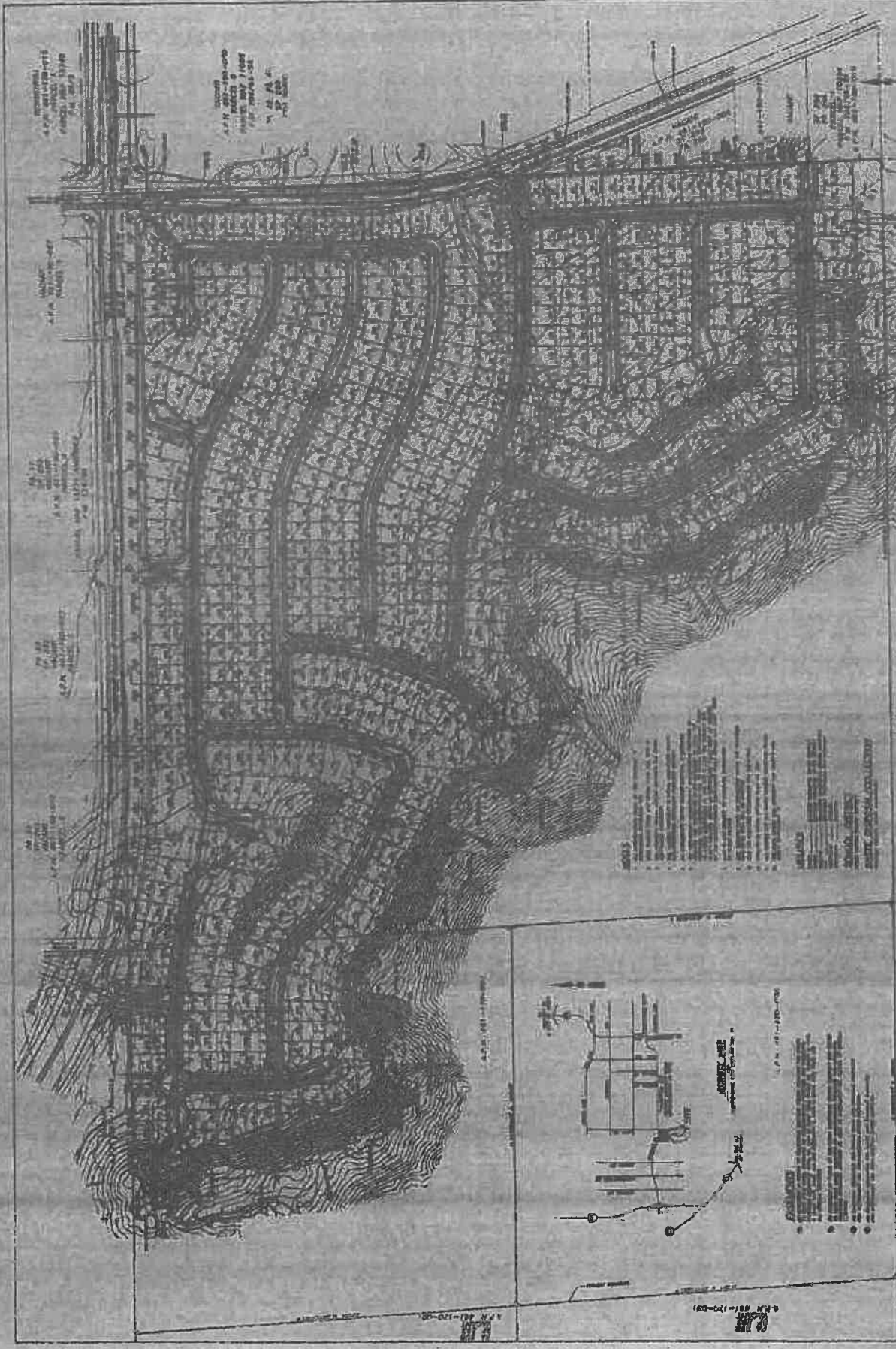
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<p>DATE: 10/10/2000</p> <p>PROJECT: [illegible]</p> <p>SCALE: 1:500</p>	
<p>ABE/CASC</p>	
<p>LEGEND</p> <p>ROAD</p> <p>BUILDING</p>	<p>1:500</p> <p>1:1000</p> <p>1:2000</p>

Extension of Time Environmental Determination

Project Case Number: TR31892
Original E.A. Number: 39400
Extension of Time No.: 5th EOT
Original Approval Date: November 30, 2004
Project Location: North of Holland Rd, East of Briggs Rd, South of Domenigoni Pkwy, West of Leon Rd
Project Description: Schedule A - subdivision of 241.8 into 379 residential lots, one (1) 108-acre open space lot, and 5 detention basins lots.

On November 30, 2004, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
Gabriel Villalobos, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Jennifer L O'Leary <jloleary@drhorton.com>
Sent: Thursday, September 06, 2018 4:16 PM
To: Villalobos, Gabriel
Subject: RE: Recommended Conditions for TR31892 5th EOT

Gabriel,

If I am reading this correctly there are no new conditions added to the project and we would like to proceed with the Extension of Time.



Jennifer O'Leary
Forward Planning Manager

D.R. HORTON
2280 Wardlow Circle, Ste. 100, Corona, CA 92880
o: 951.739.5460 **m:** 949.337.0530 **f:** 800.975.4461

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From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Thursday, September 6, 2018 4:14 PM
To: Jennifer L O'Leary <jloleary@drhorton.com>
Subject: Recommended Conditions for TR31892 5th EOT

Attn: Jennifer O'Leary
2280 Wardlow Circle #100
Corona, CA 92880

RE: FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 31892.

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

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

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

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

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

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

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

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



How are we doing? Click the Link and tell us

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County of Riverside California



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT


Agenda Item No.:

1.10

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	TR36851	Applicant(s):	
Area Plan:	Eastern Coachella Valley	Thermal Operating Company, LLC	
Zoning Area/District:	Lower Coachella Valley District	c/o Fayres Hall	
Supervisory District:	Fourth District		
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 20 lots on 19.78 acres for the placement of 40 condominium units. Each condominium unit will be processed as a separate phase. The project is located north of Avenue 62, east of Tyler Street, south of Avenue 60, and west of Polk Street.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36851**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to July 21, 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. 36851 was originally approved at the Board of Supervisors hearing along with Parcel Map No. 36844 and Parcel Map No. 36735 where all applications were approved on July 21, 2015.

The First Extension of Time was received July 3, 2018, ahead of the expiration date of July 21, 2018. The applicant and the County discussed conditions of approval and reached consensus on July 30, 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 30, 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 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and will expire on July 21, 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 July 21, 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 TR36851

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.

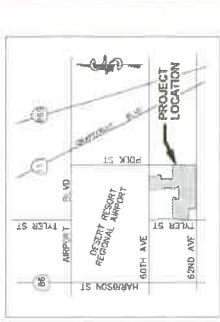


REPORT PRINTED ON... 8/1/2018 5:08:55 PM

© Riverside County GIS

IN THE UNINCORPORATED TERRITORY OF THERMAL, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 36851

FOR CONDOMINIUM PURPOSES
LOCATED IN SECTION 33, T. 6 S., R. 8 W., S.B.M.



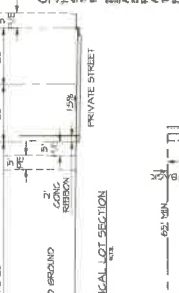
OWNER:
COUNTRY LIFE ASSOCIATES
1805 N. HART STREET
THERMAL, CA 92584
PH. 951-306-1114

ENGINEER:
ALBERT A. WEBB ASSOCIATES
2755 W. UNIVERSITY AVENUE
THERMAL, CA 92584
PH. 951-306-1114

LAND USE:
EXISTING ZONING: SP NO. 303
PROJ. ZONING: SP NO. 303

UTILITIES:
GORGELLA VALLEY WATER DISTRICT
GORGELLA VALLEY WATER DISTRICT
THE GAS COMPANY
THE SAN JUAN RIVER WATER TREATMENT PLANT
THE POWER AND LIGHT COMPANY

LEGAL DESCRIPTION:
ALTO REDEVOPERS TRACTORS OF PARCEL 1 OF PARCEL MAP NO. 24658-000
252 PARCELS 24-46

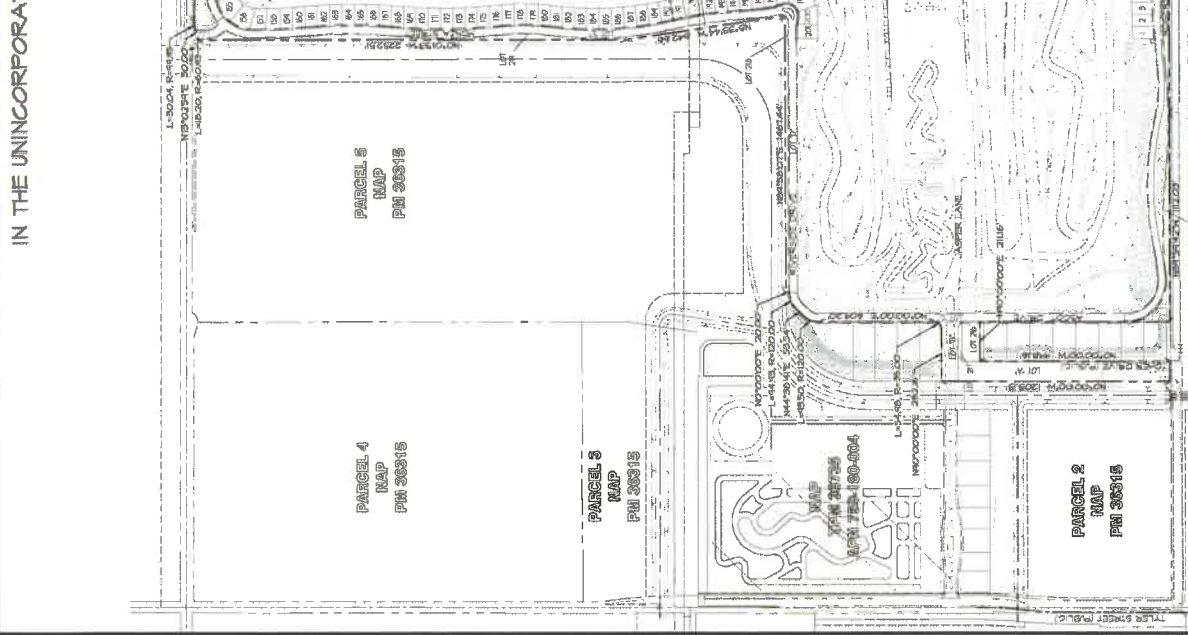


PARCEL 4
MAP
PH 36816

PARCEL 5
MAP
PH 36816

PARCEL 3
MAP
PH 36816

PARCEL 2
MAP
PH 36816



PHASING
EACH CONDO LOT WILL BE PROCESSED AS
A SEPARATE PHASE

LEGEND
[Symbol] LOTS FOR CONDOMINIUM PURPOSES



IN THE UNINCORPORATED TERRITORY OF THERMAL,
COUNTY OF RIVERSIDE STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 36851
FOR CONDOMINIUM PURPOSES

DATE BY: []

SCALE	AS SHOWN
DATE	11/11/2014
BY	ALBERT A. WEBB ASSOCIATES
CHECKED	[]
DATE	11/11/2014
BY	[]
REVISIONS	[]

APN 751-630-001

APN 759-100-000 MAP
APN 759-100-001 MAP
APN 759-100-002 MAP
APN 759-100-003 MAP
APN 759-100-004 MAP
APN 759-100-005 MAP
APN 759-100-006 MAP
APN 759-100-007 MAP
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APN 759-100-100 MAP

APN 751-630-001

ALBERT A. WEBB ASSOCIATES
2755 W. UNIVERSITY AVENUE
THERMAL, CA 92584
PH. 951-306-1114

LOT 20



LOT 26



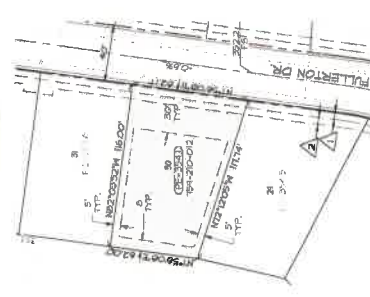
LOTS 240, 241



LOTS 251, 250



LOT 30



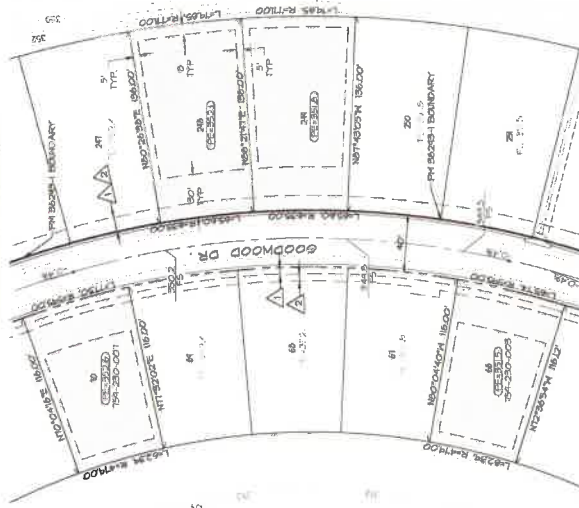
LOTS 36, 201, 202



LOTS 61



LOTS 66, 10, 249, 244



LOTS 39, 203, 204



LOTS 236, 231



LEGEND

- INDICATES PUBLIC UTILITY EASEMENT (PUE)
- INDICATES PRIVATE PEDESTRIAN EASEMENT (PE)
- INDICATES PRIVATE DRAINAGE EASEMENT
- SLIGHT DIRECTION

1" = 40'

IN THE UNINCORPORATED TERRITORY OF INTERNAL COUNTY OF RIVERSIDE STATE OF CALIFORNIA

TENTATIVE TRACT MAP NO. 36851 FOR CONDOMINIUM PURPOSES

SITE PLAN

DATE: 11-20-07	SCALE: 1" = 40'	NO. OF SHEETS: 2
DRAWN BY: [Signature]	PROJECT NO: 07-100	SHEET NO: 2
CHECKED BY: [Signature]	DATE: 11-20-07	SCALE: 1" = 40'
APPROVED BY: [Signature]	DATE: 11-20-07	SCALE: 1" = 40'

WEBB ENGINEERING INC.

3180 W. 15th Street, Suite 100

Costa Mesa, CA 92626

TEL: (714) 755-1255 FAX: (714) 755-1255

Extension of Time Environmental Determination

Project Case Number: TR36851
 Original E.A. Number: 42726
 Extension of Time No.: 1st EOT
 Original Approval Date: July 21, 2015
 Project Location: North of Avenue 62, East of Tyler Street, South of Avenue 60, West of Polk Street
 Project Description: a Schedule "A" subdivision of 20 lots on 19.78 acres for the placement of 40 condominium units. Each condominium unit will be processed as a separate phase.

On July 21, 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, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and the project's original conditions of approval.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, and there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration and revisions to the project's original conditions of approval which have been made and agreed to by the project proponent.
<input type="checkbox"/>	I find that there are one or more potentially significant environmental changes or other changes to the circumstances under which the project is undertaken, which the project's original conditions of approval may not address, and for which additional required mitigation measures and/or conditions of approval cannot be determined at this time. Therefore, AN ENVIRONMENTAL ASSESSMENT/INITIAL STUDY IS REQUIRED in order to determine what additional mitigation measures and/or conditions of approval, if any, may be needed, and whether or not at least one of the conditions described in California Code of Regulations, Section 15162 (necessitating a Supplemental or Subsequent E.I.R.) exist. Additionally, the environmental assessment/initial study shall be used to determine WHETHER OR NOT THE EXTENSION OF TIME SHOULD BE RECOMMENDED FOR APPROVAL.
<input type="checkbox"/>	I find that the original project was determined to be exempt from CEQA, and the proposed project will not have a significant effect on the environment, therefore NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED PRIOR TO APPROVAL OF THE EXTENSION OF TIME.

Signature: 
 Gabriel Villalobos, Project Planner

Date: 8/1/15
 For Charissa Leach, Assistant TLMA Director



July 30, 2018

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

RE: Acceptance of Conditions for the First Extension of Time for TR36851

Dear Mr. Villalobos:

I am the applicant for the Extension of Time Case TR36851. I understand that the following conditions are being added to this project:

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

I accept the above conditions for the First Extension of Time for TR36851.

Thank you,

Tim Rogers
President

Plan: TR36851E01

Parcel: 759210002

50. Prior To Map Recordation

E Health

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

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

Transportation

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

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

60. Prior To Grading Permit Issuance

BS-Grade

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

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

Transportation

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

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

Plan: TR36851E01

Parcel: 759210002

60. Prior To Grading Permit Issuance

Transportation

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

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

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

80. Prior To Building Permit Issuance

Transportation

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

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

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

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

90. Prior to Building Final Inspection

BS-Grade

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

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

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

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

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

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

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

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

Transportation

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

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

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



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


Agenda Item No.:

1.11

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	TR29599R1	Applicant(s):	
Area Plan:	Highgrove	SFI SMR LP	
Zoning Area/District:	Edgemont-Sunnymead District	c/o Debbie Melvin	
Supervisory District:	Second District		
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 148.4 acre property into 145 single family residential lots with a minimum lot size of 10,000 square feet. The project is located south of Center Street, north of Pigeon Pass Road, and east of Mt. Vernon Avenue.

PROJECT RECOMMENDATION

APPROVAL of the **FIFTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29599R1**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 9, 2019, 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. 29599 was originally approved by the Board of Supervisors along with Change of Zone No. 6535 where both applications were approved on September 9, 2003.

A revision to Tentative Tract Map No. 29599 was approved on September 9, 2003 by the Board of Supervisors.

The First Extension of Time for Tentative Tract Map No. 29599 was approved at Planning Commission on October 20, 2006.

The Second Extension of Time for Tentative Tract Map No. 29599 was approved at Planning Commission on August 18, 2008.

The Third Extension of Time for Tentative Tract Map No. 29599 was approved at Planning Commission on October 6, 2015.

The Fourth Extension of Time for Tentative Tract Map No. 29599 was approved at Planning Commission on August 2, 2017.

The Fifth Extension of Time was received August 25, 2017, ahead of the expiration date of September 9, 2017. The applicant and the County discussed conditions of approval and reached consensus on August 28, 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 (August 28, 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.

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Riverside County Tentative Map Extensions

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

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The 1st, 2nd, 3rd, and 4th extensions of time each granted 1 year for a total of 4 years. This, 5th extension will grant another 2 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on September 9, 2019.

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 9, 2019. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

1. This Tentative Tract Map has been found to be consistent with the Riverside County General Plan, pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.
2. This Tentative Tract Map has been found to be consistent with Ordinance No. 348 (Land Use) and Ordinance No. 460 (Subdivision Regulations), pursuant to the originally approved findings and conditions of approval. This Extension of Time proposes no changes to the map design and is therefore still found to be consistent.

3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.
-

5th EOT for TR29599R1

Vicinity Map



Legend

- Parcels
- County Centerlines
- Blueline Streams
- City Areas

Notes

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



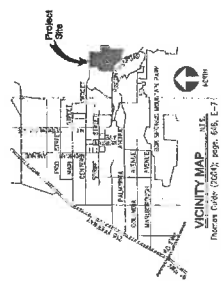
0 752 1,505 Feet

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COUNTY OF RIVERSIDE
REVISED TENTATIVE TRACT MAP NO. 29599
 A PORTION OF SECTION 40, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO BASELINE AND MERIDIAN
 AND A PORTION OF BLOCK 1, RECORDED IN THE PUBLIC RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
 REVISED OCTOBER 11, 2006

10'	20'	30'	40'	50'	60'	70'	80'	90'	100'	110'	120'	130'	140'	150'	160'	170'	180'	190'	200'	210'	220'	230'	240'	250'	260'	270'	280'	290'	300'	310'	320'	330'	340'	350'	360'	370'	380'	390'	400'	410'	420'	430'	440'	450'	460'	470'	480'	490'	500'	510'	520'	530'	540'	550'	560'	570'	580'	590'	600'	610'	620'	630'	640'	650'	660'	670'	680'	690'	700'	710'	720'	730'	740'	750'	760'	770'	780'	790'	800'	810'	820'	830'	840'	850'	860'	870'	880'	890'	900'	910'	920'	930'	940'	950'	960'	970'	980'	990'	1000'
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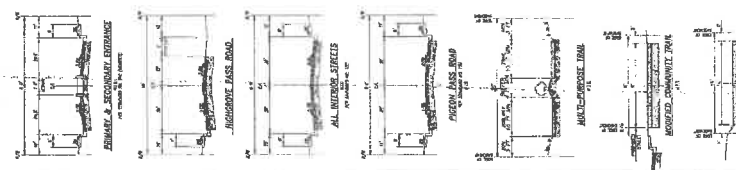
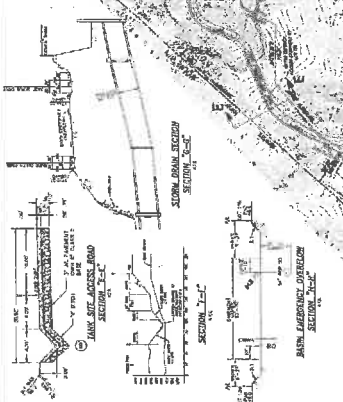


LOCAL JURISDICTIONS
 A PORTION OF THE CITY OF RIVERSIDE, CALIFORNIA, IS LOCATED WITHIN THE TRACT MAP AREA. THE CITY OF RIVERSIDE IS THE LOCAL JURISDICTION FOR THE TRACT MAP AREA.

OWNER'S REPRESENTATIVE
 NAME: [Name]
 ADDRESS: [Address]
 CITY: [City]
 STATE: [State]
 ZIP: [ZIP]

ENGINEER'S QUALITY ESTIMATE
 DATE: [Date]
 TIME: [Time]

NOTES
 1. THIS TRACT MAP IS A TENTATIVE TRACT MAP AND IS NOT A FINAL TRACT MAP. IT IS SUBJECT TO THE APPROVAL OF THE COUNTY OF RIVERSIDE AND THE CITY OF RIVERSIDE.



SEAL

REGISTERED PROFESSIONAL ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL SURVEYOR
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL ARCHITECT
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL CIVIL ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL MECHANICAL ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL CHEMICAL ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL NUCLEAR ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL MARINE ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL NUCLEAR ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

REGISTERED PROFESSIONAL MARINE ENGINEER
 COUNTY OF RIVERSIDE
 EXPIRES: [Date]

Extension of Time Environmental Determination

Project Case Number: TR29599
 Original E.A. Number: 40788
 Extension of Time No.: 5th EOT
 Original Approval Date: September 9, 2003
 Project Location: Southerly of Center Street, Northerly of Piegon Pass Road, and Easterly of Mt. Vernon Avenue

Project Description: The land division hereby permitted is a Revised Tentative Map to reduce the number of lots from 145 to 143 residential lots with a minimum lot size of 7,000 square feet, 8 open space lots, 2 drainage lots, and one water tank lot.

On September 9, 2003, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director



August 28, 2018

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

VIA: EMAIL

Subject: Spring Mountain Ranch TR 29599, 29600, 29740 Final Map 5th Extension of Time

Dear Mr. Villalobos,

As the extension of time applicant, we reviewed and accept the added conditions on the attached documents and as identified below:

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

We appreciate your efforts in moving these map extensions forward to the Planning Commission as a consent item. Once it is scheduled, please let us know what date this will be on the Commission's calendar. If you have any questions or would like to discuss, please email me at cearl@kbhome.com, or by call me at 951-691-5314.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Earl', written over a faint circular stamp.

Chris Earl
Senior Project Manager
KB Home Coastal, Inc

Attachments (5): KB Home Grant Deed
 EOT Conditions TR 29599, 29600, 29740
 KB Home Resolution

Plan: TR29599E05

Parcel: 255240026

50. Prior To Map Recordation

E Health

050 - E Health. 1

EOT5 - 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

EOT5 - 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.rciflood.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

EOT5 - 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

EOT5 - 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: TR29599E05

Parcel: 255240026

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT5 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

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

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

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT5 - 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 EOT5 - 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 EOT5 - 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.:

1.12

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	TR29740M1	Applicant(s):	
Area Plan:	Highgrove	SFI SMR LP	
Zoning Area/District:	Edgemont-Sunnymead District	c/o Debbie Melvin	
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 98.67 acres into 270 residential lots with a minimum lot size of 7,027 sq. ft. and five (5) Open Space lots. The project is located south of Center Street, north of Pigeon Pass Road, and east of Mt. Vernon Avenue.

PROJECT RECOMMENDATION

APPROVAL of the **FIFTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 29740M1**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 9, 2019, 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. 29740 was originally approved at Planning Commission on March 14, 2001. It proceeded to the Board of Supervisors where it was approved on September 9, 2003.

A modification to Tentative Tract Map No. 29740 was approved on December 4, 2007 by the Board of Supervisors.

The First Extension of Time for Tentative Tract Map No. 29740 was approved at Planning Commission on October 20, 2006.

The Second Extension of Time for Tentative Tract Map No. 29740 was approved at Planning Commission on August 18, 2008.

The Third Extension of Time for Tentative Tract Map No. 29740 was approved at Planning Commission on October 6, 2015.

The Fourth Extension of Time for Tentative Tract Map No. 29740 was approved at Planning Commission on August 2, 2017.

The Fifth Extension of Time was received August 25, 2017, ahead of the expiration date of September 9, 2017. The applicant and the County discussed conditions of approval and reached consensus on August 28, 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 (August 28, 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.

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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 9, 2019. 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.
-

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Template Revision: 09/10/18

5th EOT for TR29740M1

Vicinity Map



- Legend**
- Parcels
 - County Centerlines
 - Blue Line Streams
 - City Areas

Notes

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Extension of Time Environmental Determination

Project Case Number: TR29740
Original E.A. Number: 41159
Extension of Time No.: 5th EOT
Original Approval Date: September 9, 2003
Project Location: Southerly of Center Street, Northerly of Pigeon Pass Road, and Easterly of Mt. Vernon Avenue
Project Description: The subdivision hereby permitted is to divide the subject of 98.67 acres into 270 residential lots with a minimum lot size of 7,027 sq. ft. and five (5) Open Space lots.

On September 9, 2003, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: _____
Gabriel Villalobos, Project Planner

Date: _____
For Charissa Leech, Assistant TLMA Director



August 28, 2018

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

VIA: EMAIL

Subject: Spring Mountain Ranch TR 29599, 29600, 29740 Final Map 5th Extension of Time

Dear Mr. Villalobos,

As the extension of time applicant, we reviewed and accept the added conditions on the attached documents and as identified below:

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

We appreciate your efforts in moving these map extensions forward to the Planning Commission as a consent item. Once it is scheduled, please let us know what date this will be on the Commission's calendar. If you have any questions or would like to discuss, please email me at cearl@kbhome.com, or by call me at 951-691-5314.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Earl', written over a horizontal line.

Chris Earl
Senior Project Manager
KB Home Coastal, Inc

Attachments (5): KB Home Grant Deed
 EOT Conditions TR 29599, 29600, 29740
 KB Home Resolution

Plan: TR29740E05

Parcel: 255230030

50. Prior To Map Recordation

E Health

050 - E Health. 1

EOT5 - 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

EOT5 - 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.rcfood.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

EOT5 - 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

EOT5 - 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: TR29740E05

Parcel: 255230030

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT5 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

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

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

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 EOT5 - 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 EOT5 - 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 EOT5 - 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.:

1.13

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	TR29600	Applicant(s):	
Area Plan:	Highgrove	SFI SMR LP	
Zoning Area/District:	Edgemont-Sunnymead District	c/o Debbie Melvin	
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 188.84 acres into 273 single-family residential lots with a minimum lot size of 7,200 square feet. The project is located southwesterly of Pigeon Pass Road, and easterly of Mt. Vernon Avenue.

PROJECT RECOMMENDATION

APPROVAL of the FIFTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 29600, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 9, 2019, 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. 29600 was originally approved at Planning Commission on March 14, 2001. It proceeded to the Board of Supervisors along with Change of Zone No. 6535 where both applications were approved on September 3, 2003.

The Fifth Extension of Time was received August 25, 2017, ahead of the expiration date of September 9, 2017. The applicant and the County discussed conditions of approval and reached consensus on August 28, 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 (August 28, 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.

The 1st, 2nd, 3rd, and 4th extensions of time each granted 1 year for a total of 4 years. This, 5th extension will grant another 2 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on September 9, 2019.

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 9, 2019. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

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

5th EOT for TR29600

Vicinity Map



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

Notes

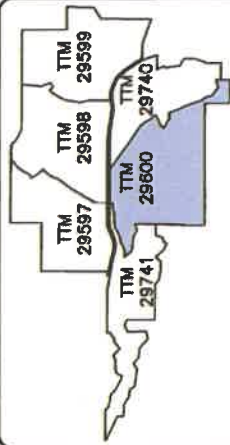
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or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





REPORT PRINTED ON... 8/29/2018 2:43:18 PM

© Riverside County GIS



SPRING MOUNTAIN RANCH
 SPECIFIC PLAN NO. 323

SPRING MOUNTAIN RANCH
 A MASTER PLANNED COMMUNITY

LEGEND

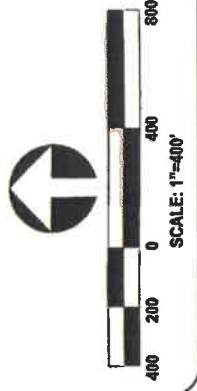
	R-1 RESIDENTIAL	ACRES	89.90	UNITS	262
	PUBLIC FACILITIES (REGIONAL PARK)		5.20		-
	OPEN SPACE/PARKS		81.28		-
	TOTAL		176.28		262

	ENHANCED PRIMARY ENTRY
	PRIMARY ENTRY
	SECONDARY ENTRY
	PLANNING AREA BOUNDARY

FIGURE V-13
 PLANNING AREA 4 & 4A

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

SITE SCAPES
 Landscape Architecture & Planning
 1000-A Street Lane, Suite 100
 Orange, CA 92667
 (949) 944-5200 FAX: (949) 944-5198



Extension of Time Environmental Determination

Project Case Number: TR29600
 Original E.A. Number: 37995
 Extension of Time No.: 5th EOT
 Original Approval Date: September 9, 2003
 Project Location: Southwesterly of Piegion Pass Road, and Easterly of Mt. Vernon Avenue
 Project Description: Schedule "A" subdivision of 188.84 acres into 273 single-family residential lots with a minimum lot size of 7,200 square feet

On September 9, 2003, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 8/22/18
 For Charissa Leach, Assistant TLMA Director



August 28, 2018

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

VIA: EMAIL

Subject: Spring Mountain Ranch TR 29599, 29600, 29740 Final Map 5th Extension of Time

Dear Mr. Villalobos,

As the extension of time applicant, we reviewed and accept the added conditions on the attached documents and as identified below:

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

We appreciate your efforts in moving these map extensions forward to the Planning Commission as a consent item. Once it is scheduled, please let us know what date this will be on the Commission's calendar. If you have any questions or would like to discuss, please email me at cearl@kbhome.com, or by call me at 951-691-5314.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Earl'.

Chris Earl
Senior Project Manager
KB Home Coastal, Inc

Attachments (5): KB Home Grant Deed
 EOT Conditions TR 29599, 29600, 29740
 KB Home Resolution

Plan: TR29600E05

Parcel: 257120008

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 EOT5 - 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.rcfood.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 EOT5 - 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 EOT5 - 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 EOT5 - 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

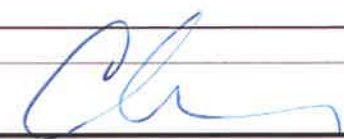
Agenda Item No.:

1.14

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	PM32885	Applicant(s):	
Area Plan:	Temescal Canyon	BBG KRG, Inc.	
Zoning Area/District:	Glen Ivy Area	c/o Katherine Garrett	
Supervisory District:	First District		
Project Planner:	Gabriel Villalobos		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

The applicant of the subject case has requested an extension of time to allow for the recordation of the final map to subdivide 477.45 acres into 19 developable projects. The project is located east of Interstate 15, northeast of Temescal Canyon Road, west of Park Canyon Road, and south of Clay Canyon Road.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE PARCEL MAP NO. 32885**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to June 22, 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. 32885 was originally approved at Director's Hearing on October 2, 2006. It proceeded to the Board of Supervisors along with Specific Plan No. 353, General Plan Amendment No. 815, and Change of Zone No. 7365 where all applications were approved on June 22, 2010.

The First Extension of Time was received June 15, 2017, ahead of the expiration date of June 22, 2017. The applicant and the County discussed conditions of approval and reached consensus on July 15, 2017.

The Second Extension of Time was received May 8, 2017, ahead of the expiration date of June 22, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 12, 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 12, 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 1st extension of time granted 1 year. This, 2nd extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on June 22, 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 22, 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 PM32885

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... 6/27/2018 10:37:42 AM



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Extension of Time Environmental Determination

Project Case Number: PM32885
 Original E.A. Number: 40673
 Extension of Time No.: 2nd EOT
 Original Approval Date: June 22, 2010
 Project Location: East of Interstate 15, Northeast of Temescal Canyon Road, West of Park Canyon Road, and South of Clay Canyon Road
 Project Description: Schedule "E" Subdivision of 477.45 acres into 19 developable projects.

On June 22, 2010, this Tentative Parcel Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*
 Gabriel Villalobos, Project Planner

Date: 8/22/18
 For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Craig Morris <cmorris@axccessra.com>
Sent: Tuesday, June 12, 2018 9:33 AM
To: Villalobos, Gabriel
Subject: RE: EOT Application Form

Gabriel, then please accept this email on behalf of the owners regarding their acceptance of the conditions, or lack of new conditions, on your email below. Please let me know if you need anything ore from me. Thank you again for your help in this matter.

F Craig Morris | Managing Partner

Axccess Realty Advisors, LLC

4340 Von Karman Avenue, Suite 140
Newport Beach, CA 92660
(O) 949.544.3539 (C) 949.422.3991
cmorris@axccessra.com

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Monday, June 11, 2018 10:56 AM
To: Craig Morris <cmorris@axccessra.com>
Subject: RE: EOT Application Form

Yes of course, once you provide me with that I can start prepping the staff report package so that a hearing date can be scheduled for this extension request.

Gabriel Villalobos

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



How are we doing? Click the Link and tell us

From: Craig Morris [<mailto:cmorris@axccessra.com>]
Sent: Friday, June 08, 2018 3:37 PM
To: Villalobos, Gabriel <GVillalo@rivco.org>
Subject: Re: EOT Application Form

Ok if we get this to you on Monday?

Sent from my iPhone

On Jun 7, 2018, at 1:47 PM, Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Yes, a response from you would be sufficient, if you have a letter of authorization from the owner that would be fine to include as well.

Gabriel Villalobos

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

<image001.jpg>

How are we doing? Click the Link and tell us

From: Craig Morris [<mailto:cmorris@axccessra.com>]
Sent: Thursday, June 07, 2018 9:39 AM
To: Villalobos, Gabriel <GVillalo@rivco.org>
Subject: RE: EOT Application Form

Gabriel, thanks – can I send you the email on owner’s behalf or do you need one directly from them. Just let me know.Thank.s

F Craig Morris | Managing Partner

Axxcess Realty Advisors, LLC

4340 Von Karman Avenue, Suite 140
Newport Beach, CA 92660
(O) 949.544.3539 (C) 949.422.3991
cmorris@axccessra.com

From: Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]
Sent: Wednesday, June 6, 2018 11:35 AM
To: Craig Morris <cmorris@axccessra.com>
Subject: RE: EOT Application Form

Yes an email response would be perfectly fine. It is more of a formality than anything, we are required to show some sort of proof that these conditions were discussed with the applicant and agreed upon. A simple acknowledgement that there are no additional conditions being imposed on this map would be sufficient. Thanks!

Gabriel Villalobos

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

<image001.jpg>

How are we doing? Click the Link and tell us

From: Craig Morris [<mailto:cmorris@axccessra.com>]
Sent: Wednesday, June 06, 2018 9:33 AM
To: Villalobos, Gabriel <GVillalo@rivco.org>
Subject: RE: EOT Application Form

Would an email work or do you need a letter or memo – also since no conditions, not sure what there is to accept – but I will follow your guidance. Thank.s

F Craig Morris | Managing Partner

Axxcess Realty Advisors, LLC

4340 Von Karman Avenue, Suite 140
Newport Beach, CA 92660
(O) 949.544.3539 (C) 949.422.3991
cmorris@axxcessra.com

From: Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]
Sent: Tuesday, June 5, 2018 5:20 PM
To: Craig Morris <cmorris@axxcessra.com>
Subject: RE: EOT Application Form

Good Afternoon Craig,

Yes I did receive the application for this extension of time request. I sent an email stating the conditions to be imposed for this request (there are no new conditions being added) to kegarrett@mcpsrvs.com on 5/21/18, but have not received a response back. If you'd like I could forward that message to you, if you could respond back with a written acknowledgement stating you understand the conditions, I can then include that with the staff report and begin preparing it for a public hearing.

Gabriel Villalobos

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

<image001.jpg>

How are we doing? Click the Link and tell us

From: Craig Morris [<mailto:cmorris@axxcessra.com>]
Sent: Tuesday, June 05, 2018 11:35 AM
To: Villalobos, Gabriel <GVillalo@rivco.org>
Subject: RE: EOT Application Form

Gabriel, did you receive my email below and also the application for extension. I am just trying to confirm you received this information. Thank you in advance for your help.

F Craig Morris | Managing Partner

Axxcess Realty Advisors, LLC

4340 Von Karman Avenue, Suite 140
Newport Beach, CA 92660
(O) 949.544.3539 (C) 949.422.3991
cmorris@axxcessra.com

From: Craig Morris
Sent: Monday, May 21, 2018 11:37 AM
To: 'Villalobos, Gabriel' <GVillalo@rivco.org>
Subject: RE: EOT Application Form

Gabriel, I want to make sure you were aware that we submitted the extension application approximately 2 weeks ago. If you need anything else please let me know. And if possible please confirm you have the application. Thank you.

F Craig Morris | Managing Partner

Axxcess Realty Advisors, LLC
4340 Von Karman Avenue, Suite 140
Newport Beach, CA 92660
(O) 949.544.3539 (C) 949.422.3991
cmorris@axxcessra.com

From: Villalobos, Gabriel [<mailto:GVillalo@rivco.org>]
Sent: Wednesday, May 2, 2018 10:56 AM
To: Craig Morris <cmorris@axxcessra.com>
Subject: EOT Application Form

Good Morning Craig,

Here is the application form, the fees to have these applications processed is \$338.64. Thanks!

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

<image001.jpg>

How are we doing? Click the Link and tell us

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County of Riverside California



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


Agenda Item No.:

1.15

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 26350	Applicant(s):	
Area Plan:	Lake Mathews/Woodcrest	Applicant(s):	Verizon Wireless
Zoning Area/District:	Woodcrest District	Representative(s):	
Supervisory District:	First District	Representative(s):	SAC Wireless
Project Planner:	John Hildebrand		
Continued From:	N/A		


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26350 proposes the construction of a disguised wireless communication facility with a sixty (60) foot-tall tower, disguised as a monopalm, within a 910 square foot lease area on a 2.58 acre site ("Project").

The project site is located North of Markham Street, South of Ontario Avenue, and East of Parsons Road within the Lake Mathews/Woodcrest Area Plan and First Supervisorial District.

PROJECT RECOMMENDATION

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on August 9, 2018.

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

FOUND THE PROJECT EXEMPT, from environmental review pursuant to the California Environmental Quality Act (State CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures).

APPROVED PLOT PLAN NO. 26350, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Plot Plan No. 26350 proposed the construction of a wireless communication facility with a 60 foot tower, disguised as a monopalm, within a 910 square foot lease area. The project include two (2) Equipment Cabinets, one (1) standby generator with a fuel tank on a Concrete Pad, twelve (12) panel antennas, fifteen (15) Remote Radio Units, three (3) raycap boxes in the antennae structure, and two (2) GPS antennas on the equipment cabinets.

On April 23, 2018, property owners within a 700 foot radius of the project site were provided a project notice. The notice informed property owners of the proposed Wireless Communication Facility and provided instructions for anyone wishing to comment or to request a public hearing on the project. On June 4, 2018 this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department. The application was approved by the Planning Director on August 9, 2018, subject to the conditions of approval.




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Administrative Action

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 26350
CEQA Exempt	Section 15303, Class 3
Area Plan:	Lake Mathews/Woodcrest
Zoning Area/District:	Woodcrest District
Supervisory District:	First District
Project Planner:	Kevin White
Project APN(s):	266-303-013
Continued From:	N/A

Applicant(s):	Verizon Wireless
Representative(s):	SAC Wireless
 <hr/> Charissa Leach, P.E. Assistant TLMA Director	

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26350 proposes the construction of a disguised wireless communication facility with a sixty (60) foot-tall tower, disguised as a monopalm, within a 910 square foot lease area on a 2.58 acre site ("Project").

The project site is located North of Markham Street, South of Ontario Avenue, and East of Parsons Road within the Lake Mathews/Woodcrest Area Plan and First Supervisorial District.

This project is not being considered during a public hearing as provided in Section 19.404.b.1. of Ordinance No. 348. Any future collocation will require a separate review and approval.

PROJECT RECOMENDATION

STAFF RECOMMENDATIONS:

FIND THE PROJECT EXEMPT, from environmental review pursuant to the California Environmental Quality Act (State CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures).

PLOT PLAN NO. 26350 is **APPROVED**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Rural Community
Existing General Plan Land Use Designation:	Very Low Density Residential (RC-VLDR) (1 ac min)

Policy / Overlay Area:	Not in a General Plan Policy Overlay Area
Surrounding General Plan Land Uses	
North:	Very Low Density Residential (RC-VLDR) (1 ac min)
East:	Very Low Density Residential (RC-VLDR) (1 ac min)
South:	Very Low Density Residential (RC-VLDR) (1 ac min)
West:	Very Low Density Residential (RC-VLDR) (1 ac min)
Existing Zoning Classification:	Light Agriculture (A-1)
Surrounding Zoning Classifications	
North:	Light Agriculture (A-1)
South:	Light Agriculture (A-1)
East:	Light Agriculture (A-1)
West:	Light Agriculture (A-1)
Existing Use:	Cajalco Substation
Surrounding Uses	
North:	Single Family Residential
South:	Citrus Hill High School
East:	Single Family Residential
West:	Single Family Residential

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.58	N/A
Building Height (FT):	60	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>
Service parking spot	1	Minimum 1 Space for maintenance	1	1
TOTAL:	1			

Located Within:

City's Sphere of Influence:	Riverside
Community Service Area ("CSA"):	Yes – Area 152
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:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, 43.66 Miles From Observatory
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Area:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	In or partially within an SKR Fee Area
Airport Influence Area (“AIA”):	Yes – Zone E, March Air Reserve Base

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Plot Plan No. 26350 proposes the construction of a wireless communication facility with a 60 foot tower, disguised as a monopalm, within a 910 square foot lease area. The project include two (2) Equipment Cabinets, one (1) standby generator with a fuel tank on a Concrete Pad, twelve (12) panel antennas, fifteen (15) Remote Radio Units, three (3) raycap boxes in the antennae structure, and two (2) GPS antennas on the equipment cabinets.

The General Plan Designation on the site is Rural Community – Very Low Density Residential. The project is consistent with the General Plan as wireless communication facilities are allowed in residential land use designations to serve communities. The site is within the Light Agriculture Zoning Classification, which allows for a maximum wireless communication tower height of 60-feet. Ordinance No. 348 requires the approval of a Plot Plan Permit for the proposed use.

The project includes a 910 square foot lease area that is proposed to be enclosed by a chain-link fence. The site does not warrant the screening of equipment or additional landscaping, because the site is within an existing electrical substation on 2.58 acres. The existing substation is owned and operated by Southern California Edison and is surrounded by a chain link fence, which currently exposes transformers, powerlines, and equipment cabinets on the site. The proposed site is compatible with the existing uses on the project site, and will not degrade the character of the neighborhood.

The project was reviewed by the Airport Land Use Commission on June 11, 2018, and the project was found consistent with the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to conditions. The project site is located toward the northwestern corner of the project site and will have adequate access from Parsons Road.

- The application was submitted on October 25, 2017. On May 23, 2018, property owners within a 700 foot radius of the project site were provided a project notice. The notice informed property owners of the proposed Wireless Communication Facility and provided instructions for anyone wishing to comment or to request a public hearing on the project. On June 4, 2018 this noticing period concluded and no correspondence or request for a public hearing were received by the Riverside County Planning Department.

ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA Section 15303, Class 3, New Construction or Conversion of Small Structures). This section specifically applies to small new equipment and facilities in small structures. Commercial uses such as a store or office that do not exceed 2500 square feet are listed as exempt. The proposed project is for a wireless communication facility that is disguised as a palm tree within a 910 square foot lease area.

FINDINGS

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 Rural Community – Very Low Density Residential. This project is consistent with the General Plan, as wireless communication facilities are allowed in support of residential area.
2. The project site has a Zoning Classification of Light Agriculture, which is consistent with the Riverside County General Plan Land Use of Rural Community: Very Low Density Residential.
3. The proposed wireless communications facility is consistent with Ordinance No. 348 (Land Use) and is allowed within the Light Agriculture Zoning Classification, subject to Plot Plan approval.

Entitlement Findings:

The proposed use, a disguised wireless communication facility, meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set

forth in Section 19.404, the processing requirements for all wireless communication facilities as set forth in Section 19.409, and the development standards for all wireless communication facilities as set forth in Section 19.410 based on the following:

1. The proposed facility will be designed and disguised as a monopalm so that it is minimally visually intrusive. The project design includes faux bark and faux palm fronds that extend past the proposed antennas. In addition the antennas will be painted green to match the faux palm fronds. This disguise will assist with blending into the surrounding area where the subject parcel is located.
2. Supporting equipment is located entirely within the equipment enclosure that is architecturally compatible with the surrounding area. The project's proposed chain link fence is appropriate for enclosing the lease area and meets the Countywide Standard Design Guidelines, because the fencing is consistent with the existing facility and fencing.
3. Pursuant to Section 19.409 of Ordinance No. 348, the application has met the processing requirements set forth in Article XIXg for wireless communication facilities. The application included a site plan and elevations that were drawn by a licensed engineer and provided the minimum information including but not limited to: property lines, the location of the proposed facility, the distance of the proposed facility from property lines, adjacent roadways and right-of-ways, contours, height of the facility, setbacks, existing structures, etc. This information was used to analyze and process the proposed project, thus meeting the processing requirements set forth in Ordinance No. 348.
4. Pursuant to Section 19.404 of Ordinance No. 348, disguised wireless communication facilities may be located in the Light Agriculture (A-1) zone, the classification for the parcel. The application has met the development standards for disguised wireless communication facilities, as discussed below.
5. A fully executed copy of the lease or other agreement entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal.

Development Standards Findings:

The project meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities." This includes the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities. Furthermore, this project meets Section 19.410 "Development Standards" based on the following:

1. Section 19.410 "Development Standards"
 - a. Area Disturbance - Disturbance to the natural landscape shall be minimized. This project meets the development standard because the proposed project is in the middle of the already in place Electrical Substation. Furthermore, the wireless communication facility will be disguised as a monopalm. The facility as designed will comply with regulations and guidelines of the Light Agriculture Zoning Classification.

- b. Fencing and Walls - All wireless communication facilities shall be enclosed with a screening option at a maximum height of 6 feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets the development standard because the proposed disguised wireless communication facility is within an existing electrical substation that is already enclosed with a chain-link fence.
- c. Height Limitations - Disguised wireless communication facilities within the Light Agriculture zoning classification shall not exceed seventy (70) feet. The proposed wireless communication facility has a height of sixty (60) feet, which complies with the development standard.
- d. Impacts - All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. This proposed monopalm meets the development standard because the facility will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. The site is located within an existing electrical substation facility, and is already disturbed and void of naturally occurring vegetation.
- e. Landscaping - All wireless communication facilities shall have landscaping around the perimeter of the leased area that shall match and/or augment the natural landscaping in the surrounding area. This standard is designed to reduce visual impacts of new facilities. However, this project is proposed inside an existing electrical substation which has already disturbed the land, and no new impacts will be created from the construction/ placement of the equipment cabinets and other ground mounted equipment. Therefore the addition of landscaping is not practical at this site.
- f. Lighting - Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife. This project meets the development standard because although there will be temporary lights up during maintenance, the disguised wireless communication facility does not have any permanent lighting systems proposed. All Temporary lighting will need to be shielded to the greatest extent possible.
- g. Noise - All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced by the use exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the facility is a passive land use with only temporary noise impacts during maintenance activities, or when the generator is utilized for backup power. In addition, the nearest habitable dwelling is approximately 125 feet away.
- h. Parking - Temporary parking for service vehicles will be permitted on site. The project location is within an existing electrical substation and paved access throughout the property. In addition, parking for a service vehicle is provided on site.
- i. Paved Access - All wireless communication facilities within residential developments containing lots larger than 18,000 square feet shall be accessed via an all-weather

surface. This project meets the development standard because the disguised wireless communication facility is located within an existing Cajalco Substation with paving throughout the facility. This classifies as all-weather access through a non-exclusive easement from the road right of way.

- j. Power and Communication Lines - No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets the development standard because all power and communication lines for the project will be installed underground.
- k. Roof- Mounted Facilities - Wireless communication facilities mounted on a roof shall be less than ten feet above the roofline. The proposed project meets the development standard because the project is on the ground, and not roof mounted.
- l. Sensitive Viewsheds - Wireless communication facilities proposed on ridgelines and other sensitive viewsheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The project meets the development standard because the project is not proposed on a ridgeline.
- m. Setbacks – The project is adjacent to a residential zone classification. Disguised wireless communication facilities in or adjacent to residential zone classifications shall be setback from habitable dwellings at a distance equal to 200% of the facility. This project meets the development standard because the disguised wireless communication facility is setback approximately 125 feet from nearest habitable dwelling. Public service facilities within a non-residential zoning classification have a maximum height of 70 feet, implying the nearest habitable dwelling can be no closer than 140 feet from the base of the structure. However, the maximum height of the facility will only extend to 60 feet, bringing the closest distance to a habitable structure to 120 feet. As it stands, the nearest habitable dwelling is actually 125 feet away, thus, the monopalm will exceed the required setback distance by 5 feet.
- n. Support Facilities - Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. This project meets the development standard because the project is located within an existing electrical substation and the use is compatible with the existing equipment and fencing within the electrical substation.
- o. Treatment - Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. This project meets the development standard because the proposed monopalm has been designed to simulate a palm tree, and will be treated with faux palm fronds and bark.

Other Findings:

1. This project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRMSHCP). Thus, the project need to go through a Habitat Acquisition & Negotiation Strategy (HANS) review.
2. This project is within the Sphere of Influence of the City of Riverside. This project conforms to the Memorandum of Understanding (MOU), because the project was provided to the City of Riverside on November 7, 2017 for review and comment. No comments were received either in favor or opposition.
3. Pursuant to AB 52, this project was submitted for Tribal Cultural review. No tribe requested consultation, and AB 52 consultation has been concluded.
4. The project site is located within the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (Plan), and is therefore subject to the Airport Land Use Commission ("ALUC") review. This project was submitted to ALUC for review on May 29, 2018. On June 11, 2018, the ALUC Director found the project consistent with the Plan.

Fire Findings

1. The project site is located within a Local Responsibility Area (LRA) and is not within a hazard severity zone
 - a. The proposed project will primarily be served by the Riverside County Fire Woodcrest Station 8, located approximately 3.1 miles southeast of the Project site at 21510 Pinewood Street Perris, CA 92570.
 - b. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access; a 12-foot wide all weather access non-exclusive easement will be established. A 704 placard will be on the outside of the enclosed lease area with visible information noted.

PUBLIC HEARING NOTIFICATION AND OUTREACH

On May 23, 2018, property owners within a 700 foot radius of the project site were provided a project notice. The notice informed property owners of the proposed project and provided instructions for anyone wishing to comment or to request a public hearing on the project. On June 4, 2018, this noticing period concluded. As of the writing of this staff report, no correspondence or request for a public hearing has been received.

APPEAL INFORMATION

The Planning Director's decision may be appealed to the Planning Commission. Such appeals shall be submitted to the Clerk of the Board within 10 calendar days of the date of the mailing of the decision by the Planning Director.

PP26350

Vicinity Map



Legend

- Blueline Streams
- City Areas
- World Street Map



0 188 376 Feet

REPORT PRINTED ON... 6/20/2018 4:04:42 PM

© Riverside County GIS

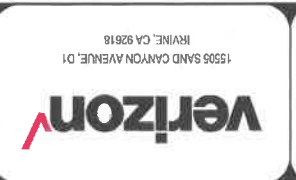
Notes

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NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMITS	07/11/2017
2	ISSUE FOR PERMITS	07/11/2017
3	ISSUE FOR PERMITS	07/11/2017
4	ISSUE FOR PERMITS	07/11/2017
5	ISSUE FOR PERMITS	07/11/2017

WT
 WFT COMMUNICATIONS
 DESIGN GROUP, LLC
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 RIVINE, CALIFORNIA 92518
 TEL: 951.222.3333
 FAX: 951.222.3334
 WWW.WFTDESIGN.COM

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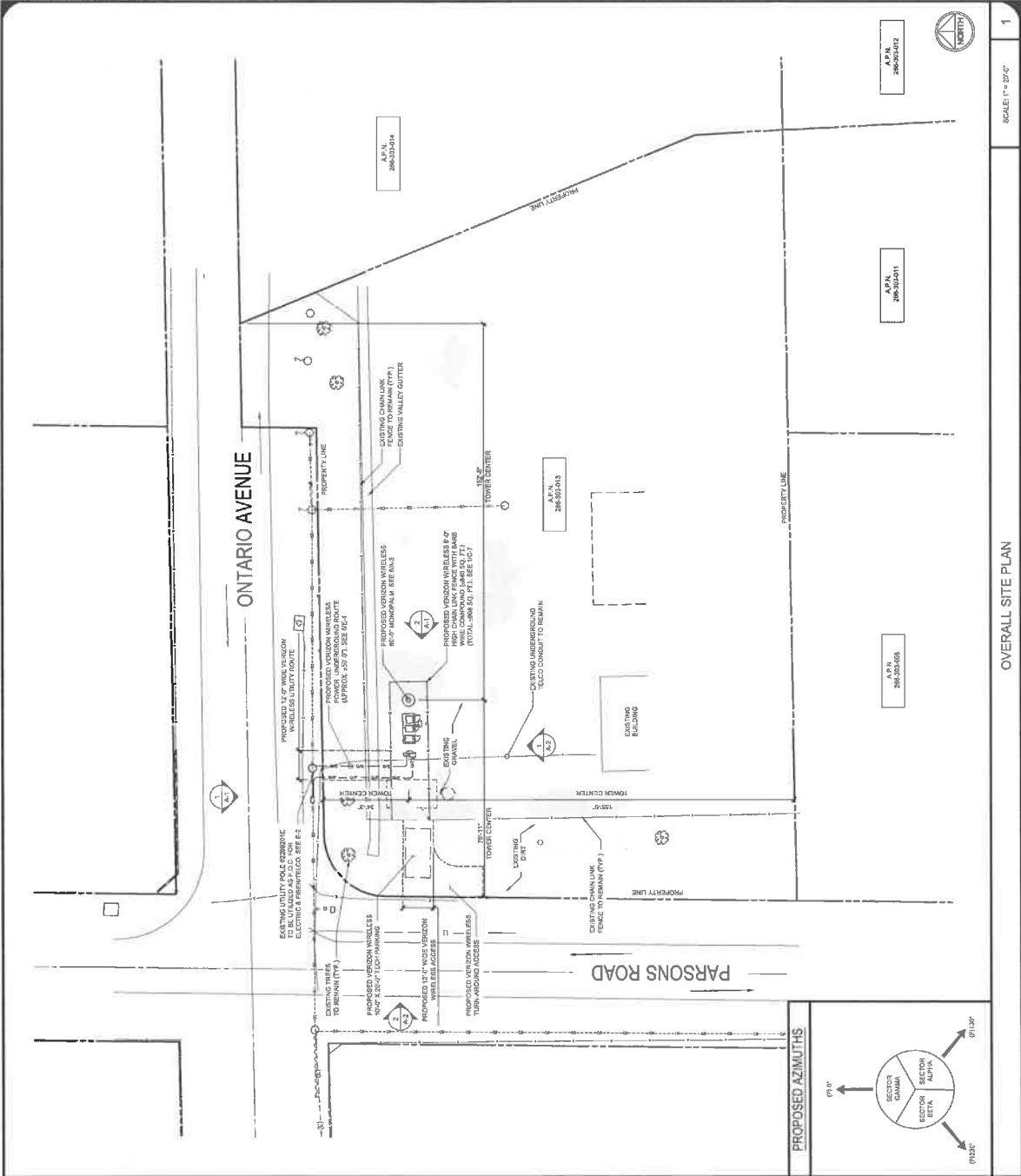


15305 SAND CANYON AVENUE, D1
 RIVINE, CA 92618

MARKHAM
 S/E CORNER OF PARSONS RD
 & ONTARIO AVE
 PERRIS, CA 92379

SHEET TITLE:
OVERALL SITE PLAN

C-1



ABBREVIATIONS

AC	AIR CONDITIONING	ERS	POARDS
AGL	ASBESTOS LEVEL	MAX	MAXIMUM
APPX	APPROXIMATE	MCH	MECHANICAL
B	BLOCKING	MFR	MANUFACTURER
BLK	BLOCKING	MFR	MANUFACTURER
CLG	CLEARING	MISC	MISCELLANEOUS
CLM	CLIMATE	NA	NOT APPLICABLE
CON	CONSTRUCTION	NTS	NOT TO SCALE
CONT	CONTINUOUS	OC	ON CENTER
DIA	DIAMETER	OV	OVERHEAD
DIM	DIMENSION	PL	PLUS DASH
DPT	DEPTH	PROJ	PROJECT
DRG	DRAWING	PT	PRESSURE TREATED
ELEV	ELEVATION	REQ	REQUIRED
EQ	EQUIPMENT	RRH	RADIO REMOTE HEAD
EXC	EXCAVATION	SHT	SHEET
FIN	FINISH	SPEC	SPECIFICATION
FLOR	FLOOR	SP	STANDARD
GA	GALVANIZED	STL	STRUCTURAL
GRD	GROUND	STD	STANDARD
HT	HEIGHT	SUP	SUPPLEMENT
HTG	HEATING	TAN	TAN
IND	INDUSTRIAL	TYP	TYPICAL
INT	INTERIOR	UNO	UNLESS NOTED
ISC	INTERIOR SURFACE	VP	VERTICAL
		W	WITH
		WO	WITHOUT
		WP	WATER PROOF

LEGEND

---	SUBJECT BOUNDARY LINE
---	RIGHT-OF-WAY CENTERLINE
---	ADJACENT BOUNDARY LINE
---	UNDERGROUND ELECTRICAL LINE
---	UNDERGROUND TELCO LINE
---	UNDERGROUND FIBER LINE
---	BURIED GAS LINE
---	OVERHEAD TELEPHONE LINE
---	BURIED WATER LINE
---	BURIED SANITARY SEWER
---	BURIED STORM DRAIN
---	CHIMNEY
---	WROUGHT IRON FENCE
---	FIRE HYDRANT
---	GATE VALVE
---	POWER VALVE
---	WATER METER
---	UTILITY BOX
---	UTILITY POLE
---	CATCH BASIN TYPE I



NOTE: CONTRACTOR TO INSTALL 4" x 8" FULL BOX END PIPING & TIE RODS. TIE RODS TO BE FIELD CUT BY USE OF CONSTRUCTION SAW/BLADE.

NOTE: CONTRACTOR TO VERIFY ALL UTILITY DEPTH RECORDS. VERIFY ALL UTILITY DEPTHS BY UTILITY DESIGN SERVICES INC. DATED 07/11/2017. VERIFY ALL UTILITY DEPTHS BY UTILITY DESIGN SERVICES INC. DATED 07/11/2017. VERIFY ALL UTILITY DEPTHS BY UTILITY DESIGN SERVICES INC. DATED 07/11/2017.

NOTE: CONTRACTOR TO VERIFY ALL UTILITY DEPTHS. VERIFY ALL UTILITY DEPTHS BY UTILITY DESIGN SERVICES INC. DATED 07/11/2017. VERIFY ALL UTILITY DEPTHS BY UTILITY DESIGN SERVICES INC. DATED 07/11/2017. VERIFY ALL UTILITY DEPTHS BY UTILITY DESIGN SERVICES INC. DATED 07/11/2017.

ABBREVIATIONS & SYMBOLS

SCALE: 1" = 20'-0"

OVERALL SITE PLAN

1

NO.	DATE	DESCRIPTION	BY
1	08/11/14	ISSUE FOR PERMITS	DC
2	08/11/14	ISSUE FOR PERMITS	DC
3	08/11/14	ISSUE FOR PERMITS	DC
4	08/11/14	ISSUE FOR PERMITS	DC
5	08/11/14	ISSUE FOR PERMITS	DC
6	08/11/14	ISSUE FOR PERMITS	DC
7	08/11/14	ISSUE FOR PERMITS	DC
8	08/11/14	ISSUE FOR PERMITS	DC
9	08/11/14	ISSUE FOR PERMITS	DC

ISSUE STATUS

WT
 WT COMMUNICATION
 DESIGN GROUP, LLC
 2001 S. GARDEN AVENUE, SUITE 100
 ANAHEIM, CA 92805
 TEL: 714.771.2500
 FAX: 714.771.2500
 WWW.WTDESIGN.COM

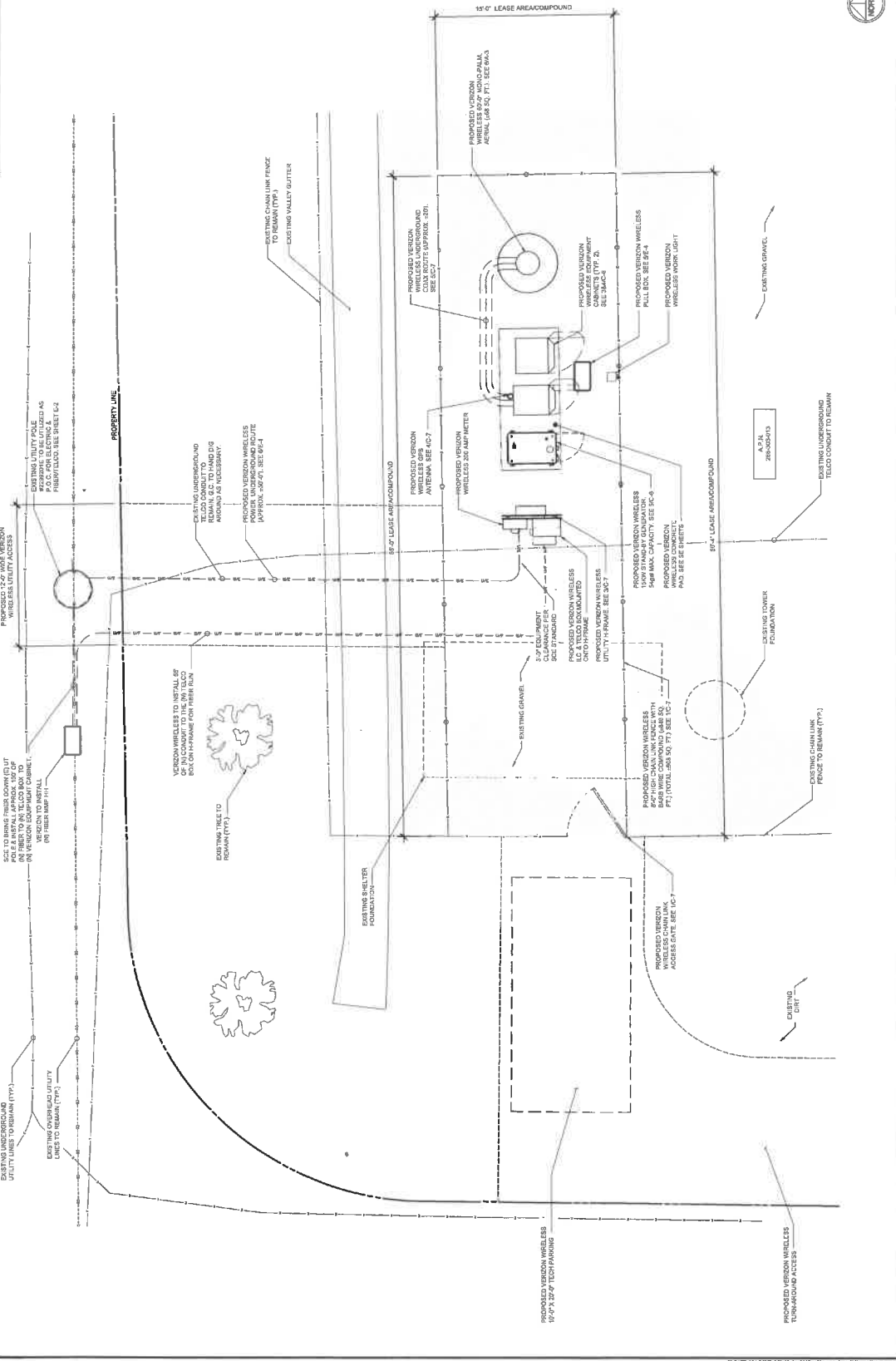
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Verizon
 15805 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

MARKHAM
 PERRIS, CA 92379
 S/E CORNER OF PARSONS RD

ENLARGED SITE PLAN
 SHEET TITLE:
C-2

NOTE: REFERENCE SURVEY BY UTILITY DESIGN SERVICES, INC. DATED 02/20/14. FOR ALL PROPERTY LINE AND EXISTING LOCATIONS INFORMATION.



SCALE: 1/4" = 1'-0"

1

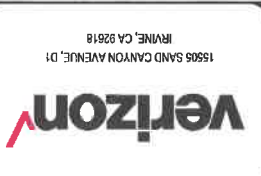
ENLARGED SITE PLAN

DATE: 08/11/14

NO.	DATE	DESCRIPTION	BY
1	08/11/10	ISSUE FOR PERMITTING	WJ
2	08/11/10	CLIENT COMMENTS	WJ
3	08/11/10	CLIENT COMMENTS	DYP
4	08/11/10	UTILITY DESIGN	DYP
5	08/11/10	UTILITY DESIGN	DYP

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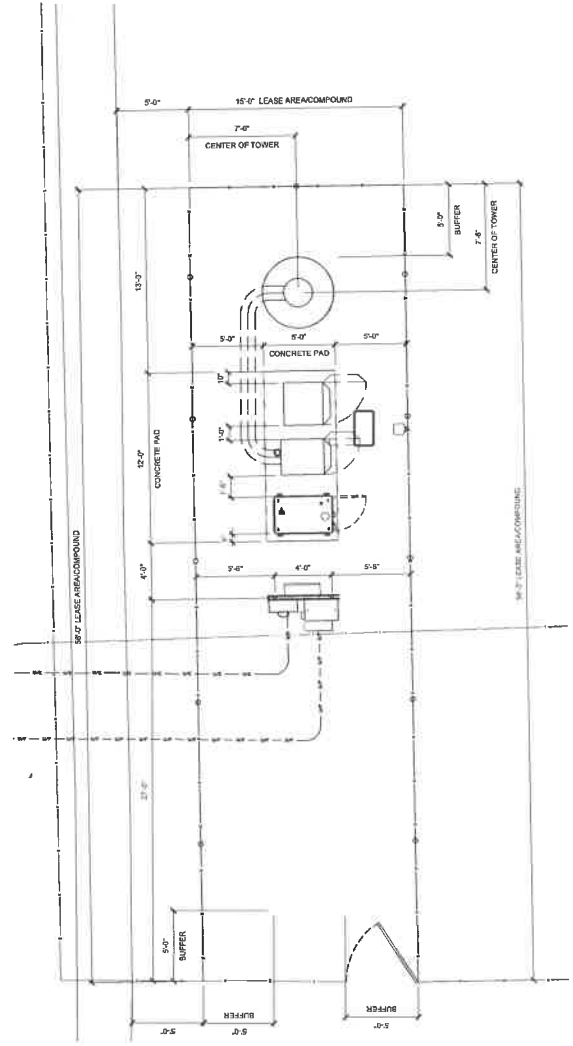
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MARKHAM
 5/6 CORNER OF PARSONS AVE
 & ONTARIO AVE
 PERRIS, CA 92379

SHEET TITLE:
GEOMETRIC PLAN
C-3

NOTE:
 REFERENCE SURVEY BY UTILITY DESIGN SERVICES, INC.
 DATED 08/05/10 FOR ALL PROPERTY LINES AND
 EXISTING UTILITIES INFORMATION.



SCALE: 1/4" = 1'-0"

GEOMETRIC PLAN

1

REV	DATE	DESCRIPTION	BY
1	10/10/18	ISSUE FOR PERMITS	W-T
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99	10/10/18	ISSUE FOR PERMITS	W-T
100	10/10/18	ISSUE FOR PERMITS	W-T

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PROPOSED TOWER INFORMATION
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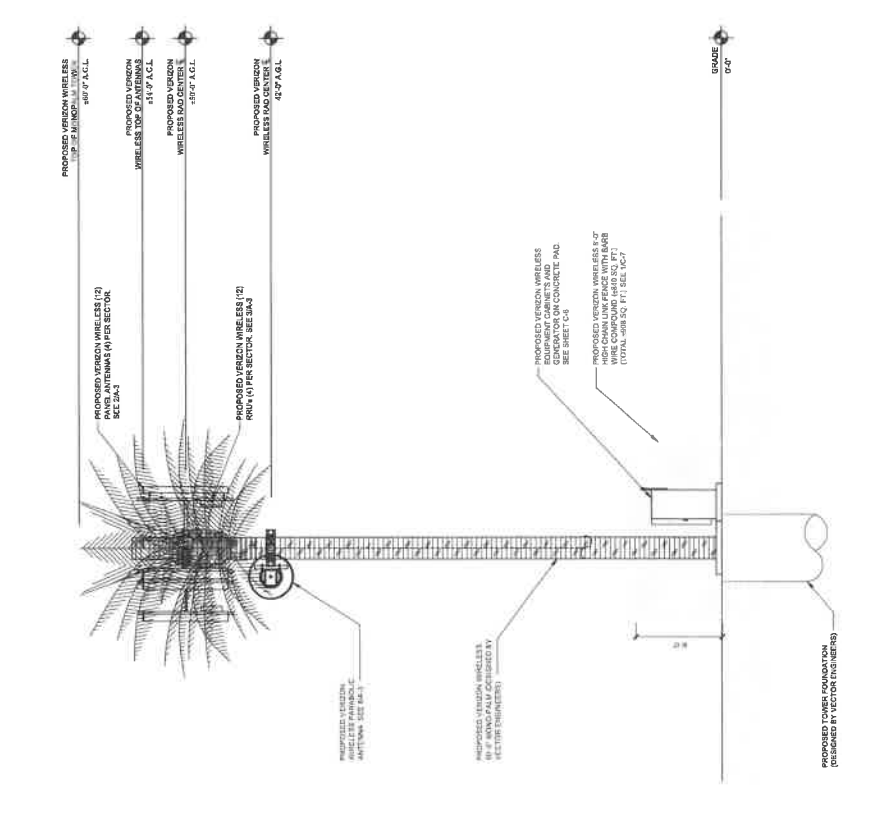
JEFFREY S. GUTOWSKY, P.E.
 LICENSED PROFESSIONAL ENGINEER
 STATE OF CALIFORNIA
 LICENSE NO. 51589
 PROJECT NO. 180300000000000000

MARKHAM
 S/E CORNER OF PARSONS RD
 PERRIS, CA 92379

SHEET TITLE
PROPOSED ELEVATIONS
A-1

NOTE:
 ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE PROPOSED MONOPOLUM POLE SHALL BE PAINTED GREEN TO MATCH TOWER.

NOTE:
 ANTENNAS TO BE MOUNTED ON THE INTERIOR OF MONOPOLUM TOWER.
 ALL ANTENNA MOUNTS WITH ANTENNA MOUNT CLASSIFICATION PER PLANS.



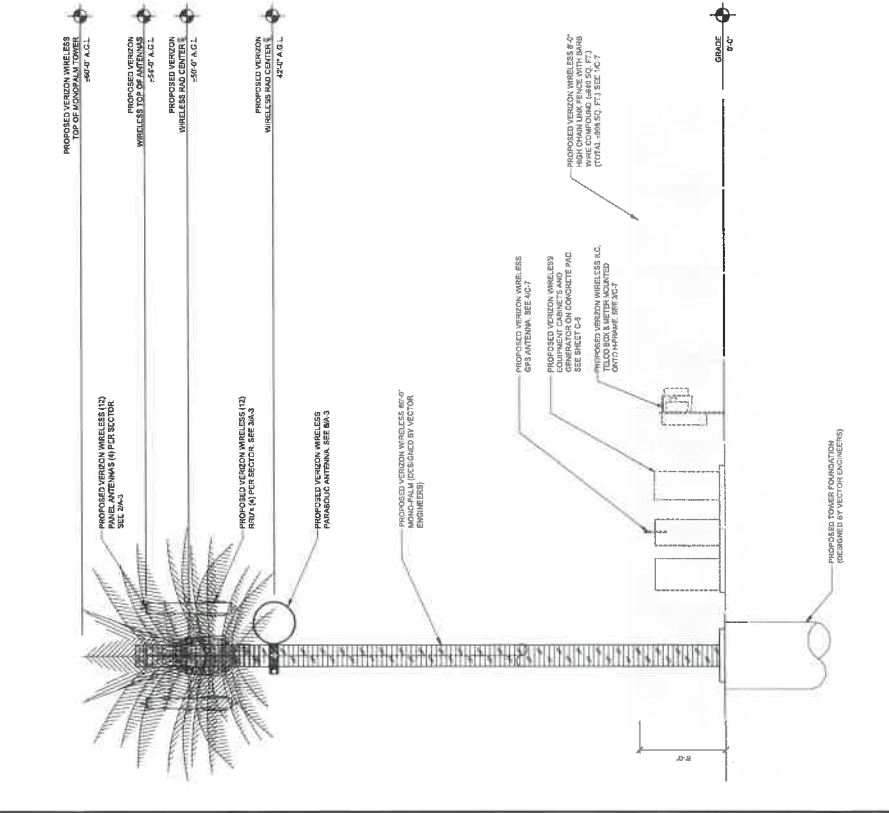
SCALE: 3/16"=1'-0"

PROPOSED EAST ELEVATION

2

NOTE:
 ALL PROPOSED ANTENNAS AND EQUIPMENT MOUNTED TO THE PROPOSED MONOPOLUM POLE SHALL BE PAINTED GREEN TO MATCH TOWER.

NOTE:
 ANTENNAS TO BE MOUNTED ON THE INTERIOR OF MONOPOLUM TOWER.
 ALL ANTENNA MOUNTS WITH ANTENNA MOUNT CLASSIFICATION PER PLANS.



SCALE: 3/16"=1'-0"

PROPOSED NORTH ELEVATION

1

ISSUE STATUS	
ID	DESCRIPTION
1	CONCEPT
2	PRELIMINARY
3	FINAL DESIGN
4	CONSTRUCTION
5	AS-BUILT

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Verizon
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 IRVINE, CA 92618

MARKHAM
 5/6 CORNER OF PARSONS RD
 PERRIS, CA 92379

MARKHAM
 5/6 CORNER OF PARSONS RD
 PERRIS, CA 92379

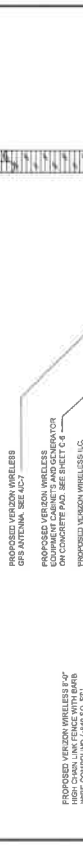
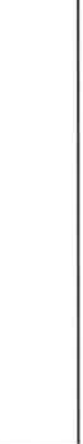
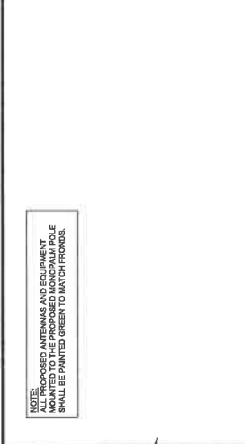
MARKHAM
 5/6 CORNER OF PARSONS RD
 PERRIS, CA 92379

MARKHAM
 5/6 CORNER OF PARSONS RD
 PERRIS, CA 92379

NOTE:
 THE SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL REVIEW OF THE ANTENNAS OR EQUIPMENT. THE ANTENNAS AND EQUIPMENT SHALL BE PAINTED GREEN TO MATCH FRONDS.

NOTE:
 ALL CABLES TO BE ROUTED ON THE INTERIOR OF MONOPOLUM TOWER.

NOTE:
 ALL ANTENNA MOUNTS WITH ANTENNA MOUNT CLASSIFICATION PER PLANS.



PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0"

2

PROPOSED SOUTH ELEVATION

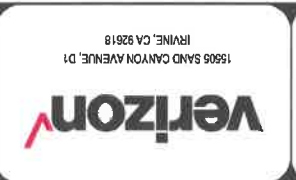
SCALE: 3/16" = 1'-0"

1

15500 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

ISSUE STATUS	
ID	DESCRIPTION
1	ISSUE TRACKING
2	ISSUE TRACKING
3	ISSUE TRACKING
4	ISSUE TRACKING
5	ISSUE TRACKING

WT
 WTT COMMUNICATION
 DESIGN GROUP, LLC
 1000 N. MARKET AVENUE, SUITE 200
 IRVINE, CA 92614
 CONTACT: (949) 261-1000 FAX: (949) 261-1001
 WWW.WTTDESIGN.COM



15005 SAND CANYON AVENUE, D1
 IRVINE, CA 92618

MARKHAM
 C/O CORNER OF PARSONS RD
 PERRIS, CA 92379

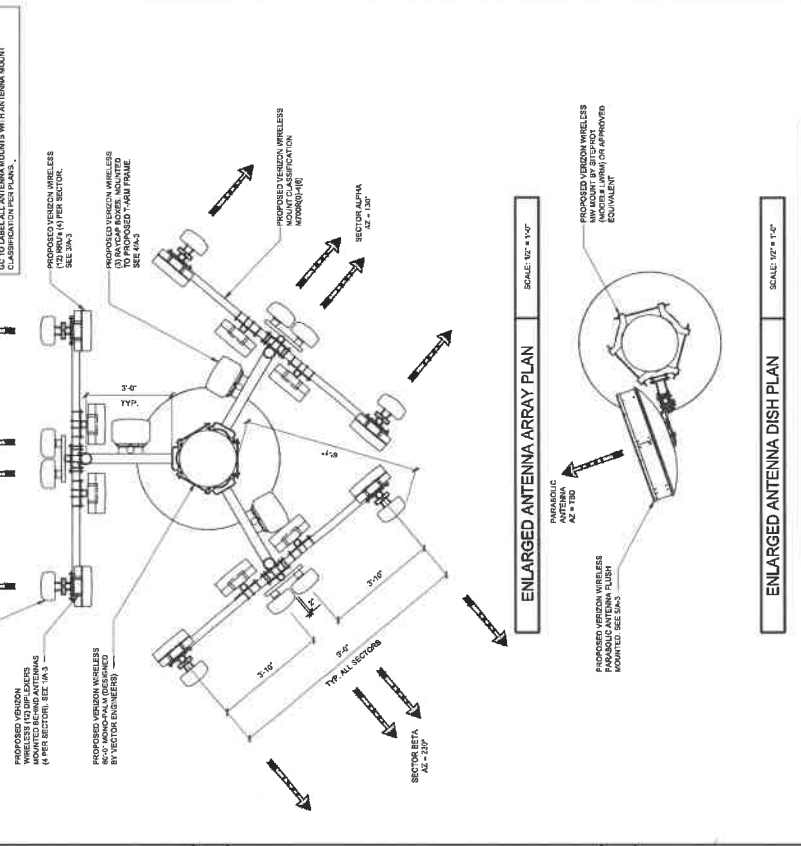
SHEET TITLE
 ENLARGED ANTENNA
 PLAN & DETAILS

A-3

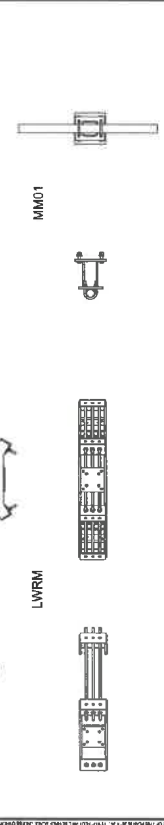
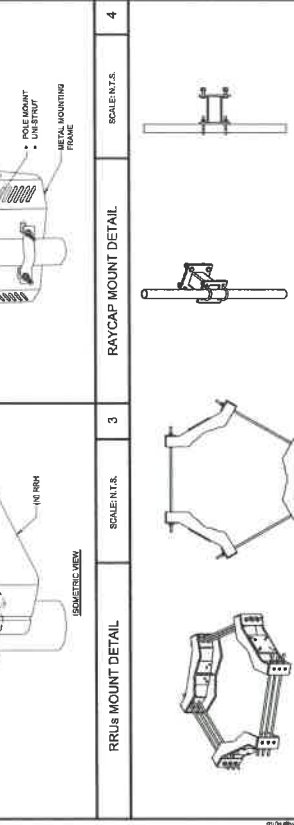
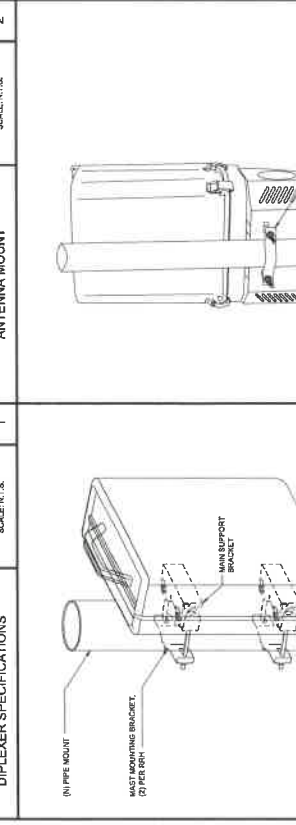
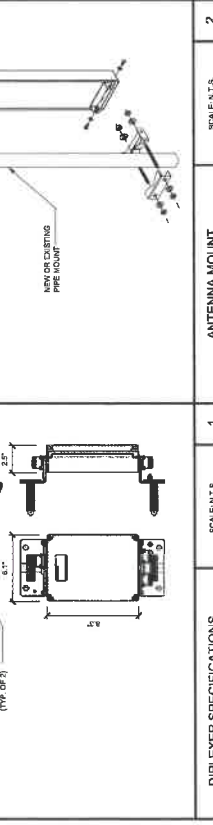
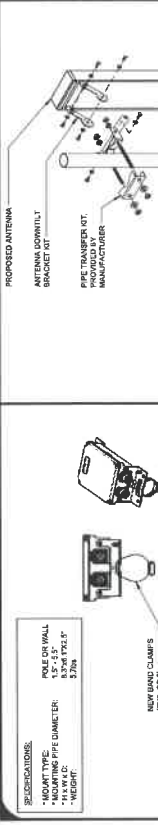
NOTE:
 WTT'S SCOPE OF WORK DOES NOT INCLUDE A STRUCTURAL ANALYSIS OF THE TOWER OR STRUCTURE HAS BEEN PERFORMED BY VECTOR DESIGN GROUP, INC. THE LOCATION AND MOUNTING SHOWN IN THE STRUCTURAL ANALYSIS SHALL SUPERSEDE THESE DRAWINGS.

NOTE:
 ALL CABLES TO BE RULATED ON THE INTERIOR OF MONDRIALM TOWER.

NOTE:
 LABEL ALL ANTENNA ISOLATED WITH ANTENNA MOUNT CLASSIFICATION PER PLANS.



ANTENNA MODEL	SECTOR	AZIMUTH	# OF ANT	# OF RUL	CABLE SIZE
MM01	ALPHA	135°	4	4	11.17
MM01	BETA	225°	4	4	11.17
MM01	PANORAMIC	135°	1	1	11.17
MM01	GPS	N/A	2	N/A	11.17
MM01	TD	N/A	2	N/A	11.17



ADVISORY NOTIFICATION DOCUMENT



COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director

The following notifications are included as part of the recommendation of approval for PP26350. 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

Plot Plan No, 26350 is approved to construct and operate a wireless communication facility with a 60 foot tower, disguised as a palm tree (monopalm). The project also includes two (2) Equipment Cabinets, one (1) standby generator with a fuel tank on a Concrete Pad, twelve (12) panel antennas, fifteen (15) Remote Radio Units, three (3) raycap boxes in the antennae structure, and two (2) GPS antennas on the equipment cabinets, within an existing Southern California Edison Substation.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on the following exhibits:

Exhibit A (Site Plan), dated June 22, 2018.

Exhibit B (Elevations), dated June 22, 2018.

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

ADVISORY NOTIFICATION DOCUMENT

3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 655 (Regulating Light Pollution)

Advisory Notification

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

- Ord. No. 671 (Consolidated Fees)
- Ord. No. 787 (Fire Code)
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee

(WR TUMF)

Advisory Notification. 4 AND – Causes for Revocation

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

BS-Grade

BS-Grade. 1 0010-BS-Grade-USE - DISTURBS NEED G/PMT

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

BS-Grade. 2 0010-BS-Grade-USE - GENERAL INTRODUCTION

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

BS-Grade. 3 0010-BS-Grade-USE - OBEY ALL GDG REGS

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

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S-SUBMITTAL
REQUIREMENTS

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure. At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In commercial and residential applications, each separate structure will require a separate building permit.

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

E Health

E Health. 1 0010-E Health-USE - EMERGENCY GENERATOR

For any proposed use of emergency generators, the following shall apply:

- a) A Business Emergency Plan (BEP) shall be submitted to the County of Riverside, Hazardous Materials Management Branch (HMMB).
- b) A concrete berm shall be installed around all diesel backup generators, especially those designed with single-walled tanks.
- c) If the fuel tank capacity is greater than or equal to 1,320 gallons, the facility shall be required to prepare a Spill Prevention Control and Countermeasure (SPCC) plan. The SPCC shall be written in compliance with Federal rules and regulations.
- d) If the generator is located indoors, all entrance doors shall be labeled with an NFPA 704 sign with the appropriate NFPA ratings.
- e) If the generator is located outdoors, the NFPA 704 sign shall be placed on the most visible side of the exterior surface of the generator unit, or if fenced, on the most visible side of the fence, with the appropriate NFPA ratings.

ADVISORY NOTIFICATION DOCUMENT

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

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

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

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

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

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

Planning. 3

0020-Planning-USE - EXPIRATION DATE-PP

This approved permit shall be used within eight (8) years from the approval date; otherwise, the permit shall be null and void. The term used shall mean the beginning of construction pursuant to a validly issued building permit for the use authorized by this approval. Prior to the expiration of the eight (8) years, the permittee/applicant may request an extension of time to use the permit. The extension of time may be approved by the Assistant TLMA Director upon a determination that a valid reason exists for the permittee not using the permit within the required period. If an extension is approved, the total time allowed for use of the permit shall not exceed ten (10) years.

ADVISORY NOTIFICATION DOCUMENT

Planning. 4

AND - Airport Land Use Commission

Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage or lumens of reflection into the sky. Outdoor lighting shall be downward facing.

Planning. 5

AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning Plot Plan No. 26350 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 Plot Plan No 26350, 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

ADVISORY NOTIFICATION DOCUMENT

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.

Planning. 7 Planning Telcom – Backup Generator

If a backup generator will be used in conjunction with the wireless communication facility, it is to only be used in the event of a power disruption and during maintenance checks. It is not to be used during the course of regular operations. Any noise produced by the generator is required to comply with County noise standards.

Planning. 8 Planning Telcom – Colocation

The applicant/operator of the facility shall agree to allow for the colocation of equipment of other wireless telecommunication providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunication provider(s), and the property owner.

Planning. 9 Planning Telcom – Entitlement Life

Pursuant to Riverside County Ordinance No. 348 (Land Use), a telecommunication facility shall have an initial approval period (life) of ten (10) years, which may be extended if a revised permit application is made and approved by the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co located facilities, the permits of all co locaters shall be automatically extended until the last co locaters permit expires. In the event that this ten (10) year maximum life span provision is removed from Riverside County Ordinance No. 348 (Land Use), this condition of approval shall become null and void.

Planning. 10 Planning-General – Human Remains

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. 11 Planning-Telcom – No Proposed Use

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

Planning. 12 Planning-Telcom – Tower Pole

For simulated telecommunication towers disguised as a tree, the color of the monopole (trunk) shall be light to dark brown, and the color of the antenna array shall be dark green, in order to minimize negative visual impacts. Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

ADVISORY NOTIFICATION DOCUMENT

Planning-All. 3

Planning Telcom – Signage

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

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

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

Planning-All. 4

Planning Telcom – Site Maintenance

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet surrounding the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention and aesthetic purposes. All branches, bark, and sock, material, pursuant to the original approval, shall be maintained and reapplied on an as needed basis.

Transportation

Transportation. 1

0010-Transportation-USE - COUNTY WEBSITE

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department website:<http://rctlma.org/trans/>.

If you have questions, please call the Plan Check Section at (951) 955-6527.

Transportation. 2

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

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

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

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

Plan: PP26350

Parcel: 266303013

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-USE - NPDES/SWPPP Not Satisfied

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

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

Transportation

060 - Transportation. 1 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

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

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

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

Standard plan check turnaround time is 10 working days.

060 - Transportation. 2 0060-Transportation-USE - SUBMIT WQMP REPORT Not Satisfied

Prior to the issuance of a grading permit, the owner/applicant may be required to submit a Water Quality Management Plan (WQMP), in PDF format on two CD copies, if the development of the parcel 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 a 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/>.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-USE-NO GRADING VERIFICATION Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements.

Transportation

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

Provide evidence of legal access.

Plan: PP26350

Parcel: 266303013

080 - Transportation. 2 0080-Transportation-USE - SUBMIT WQMP REPORT 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), in PDF format on two CD copies, if the development of the parcel 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 a WQMP and associated 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/>.

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

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

Waste Resources

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

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

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 0090-E Health-USE - HAZMAT BUS PLAN Not Satisfied

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2 0090-E Health-USE - HAZMAT CONTACT/REVIEW Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances. Please contact (951)358-5055 for assessment.

Transportation

090 - Transportation. 1 0090-Transportation-USE - RELOCATE GATE Not Satisfied

Gate shall be installed 35' radial from the future curb line (55' from existing centerline). Please refer to Standard No. 105, Section "C" for the location of the future curb line.

090 - Transportation. 2 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied

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

Plan: PP26350

Parcel: 266303013

090 - Transportation. 3 0090-Transportation-USE - 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, GPS 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. 4 0090-Transportation-USE - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 5 0090-Transportation-USE-UTILITY INSTALL CELL TOWER Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

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



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 7, 2017

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Env. Health Dept. (Palm Desert)
Riv. Co. Flood Control District
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety- Plan Check
Riv. Co. Building & Safety- Grading
Riv. Co. Geologist
Riv. Co. Trans. Dept.- Landscape Section

Riv. Co. Archaeologist
Riv. Co. Trans. Dept. –Landscape Section
Riv. Co. Information Technology
Board of Supervisors- Supervisor: 1st District-
Jeffries
Planning Commissioner- 1st District- Shaffer
Riverside Sphere of Influence
Val Verde Unified School District

Western Municipal Water District
Coachella Valley Water District
Southern California Edison Co.
Southern California Gas Co.

PLOT PLAN NO. 26350 – Intent to adopt a Negative Declaration – Applicant: Verizon Wireless – Engineer Representative: SAC Wireless – Owner: Southern California Edison – Land Use Designation: Rural Community: Very Low Density Residential (RC: VLDR) (1 ac min) – Location: North of Markham Street, South of Ontario Avenue, East of Parsons Road – Zoning: Light Agricultural (A-1) – **REQUEST:** The plot plan proposes the installation of a sixty (60) foot-tall wireless communication facility disguised as a monopalm, two (2) Equipment Cabinets on Concrete Pad, one (1) standby generator with fuel tank on Concrete Pad, twelve (12) panel antennas, fifteen (15) Remote Radio Units, three (3) raycap boxes in antennae structure, two (2) GPS antennas on equipment cabinet, within a .910 square foot lease area. – APN: 266-303-013. **BBID: 808-996-604, UPROJ: PP26350**

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 November 30, 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.

**PALA TRIBAL HISTORIC
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road
Pala, CA 92059
760-891-3510 Office | 760-742-3189 Fax



November 27, 2017

Heather Thomson
Riverside County Planning Dept.
4080 Lemon St.
Riverside, CA 92502

Re: AB-52 Consultation; PP26350, EA43065

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. The project is also beyond the boundaries of the territory that the tribe considers its Traditional Use Area (TUA). Therefore, we decline AB-52 consultation at this time, but do not waive our right to request consultation under other applicable laws in the future. At this point we defer to the wishes of Tribes in closer proximity to the project area.

We appreciate involvement with your initiative and look forward to working with you on future efforts. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at sgaughen@palatribe.com.

Sincerely,

A handwritten signature in black ink that reads "Shasta C. Gaughen". The signature is written in a cursive style.

Shasta C. Gaughen, PhD
Tribal Historic Preservation Officer
Pala Band of Mission Indians



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

June 11, 2018

CHAIR
Steve Manos
Lake Elsinore

VICE CHAIR
VACANCY

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

Richard Stewart
Moreno Valley

Gary Youmans
Temecula

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Kevin White, Project Planner
County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside CA 92501

(VIA HAND DELIVERY)

**RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW –
DIRECTOR’S DETERMINATION**

File No.: ZAP1316MA18
Related File No.: PP26350 (Plot Plan)
APN: 266-303-013

Dear Mr. White:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PP26350 (Plot Plan), a proposal to construct a 60 foot tall “monopalm” wireless communication facility with a 910 square foot equipment shelter area on a 1.34 acre parcel located at an existing Edison electrical substation site on the southeast corner of Parsons Road and Ontario Avenue.

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, non-residential intensity is not restricted.

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (1,535 AMSL). The site is located approximately 21,500 feet from the runway. At this distance, Federal Aviation Administration (FAA) review could be required for any structures exceeding 1,750 feet AMSL. The project site elevation is 1,644 feet AMSL and the maximum proposed structure height is 60 feet, resulting in a top point elevation of 1,704 feet AMSL. Therefore, Federal Aviation Administration Obstruction Evaluation Service review for height/elevation reasons was not required.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.

AIRPORT LAND USE COMMISSION

2. The following uses/activities are not included in the proposed project and shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the property and to lessees of the structure(s) thereon.
4. Any new aboveground detention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. The following uses are specifically prohibited at this location: trash transfer stations that are open on one or more sides; commercial composting operations; recycling centers containing putrescible wastes; construction and demolition debris facilities; wastewater management facilities; aquaculture; incinerators.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

AIRPORT LAND USE COMMISSION

cc: Verizon Wireless (applicant)
SAC Wireless, Courtney Standridge - San Diego office (representative)
SAC Wireless – Chicago office (fee-payer)
Southern California Edison – Rosemead office (property owner/headquarters)
Southern California Edison – Pomona office (regional)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Daniel “Rock” Rockholt or Denise Hauser, March Air Reserve Base
ALUC Case File

Y:\AIRPORT CASE FILES\March\ZAP1316MA18\ZAP1316MA18.LTR.doc

NOTICE OF AIRPORT IN VICINITY

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

STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Receipt #: 18-242249

State Clearinghouse # (if applicable): _____

Lead Agency: RIVERSIDE COUNTY PLANNING Date: 08/09/2018

County Agency of Filing: RIVERSIDE Document No: E-201801002

Project Title: PLOT PLAN NO. 20350

Project Applicant Name: SAC WIRELESS FOR VERIZON WIRELESS Phone Number: (951) 955-1417

Project Applicant Address: C/O COUNTY PLANNING, 4080 LEMON STREET RIVERSIDE, CA 92501

Project Applicant: PRIVATE ENTITY

CHECK APPLICABLE FEES:

Environmental Impact Report

Negative Declaration

Application Fee Water Diversion (State Water Resources Control Board Only)

Project Subject to Certified Regulatory Programs

County Administration Fee

Project that is exempt from fees (DFG No Effect Determination (Form Attached))

Project that is exempt from fees (Notice of Exemption)

_____ \$0.00

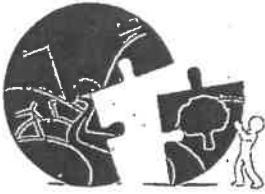
Total Received _____ \$50.00

Signature and title of person receiving payment:



Deputy

Notes:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) P.O. Box 3044 Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor P.O. Box 1409 Riverside, CA 92502-1409

38686 El Cerrito Road Palm Desert, CA 92201

Project Title/Case No.: Plot Plan No. 26350

Project Location: S/E Corner of Parsons Road and Ontario Avenue, Perris CA. (Southern California Edison Substation)

Project Description: The plot plan proposes the construction and operation of a new, unmanned communication facility disguised as a palm tree (mono-palm). The 60-foot-tall tower would include: two (2) Equipment Cabinets, one (1) standby generator with a fuel tank on a Concrete Pad, twelve (12) panel antennas, fifteen (15) Remote Radio Units, three (3) raycan boxes in the antennae structure, and two (2) GPS antennas on the equipment cabinets, within the existing Southern California Edison Substation.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: SAC Wireless for Verizon Wireless (Applicant)

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268) Categorical Exemption (15303)
 Declared Emergency (Sec. 21080(b)(3); 15269(a)) Statutory Exemption (_____)
 Emergency Project (Sec. 21080(b)(4); 15269(b)(c)) Other _____

Reasons why project is exempt: The Planning Department concludes the project is exempt from CEQA based on Sections 15303 of the CEQA Guidelines.

Plot Plan No. 26350 has been determined to be exempt from environmental review pursuant to the guidelines of the California Environmental Quality Act (CEQA Section 15303, Class 3, New Construction or Conversion of Small Structures). This section specifically applies to small new equipment and facilities in small structures. The proposed project is for a wireless communication facility that is disguised as a palm tree within a 910 square foot lease area, on an existing 2.58 acre site.

Kevin White County Contact Person (951) 955-1417 Phone Number
Signature Urban Regional Planner IV 8/8/2018
Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____ Please charge deposit fee case#: ZEA43083 ZCFG 06458

FILED / POSTED

County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder

E-201801002
08/05/2018 03:21 PM Fee: \$ 50.00
Page 1 of 1

Removed: _____ By: _____ Deputy





Charissa Leach, P.E.
Assistant TLMA Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

3.1

Date: September 25, 2018

To: Riverside County Planning Commission

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

RE: October 3, 2018 Regular Scheduled Planning Commission Meeting, Agenda Item 3.1, APPEAL of the PLANNING DIRECTOR'S DECISION to APPROVE PLOT PLAN NO. 26164 – INTENT TO ADOPT A NEGATIVE DECLARATION

On September 5, 2018, as item 3.1, at the regularly scheduled Planning Commission Public Hearing, the Planning Commission, in a 4-0 vote, decided to continue the Appeal of Plot Plan No. 26164 to the October 3, 2018 regularly scheduled Planning Commission Public Hearing. The purpose for the continuance was to allow staff time to review and address issues and concerns raised by the Appellant in their letter to the Planning Commission dated August 14, 2018.

Since the September 5, 2018 Planning Commission Public Hearing, staff has reviewed the Appellant's August 14, 2018 letter and has met with the applicant. Staff has continued to work with the applicant and the appellant in addressing concerns raised on the project. Staff is requesting additional time to adequately address each of the concerns raised by the Appellant. Therefore, staff recommends that item 3.1 be continued to the October 17, 2018 regularly scheduled Planning Commission Public Hearing in the Desert.

CL:jk




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	PP26320 and PM37201	Applicant(s): Cross Development/CD
EA No.: 42952	Mitigated Negative Declaration	DG Anza, LLC.
Area Plan:	REMAP	Representative(s): Tectonics Design
Zoning Area/District:	Anza Area	Group
Supervisory District:	Third District	
Project Planner:	Deborah Bradford	 Charissa Leach, P.E. Assistant TLMA Director
Project APN(s):	573-260-006	

PROJECT DESCRIPTION AND LOCATION

TENTATIVE PARCEL MAP NO. 37201 is a Schedule 'E' subdivision of an approximately 9.50 acre parcel into one 1.31 gross acre commercial parcel and one 8.39 gross acre remainder parcel.

PLOT PLAN NO. 26320 proposes to construct a 9,100 square foot Dollar General retail store on Parcel A. Forty six (46) parking spaces will be provided, which include 2 ADA spaces. An eight foot (8') high by ten foot (10') wide free standing monument sign with a brick base is proposed to be located within the planter area located to the east of the proposed driveway on Cahuilla Road and a 49.80 square foot wall sign comprised of 24" individual illuminated channel letters is proposed to be located along the front elevation of the building.

The Project site is located north of Cahuilla Road, south of Engstrom Road, east of Contreras Road, and west of Hill Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42952, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE PARCEL MAP NO. 37201, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report, and

APPROVE PLOT PLAN NO. 23260, subject to the attached Advisory Notification Document and 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 (C-R)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Anza Valley
Surrounding General Plan Land Uses	
North:	Rural Community: Estate Density Residential (RC: EDR)
East:	Community Development: Light Industrial (CD: LI)
South:	Community Development: Commercial Retail (CD: CR)
West:	Community Development: Commercial Retail (CD: CR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agricultural, 5-acre minimum (R-A-5)
East:	Manufacturing-Service Commercial (M-SC)
South:	Rural Residential, 1-acre minimum (R-R-1) and Rural Residential, 2 ½ -acre minimum (R-R-2 ½)
West:	
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Commercial Uses
East:	Anza Community Hall and Vacant Land
West:	Anza Fire Station

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	9.5	

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Proposed Building Area (SQFT):	9,100	N/A
Building Height (FT):	27'6"	50'
Total Proposed Number of Lots:	2 (1 is a remainder parcel)	N/A
Map Schedule:	'E'	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Commercial	9,100	1 space/200 square feet	46	46
TOTAL:				

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes – Location
Agricultural Preserve:	No
Liquefaction Area:	Yes
Subsidence Area:	Yes
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B, 17.59 miles from Mt Palomar
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

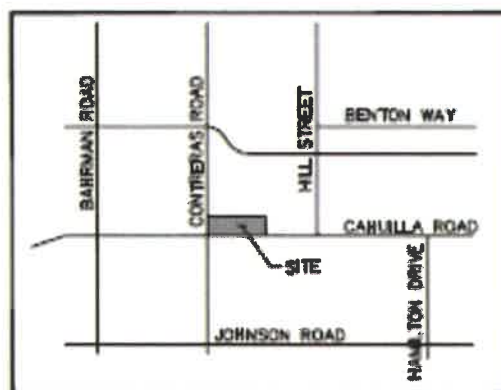


Figure 1: Project Location Map

Figure 2: Vicinity Map

PROJECT BACKGROUND AND ANALYSIS

Background:

An application for a Pre-Application Review (PAR) was submitted on November 20, 2012 to obtain comments and direction on the possible subdivision of an approximately 9.5 acre parcel into two parcels to allow for the construction of a proposed retail store. Based on information from LMS the PAR was valid for two years from May 21, 2013. Applications were not submitted in relation to this PAR nor were there any concurrent applications noted on LMS.

On September 12, 2016 a PAR application was submitted for preliminary review of a proposed Dollar General retail store to be located on approximately 1.31 acres of APN 573-260-006. In addition to the PAR a Parcel Map application was submitted on September 13, 2016 to allow for the division of approximately 9.75 acres into two parcels. Parcel 1 to be comprised of 1.31 acres, ultimately developed with the Dollar General Store and Parcel 2 comprised of approximately 8.39 acres and to remain as vacant land. On January 12, 2017 the proposed parcel map and PAR were scheduled for the Land Development Committee (LDC) meeting. The overall concern regarding commercial development at this site had to do the availability of water. The potential project would be for a commercial use, and the project would be required to undergo Technical, Managerial, and Financial (TMF) review prior to any wells being approved for use at the site. The applicant stated that they were proposing to connect to an existing water system located on the adjacent property to the east. Comments and corrections regarding the parcel map were related to the water issue, providing more information regarding circulation, street sections, installation of sidewalks along the project boundaries, and biological assessments, mapping and analysis of the entire project site.

On July 18, 2017 Plot Plan No. 26320 was submitted to the County for formal review of the proposed development of a 9,100 square foot Dollar General store located on approximately 1.31 acres of the Project site. On August 24, 2017 Plot Plan No. 26320 was reviewed for the first time by LDC and PM37201 was reviewed for the second time. Corrections and comments regarding the Plot Plan were related to but not limited to proposed signage, truck circulation, conceptual landscape plan, specifications and design elements of the proposed structure concerning the extension of architectural treatment along all elevations, the screening of roof top equipment, trash enclosure, and cart corral. Corrections and comments in regards to the Parcel Map were availability of water, location of the proposed septic system, and adding notations to the Map.

On March 22, 2018, Plot Plan No. 26320 and Parcel Map No. 37201 were scheduled for internal review by the Development Advisory Committee (DAC), previously known as LDC. Comments regarding the overall development of the site again were focused on water availability and if the existing water system the applicant was proposing to connect to was adequate. The applicant was also concerned with the condition of approval that required the installation of sidewalks along the project boundaries fronting along Cahuilla and Contreras Roads in that the cost would be substantial and the actual development portion of the project was only on the 1.31 acre parcel. By changing Parcel 2 to a 'Remainder Parcel' this requirement was removed. In addition, Advisory Notification Document E. Health. 2 states that PP26320 will be connecting to an existing public water system that is permitted as Anza Community Hall, the

property located directly east of the Project site. The Department of Environmental Health, Local Primacy Agency has received the intent to provide a connection and has determined that a connection can be supported. To obtain final approval for connection, additional items must be addressed by the Anza Community Hall prior to building permit issuance. In August 2018, Plot Plan No. 26320 and Parcel Map No. 37201 have obtained clearances from all applicable departments and are ready to move forward to hearing.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

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. 42952 identified potentially significant impacts in regards to Biology; however, with the incorporation of mitigation measures these 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.

No comments have been received as of the preparation of this staff report.

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 (CD: CR)
2. The project site has a Zoning Classification of Scenic Highway Commercial (C-P-S), which is consistent with the Riverside County General Plan.
3. The project site is located within the Anza Valley Policy Area.
4. The proposed use, a Dollar General Retail store, is consistent with Ordinance No. 348 (Land Use) and is allowed within the C-P-S Zoning Classification, subject to Plot Plan approval.

Tentative Parcel Map Findings:

5. Tentative Parcel Map No. 37201 is a proposal to subdivide an approximately 9.5 acre parcel into two parcels, a 1.31 acre parcel and an 8.39 acre remainder parcel. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:
 - a. The design of Tentative Parcel Map No. 37201 is consistent with the County's General Plan Principal IV.A.3 which promotes balanced growth by ensuring development occurs in a rational way, ensuring appropriate allocation of resources. The Project site is located in

the Anza Valley Policy Area within the Riverside Extended Mountain Area Plan (REMAP). A community statement known as the "Anza Vision and Goals" was prepared and endorsed by the Riverside County Board of Supervisors in February 2006. This document provided a statement of goals, visions and policies. Specific policies that apply to development in this area encourages the promotion of the overall rural agricultural and ranching character for the community, design guidelines that evoke the Anza Valley history, management of the finite groundwater supply through the continued monitoring of groundwater quantity and quality, incorporation of drought-tolerant landscaping and reduction of surface run-off and economic development to increase the Anza Valley's quality of life and community sustainability. Through project design the applicant will be complying with these policies, by connecting to an existing permitted public water system located directly to the east of the Project site, landscape plans designed in compliance with Riverside County's Water Efficient Landscape Requirements as provided in Ordinance No. 859, the installation of a bio retention swale located along the southern boundary of the Project site to reduce surface run-off, and the architectural style of the proposed building, in a 'ranch style' design through the use of brick, wooden elements, shutters and awnings.

- b. The site is physically suitable for the proposed commercial development and density in that the project site is located in an area that has a land use designation and zoning classification that encourages and allows for commercial development. In addition, the Project site, has access readily available from Cahuilla Road, and has no environmental constraints that prohibits the proposed land division. The density proposed is compatible with the existing and planned surrounding land uses within the project vicinity.
- 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 parcel map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat due to the incorporation of mitigation measures and standard conditions of approval.
- d. The land division is located within a High Fire Hazard Area; however, emergency vehicle access is available to the project site from Cahuilla Road. Fire Department conditions of approval, such as location of fire hydrants, fire lanes painted with appropriate signage, portable fire extinguishers, sprinkler system blue dot reflectors, water system capable of required fire flow of 20 PSI 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. The Project site has a high potential for liquefaction and is susceptible to subsidence. However, compliance with the requirements of the California Building Code and standard conditions of approval will ensure that structure will be built to withstand any potential hazards related to these geological factors. 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 and as shown below, the proposed land division includes the type of improvements as required by the Riverside County Land Division Ordinance for a Schedule "E" 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 or parcels as shown on the Tentative Parcel Map are consistent with the minimum size allowed by the project site's Zoning Classification of Scenic Highway Commercial (C-P-S) in that there is no minimum lot area requirement.

Ordinance No. 460 Schedule 'E' Findings:

- 6. The proposed Tentative Parcel Map No. 37201 is consistent with the minimum improvements as outlined in Section 10.10 (Schedule 'E' Subdivision) of Ordinance No. 460 based on the following:
 - a. Streets - All road improvements within the project boundaries will be constructed to ultimate County standards in accordance with Ordinance Nos. 460 and 461 as stated in the Advisory Notification Document (AND), Transportation. 3. Cahuilla Road (State Highway 371) serving the project site is considered a Major Highway with a 118' right-of-way. Condition of approval 50-Transportation. 3 requires that sufficient public street right-of-way be conveyed for public use to provide for a 59- foot half-width dedicated right-of-way per County Standard No. 93 of Ordinance No. 461. A section of Cahuilla Road has been provided on the Map exhibit which indicates compliance with the required 59' half-width as well as curb and gutter. A sidewalk will be provided along the project site fronting on Cahuilla Road. Therefore, with compliance with the design standards for street improvements as stated in the Advisory Notification Document and standard conditions of approval the requirements of Ordinance No. 460, Section 10.10 (A), as it pertains to streets, have been met.
 - b. Domestic Water - The Project site is located within an adjudicated basin where water rights are currently going through litigation. Because of this litigation the applicant is required to connect to an existing public water system. Advisory Notification Document (AND) E. Health.2 provides that the Project site will be connecting to an existing permitted public water system located at the Anza Community Hall directly east of the Project site. The Department of Environmental Health's Local Primacy Agency has received this intent to provide a connection and has reviewed preliminary information to determine that the connection can be supported. In order to obtain final approval for connection, additional items must be addressed by Anza Community Hall prior to building permit issuance. Therefore, compliance with AND E. Health. 2 will ensure the requirements of Ordinance No. 460, Section 10.10 (B), as it pertains to domestic water, has been met.
 - c. Fire Protection - Advisory Notification Document provides that blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate the location of fire hydrants and that prior to the issuance of building permits the applicant shall submit plans for a water system capable of delivering the required fire flow. Additional conditions of approval subject to the requirements of Ordinance Nos. 787, the California Fire Code and the Riverside County Fire Department Standards which include the placement of a rapid entry key storage (KNOX) box on outside of building, fire lanes and appropriate lane painting and/or signage will ensure that the requirements of Ordinance No. 460 Section 10.10 (C), as it pertains to fire protection, has been met.
 - d. Sewage Disposal - The applicant is proposing an onsite wastewater treatment system. Condition of Approval 080 - E. Health requires that septic plans be reviewed by the Land Use Program to ensure compliance with the Department's Local Agency Management Program (LAMP)

requirements. With this condition of approval the requirements of Ordinance No. 460 Section 10.10 (D), as it pertains to sewage disposal, has been met.

- e. Fences – There are no canals, drains, or expressway or other feature deemed hazardous located on the Project site. Therefore, no fencing is required and the requirements of Ordinance No. 460 Section 10.10 (E) have been met.
- f. Electrical and Communication Facilities – All electrical and communication facilities will be placed underground. Therefore, the requirements of Ordinance No. 460 10.10 (F) as it pertains to electrical and communication facilities are met.

Plot Plan Findings:

The following findings shall be made pursuant to Ordinance No. 348:

- a. The proposed Project, a Dollar General store is considered an allowable use with the approval of a Plot Plan in the C-P-S Zoning classification in that it falls within the categories of, convenience stores, food markets, household goods sales, and gift shops. The land use designation is Community Development: Commercial Retail (CD: CR) which encourages local and regional serving retail and service uses. The proposed commercial development on Parcel A is consistent with the General Plan.
- b. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. The Project site is consistent with Ordinance No. 348 in terms of development standards for property located in the Scenic Highway Commercial (C-P-S) zoning classification as detailed further following this section. Implementation of the proposed Project will not impact the surrounding area in terms of a substantial increase in traffic or noise. The Project site is adequately served by Cahuilla Road and is capable of providing access for emergency vehicles. Incorporation of conditions of approval in regards to blue dot retroreflective markers, location of fire hydrants, interior sprinkler systems, portable fire extinguishers and a rapid entry key storage (KNOX) box will ensure protection of employees and customers. The structure will be designed in compliance with the “Anza Vision and Goals” statement that encourages a “ranch” themed design to encourage the keeping of the historical composition of the Anza area as an agricultural and ranching community. Furthermore, through compliance with the California Building Code and Riverside County Ordinance No. 348 the project will not negatively affect the public health, safety, or welfare.
- c. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property. The project site is located within the Riverside Extended Mountain Area Plan (REMAP) and is within the Anza Community. The Area Plan describes Anza as a large-lot rural residential community along State Route 371 with commercial services along the highway serving area residents and the traveling public. Additionally, the Project site’s land use designation is Commercial Retail, which encourages local and regional serving retail and services uses. The proposed commercial use which fronts on State Highway 371 (Cahuilla Road) conforms to the present and future logical development of the land and is compatible with the surrounding areas, which includes commercial and residential uses.
- d. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take

into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project site is located adjacent to State Highway 371 (Cahuilla Road) and prior to map recordation the applicant shall convey for public use a 59-foot half-width dedicated right-of way. The Project site is also located within the limits of the Anza Master Drainage Plan (MDP). The proposed alignment for Anza Creek Channel of the MDP is along the easterly boundary of the site. To allow for future construction of this facility the applicant will be required to dedicate the right-of-way to the public for the facility prior to recordation. Lastly, a landscape detention basin located along the southern boundary of the Project site will be provided to help in the reduction of run-off offsite.

- e. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Project will result in the construction of one structure on a single legally divided lot. Therefore, this finding does not apply.

Development Standards Findings:

The existing Zoning Classification for the Project site is Scenic Highway Commercial (C-P-S). Development standards for the propose parcel map and the ultimate construction of a 9,100 square foot Dollar General store are as follows:

- a. There is no minimum lot area requirement, unless specifically required by the zoning classification for a particular area. The proposed parcel map will result in the land division of Parcel 1, a 1.31 acre parcel and an 8.39 acre remainder parcel. Parcel 1 has a width of 244.28 feet and a depth of 233.17 feet.
- b. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. The proposed building will be approximately 27'6" in height. The proposed project complies with this development standard.
- c. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. As stated in (B) above the height of the structure is proposed to be 27'6" in height. Therefore, the proposed project complies with this development standard.
- d. Automobile storage space shall be provided as required by Section 18.12 of Ordinance No. 348 which states that general retail uses shall provide one parking space/200 square feet of gross floor area. The proposed 9,100 square foot Dollar General is required to provide 46 parking spaces. The applicant has indicated on their site plan for the proposed Dollar General store that 46 spaces will be provided; therefore, the proposed project complies with this development standard.

All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum site distance of 1,320. The applicant will be screening all roof top equipment from all elevations by the installation of parapet walls matching the building materials and colors. The proposed project complies with this development standard.

Other Findings:

1. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
2. The Project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
3. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to six requesting tribes on December 07, 2016. None of the tribes requested to consult on this project.
4. The Project site is located approximately 17.59 miles from the Mount Palomar Observatory Lighting Zone 'B' boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
5. The Project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").
6. The Project site is located in the Anza Valley Policy Area within the Riverside Extended Mountain Area Plan (REMAP). A community statement known as the "Anza Vision and Goals" was prepared and endorsed by the Riverside County Board of Supervisors in February 2006. This document provided a statement of goals, visions and policies. Specific policies that apply to development in this area encourages the promotion of the overall rural agricultural and ranching character for the community, design guidelines that evoke the Anza Valley history, management of the finite groundwater supply through the continued monitoring of groundwater quantity and quality, incorporation of drought-tolerant landscaping and reduction of surface run-off and economic development to increase the Anza Valley's quality of life and community sustainability. Through project design the applicant will be complying with these policies, by connecting to an existing permitted public water system located directly to the east of the Project site, landscape plans designed in compliance with Riverside County's Water Efficient Landscape Requirements as provided in Ordinance No. 859, the installation of a bio retention swale located along the southern boundary of the Project site to reduce surface run-off, and the architectural style of the proposed building, in a 'ranch style' design through the use of brick, wooden elements, shutters and awnings.

Fire Findings:

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within 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 tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Ordinance No. 787 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. As designated, the Riverside County Assistant Fire Marshall shall 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, 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 Cahuilla Road. Adequate accessibility to the Project site will be available for all emergency vehicles.

Conclusion:

- 1. 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 COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from anyone who indicated support/opposition to the proposed project.

This project was presented before the Anza Valley MAC on November 8, 2017 and was met with great support.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals 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 mailing of the Planning Commission's decision.

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26320 PM37201

Supervisor: Washington
District 3

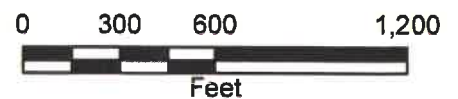
Date Drawn: 08/24/2018
Exhibit 1

LAND USE



Zoning Area: Anza

Author: Vinnie Nguyen



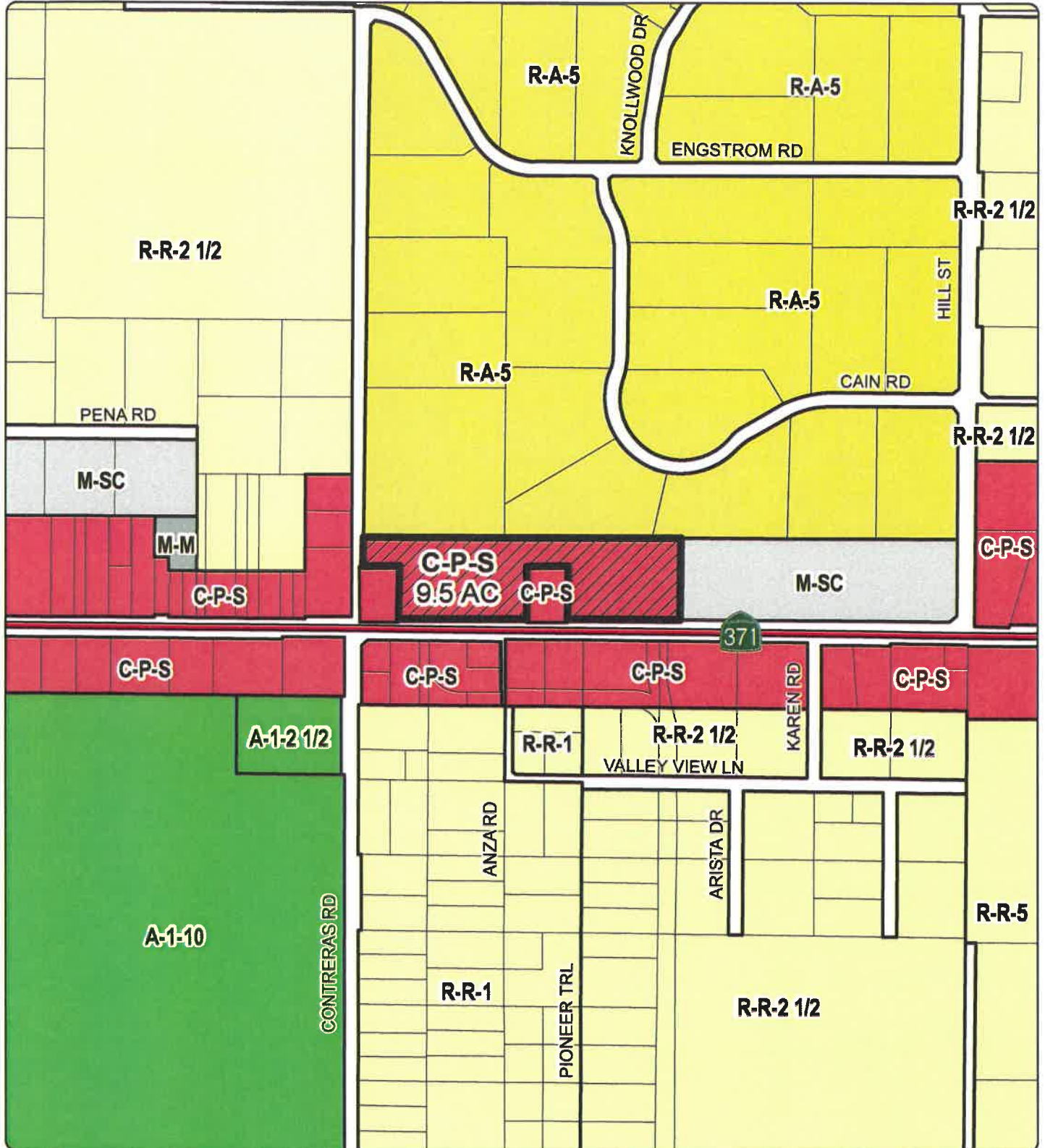
DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT
PP26320 PM37201

Supervisor: Washington
 District 3

Date Drawn: 08/24/2018
 Exhibit 2

EXISTING ZONING



Zoning Area: Anza

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.crilma.org>

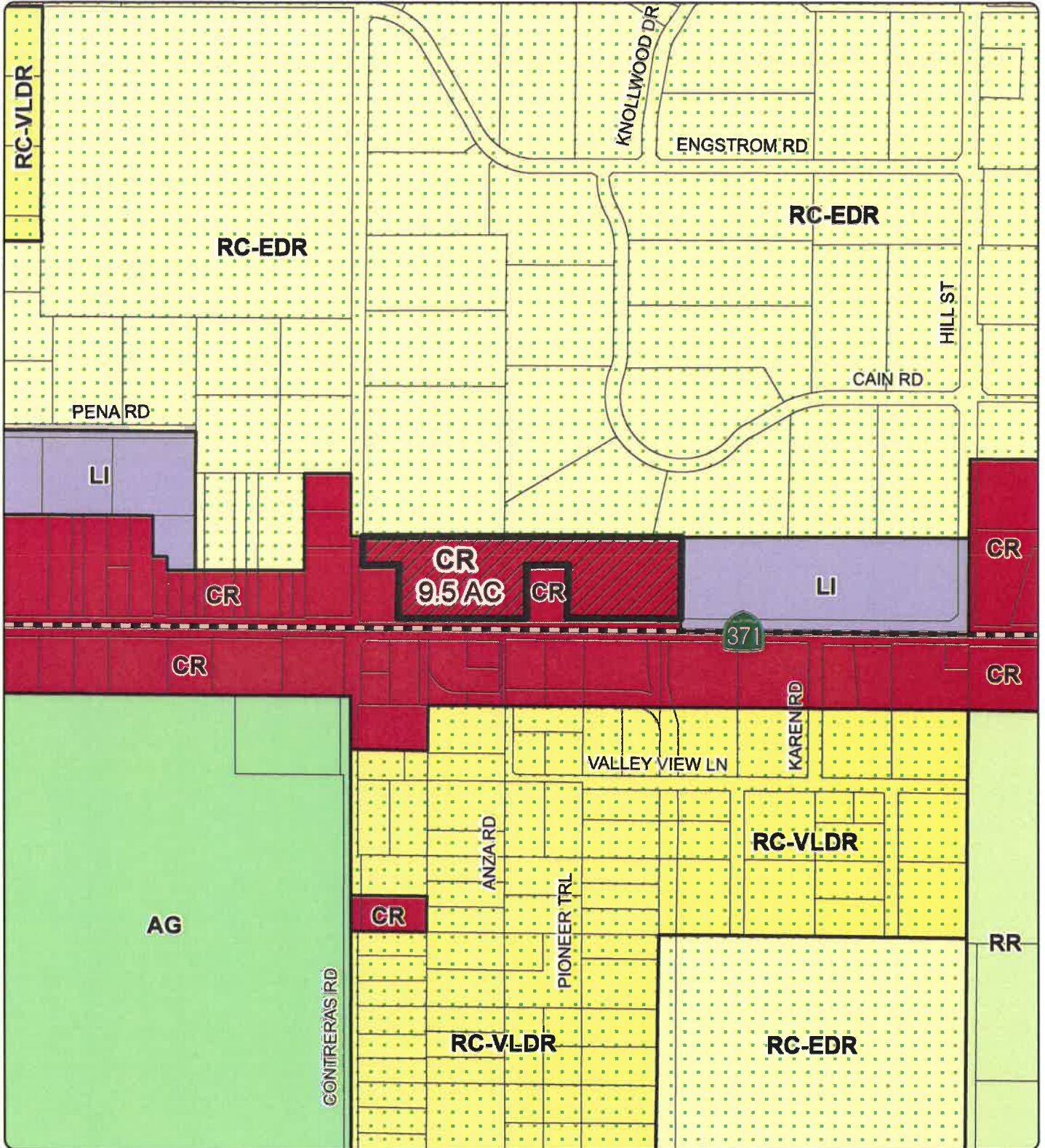
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26320 PM37201

EXISTING GENERAL PLAN

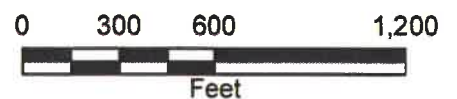
Supervisor: Washington
District 3

Date Drawn: 08/24/2018
Exhibit 5

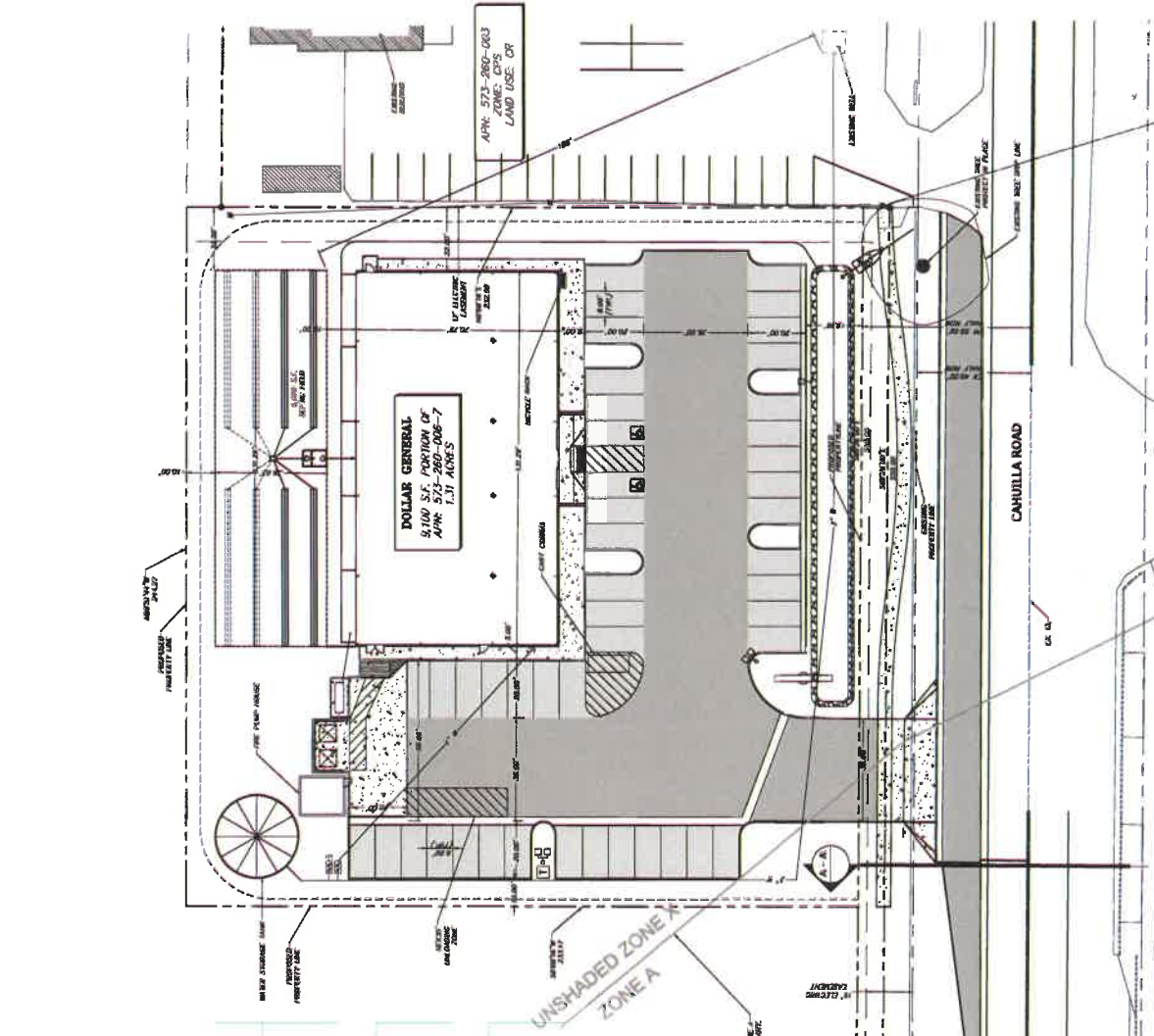
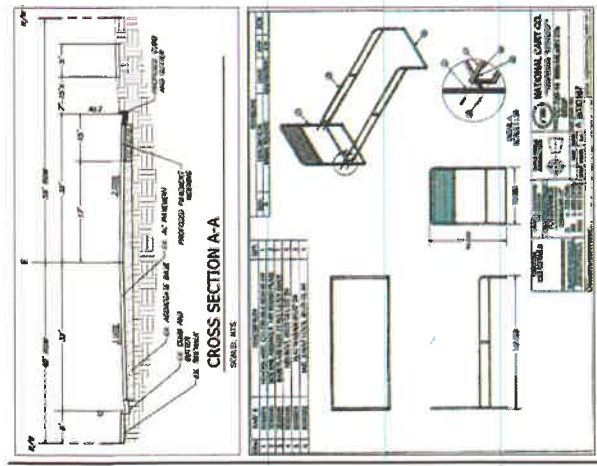


Zoning Area: Anza

Author: Vinnie Nguyen



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DOLLAR GENERAL - ANZA
INVESTOR COMMUNITY - CALIFORNIA
PROPOSED SITE PLAN

PROJECT NO: 1725-01-0000
DATE: 11.14.14

PRELIMINARY NOT FOR CONSTRUCTION

13631 Dodge Road, Irvine, CA 92618
TEL: 714-261-2888

TECTONICS DESIGN GROUP

DOLLAR GENERAL
ANZA, CA
CROSS DEVELOPMENT, LLC
4356 WASH RIDGE ROAD, CARROLLTON, TX 75010

DATE: 11/14/14
REVISION: N/A
DESIGNER: 1725-01-0000

SUBMITTAL RECORD
SUBMITTAL NO: 1725-01-0000
SUBMITTAL DATE: 11/14/14

PROJECT LOCATION
PROJECT NO: 1725-01-0000
PROJECT NAME: DOLLAR GENERAL ANZA

PREPARED BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

EX

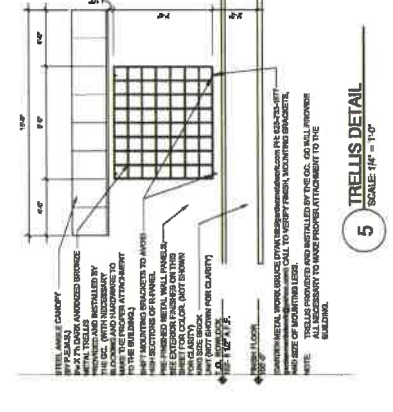
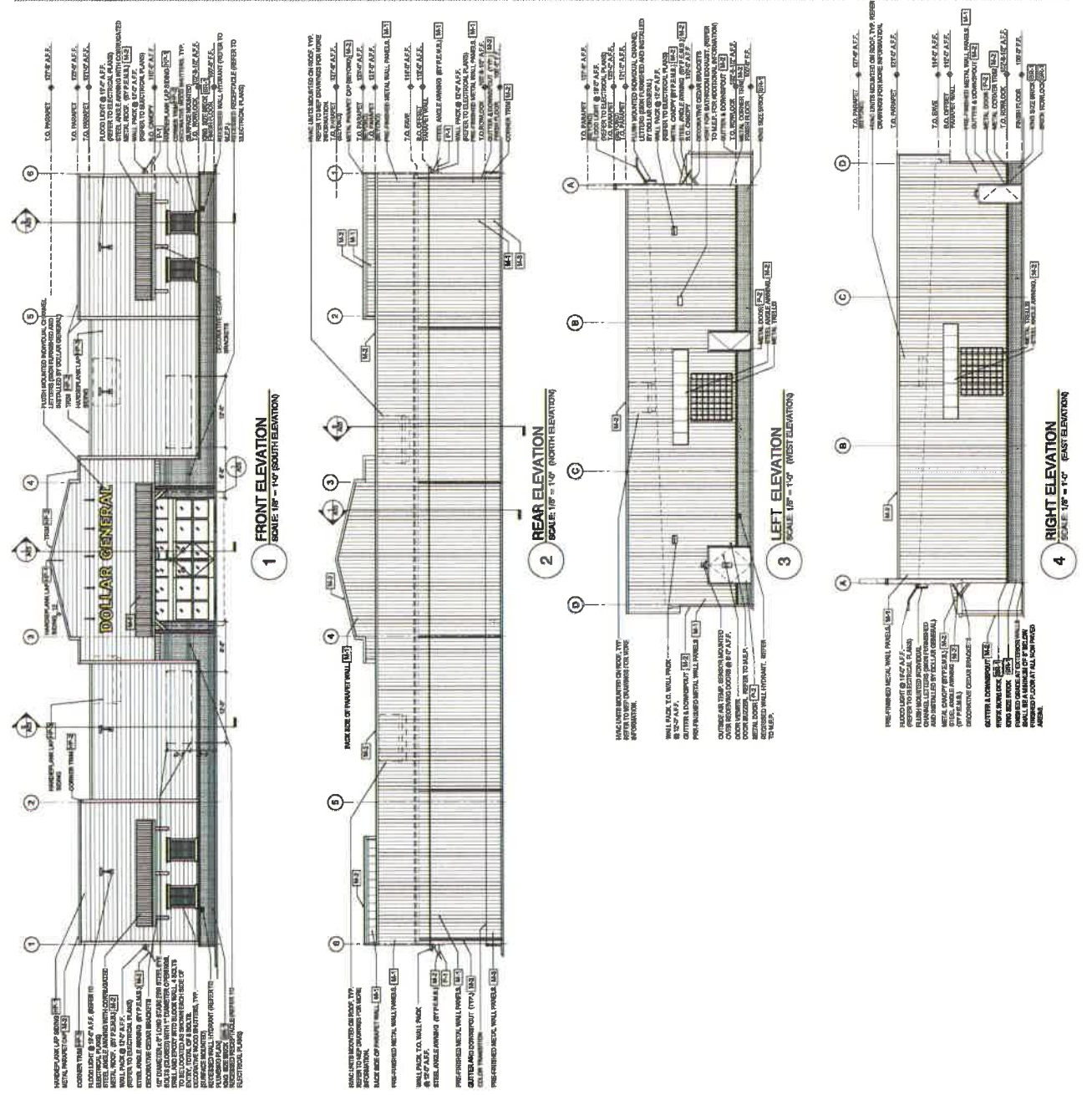
PLANT PLAN

2 DAYS BEFORE YOU DIG CALL USA TOLL FREE 1-800-227-2800

PROJECT LOCATION
PROJECT NO: 1725-01-0000
PROJECT NAME: DOLLAR GENERAL ANZA

EXTERIOR FINISH LEGEND

ITEM	DESCRIPTION	MANUFACTURER	MODEL NUMBER	FINISH
1	BRICK	MANUFACTURER: AMER BRICK VENDOR CONTACT: AMERICAN BRICK SUPPLY CORP 800-454-4444 COLOR: CRIBED FINISH: SELECT CERAMIC UTIL. SIZE: (11 1/2" x 7 1/2" x 4 1/2")		P.E.M.A.
2	EXTERIOR WINDOW/DOOR	MANUFACTURER: ANER WINDOW VENDOR CONTACT: ANER WINDOW COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
3	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
4	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
5	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
6	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
7	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
8	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
9	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
10	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
11	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
12	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
13	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
14	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
15	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
16	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
17	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
18	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
19	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.
20	WOOD PLANK	MANUFACTURER: JAMES HARDIE VENDOR CONTACT: WWW.JAMESHARDIE.COM COLOR: TITANIUM FINISH: SELECT CERAMIC DESCRIPTION: WINDOW/DOOR LAMP BEARING		P.E.M.A.



Brion
ARCHITECT
BRYAN RUMBER
1255 W. 15TH STREET, SUITE 125
PLANO, TEXAS 75075
P: 972.398.6544
F: 972.312.8566

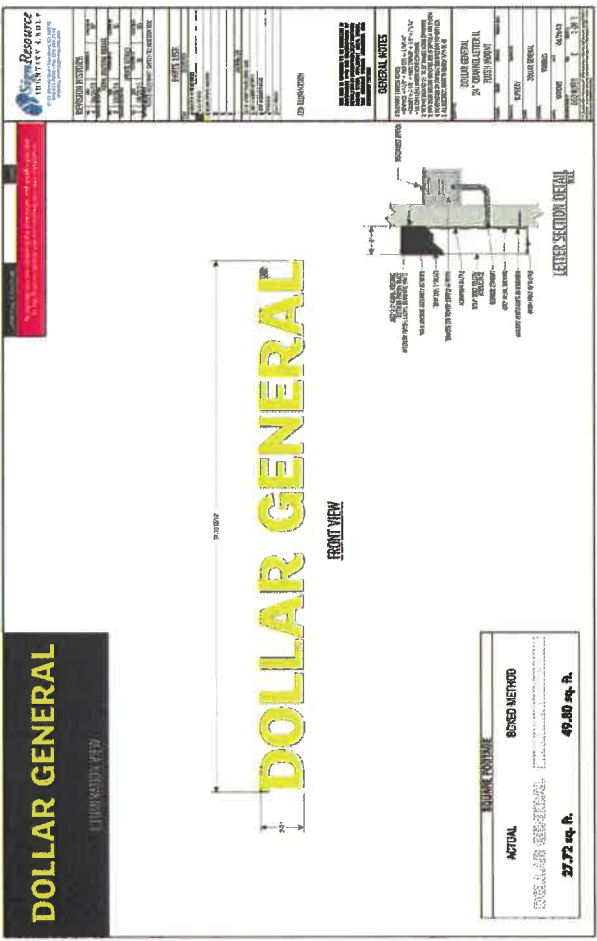
DOLLAR GENERAL
"ANZA"
STORE #1723
CAHULLA RD. NEAR CONTRERAS RD.
AZUSA, CALIFORNIA
RIVERSIDE COUNTY

PROJECT NUMBER: 20320
DATE: 07/18/2018
PROJECT NUMBER: 15180

REVISIONS
NO. DATE

OWNER: ANZA
ARCHITECT: BRION

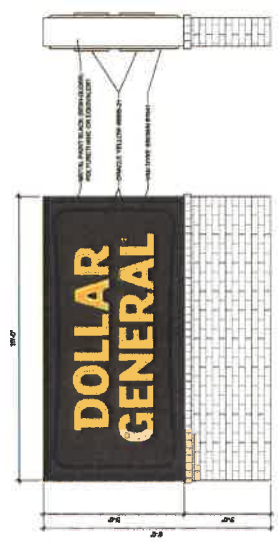
PROJECT NUMBER: A02
BUILDING ELEVATIONS
CONTINUOUS SHEET



2 BUILDING SIGN DETAILS
 N.T.S.



3 COMING SOON SIGN
 N.T.S.



1 MONUMENT SIGN DETAILS
 N.T.S.

SIGN SPECIFICATIONS

1. SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE DEVELOPER OR CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.
2. SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE DEVELOPER OR CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.
3. SIGNAGE SHALL BE PROVIDED AND INSTALLED BY THE DEVELOPER OR CONTRACTOR AT THE BEGINNING OF CONSTRUCTION PROJECT.

ACTUAL	BONDED METHOD
27.72 sq. ft.	49.80 sq. ft.

15461 Dasher & Redwood, Irvine, CA 92618
714 440-2200
www.tectonicsdesign.com



TECTONICS
DESIGN GROUP

Dollar General
CROSS DEVELOPMENT, LLC
1730 CAMPBELL ROAD, SUITE 225, DALLAS, TEXAS 75225

DATE	1/13/19
BY	MM
CHECKED BY	MM
DATE	2-14-19
BY	MM
CHECKED BY	MM

LANDSCAPE PLAN

L1.1

KEY	NO.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE	1/4" W	
TREES	1	FRAXINUS VELUTINA	ASH	15 GAL	1.25" MIN. CAL. MATCHED	M	40 X 40	
	2	CALISTEMPA LUTENSIS	LEMON BOTTLE BRUSH	15 GAL	1.25" MIN. CAL. MATCHED	M	40 X 40	
	3	PISTACHIA SERRISIS	CHINESE PISTACHE	15 GAL	1.25" MIN. CAL. MATCHED	M	40 X 40	
	4	LAGERSTROMIA INDICA	CHINESE MYRTLE	15 GAL			12 X 12	
	SHRUBS	5	CASIA ARTENSIOIDES	FEATHERY CASIA	6 GAL	30" MIN. LEIGHT	L	6 X 6
		6	PHOENIX FRUITCOSA	FEARSALMER SAGE	9 GAL	24" MIN. LEIGHT	L	4 X 4
		7	HEPERALOE PLUMIFLORA	GIANT YUCCA	9 GAL	16" MIN. HEIGHT	L	4 X 4
8		LEUCOPHYLLUM F. GREENCLOUT	RED FLOW. YUCCA	9 GAL	24" MIN. HEIGHT	L	3 X 3	
9		LEUCOPHYLLUM UNDOLEUM	TEXAS SAGE	9 GAL	30" MIN. HEIGHT	L	3 X 3	
10		VALPA C. WINKERUS	CHIHUAHUA SAGE	9 GAL	24" MIN. HEIGHT	L	3 X 3	
11		LEUCOPHYLLUM UNDOLEUM	CHIHUAHUA SAGE	9 GAL	12" MIN. HEIGHT	L	3 X 3	
12		LEUCOPHYLLUM UNDOLEUM	CHIHUAHUA SAGE	9 GAL	12" MIN. HEIGHT	L	3 X 3	
13		NEROLIUM	PEITHE PINK	9 GAL	40" MIN. LEIGHT	L	3 X 3	
14		SANTOLAN ROSMARINIFOLIS	DCK OLEANDER	9 GAL	17" MIN. SPREAD	L	2 X 3	
GRASSES	15	CALAMAGROSTIS ACUTICOLOR	FEATHERED	1 GAL	12" MIN. HEIGHT	L	2 X 2	
	16	MAEGRASSIA EMBERSLEY	SUN GRASS	1 GAL	12" MIN. HEIGHT	L	1 X 3	
	17	GALLARDA G. MANDARIN	BLANET FLOWER	1 GAL				

NOTES: ROOT BARRIERS TO BE INSTALLED ON ALL TREES WITHIN 6' OF HOSCAPE. EIGHT FEET EITHER DIRECTION FROM CENTER.

LANDSCAPE NOTES

- THE CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES (SE-PAVING, PLUMBING, ELECTRICAL, ETC).
- ALL GRASSES SHALL BE APPROVED BY THE OWNERS REPRESENTATIVE AFTER IRRIGATION MAINTS AND FINAL GRADING IS COMPLETE PRIOR TO PLANTING.
- SOIL IN THE PLANTER AREAS SHALL BE AMENDED PER A SOIL ANALYSIS REPORT AND SERVICED AFTER BUILT.

- ALL SOIL ANALYSES AND REPORTS SHALL SATISFY THE REQUIREMENTS OF TO GRADE PER SOIL GRADING PLAN AND IN THE CALIFORNIA WATER EFFICIENT LANDSCAPE PREPARATION THIS REPORT SHALL BE THE LANDSCAPE CONTRACTORS RESPONSIBILITY. THE CONTRACTOR SHALL SUBMIT THE REPORT TO THE GENERAL CONTRACTOR FOR REVIEW AND APPROVAL PRIOR TO PLANTING. THE GENERAL CONTRACTOR SHALL SUBMIT THE REPORT TO THE LANDSCAPE CONTRACTOR WITHIN 10 BUSINESS DAYS OF THE REPORT DATE. THE LANDSCAPE CONTRACTOR SHALL SUBMIT THE REPORT TO THE GENERAL CONTRACTOR WITHIN 10 BUSINESS DAYS OF THE REPORT DATE. THE LANDSCAPE CONTRACTOR SHALL SUBMIT THE REPORT TO THE GENERAL CONTRACTOR WITHIN 10 BUSINESS DAYS OF THE REPORT DATE.
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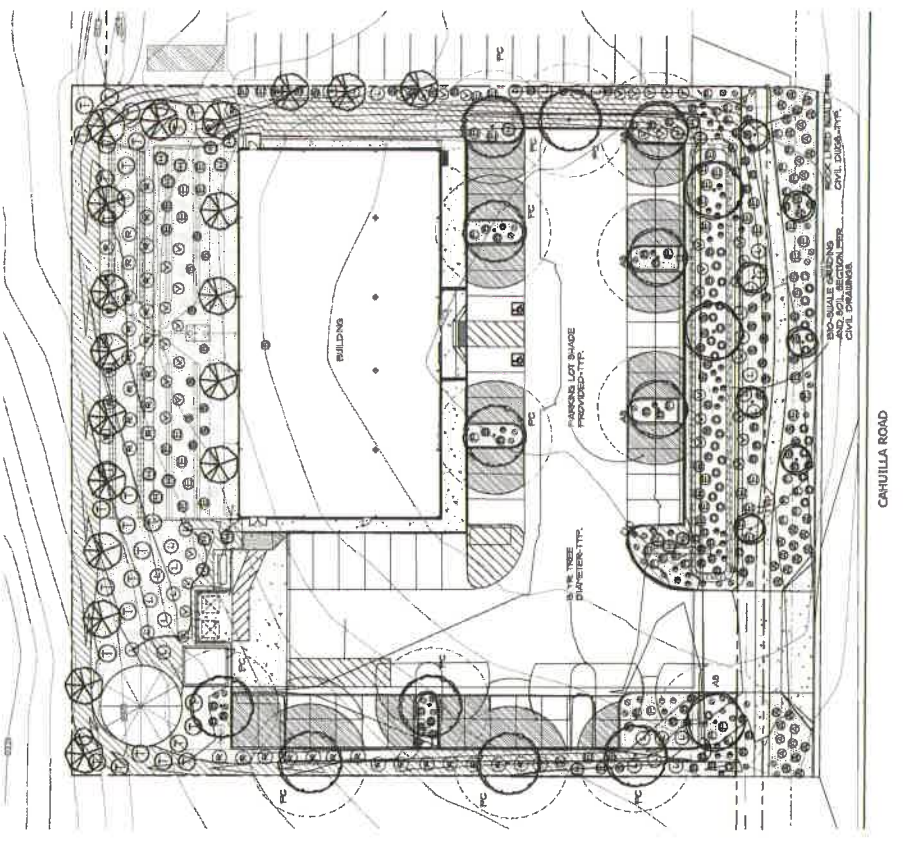
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LANDSCAPE REQUIREMENTS

CROSS SITE AREA: 1.31 ACRES
TOTAL SITE LANDSCAPE PROVIDED: 20,398 S.F.
TREES REQUIRED 100% L.F. OF RW+7 (7 PROVIDED)
SHRUBS REQUIRED 100% L.F. OF RW+7 AT PLANTING = 34 (24 PROVIDED)
(15 GAL MINIMUM SIZE)
TOTAL PARKING SPACES: 48
TREES REQUIRED 14 SPACES: 11 (11 PROVIDED)
SHRUBS REQUIRED 14 SPACES: 34 (24 PROVIDED)
PARKING LOT LANDSCAPE REQUIRED (10%): 2,408 S.F.
PARKING LOT LANDSCAPE PROVIDED (10%): 3,582 S.F. (INC. 5' PERIMETER)
PARKING LOT AREA STALLS ONLY: 9,208 S.F.
PARKING LOT STALL SHADE REQUIRED (60%): 3,688 S.F.
PARKING LOT STALL SHADE PROVIDED (60%): 4,686 S.F.
SHADE AREA: 4,686 S.F.
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NOTE: SHADED AREAS BASED ON 40' WIDE CANOPY FOR PISTACHE, 40' WIDE CANOPY FOR ASH.

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DOCUMENTATION

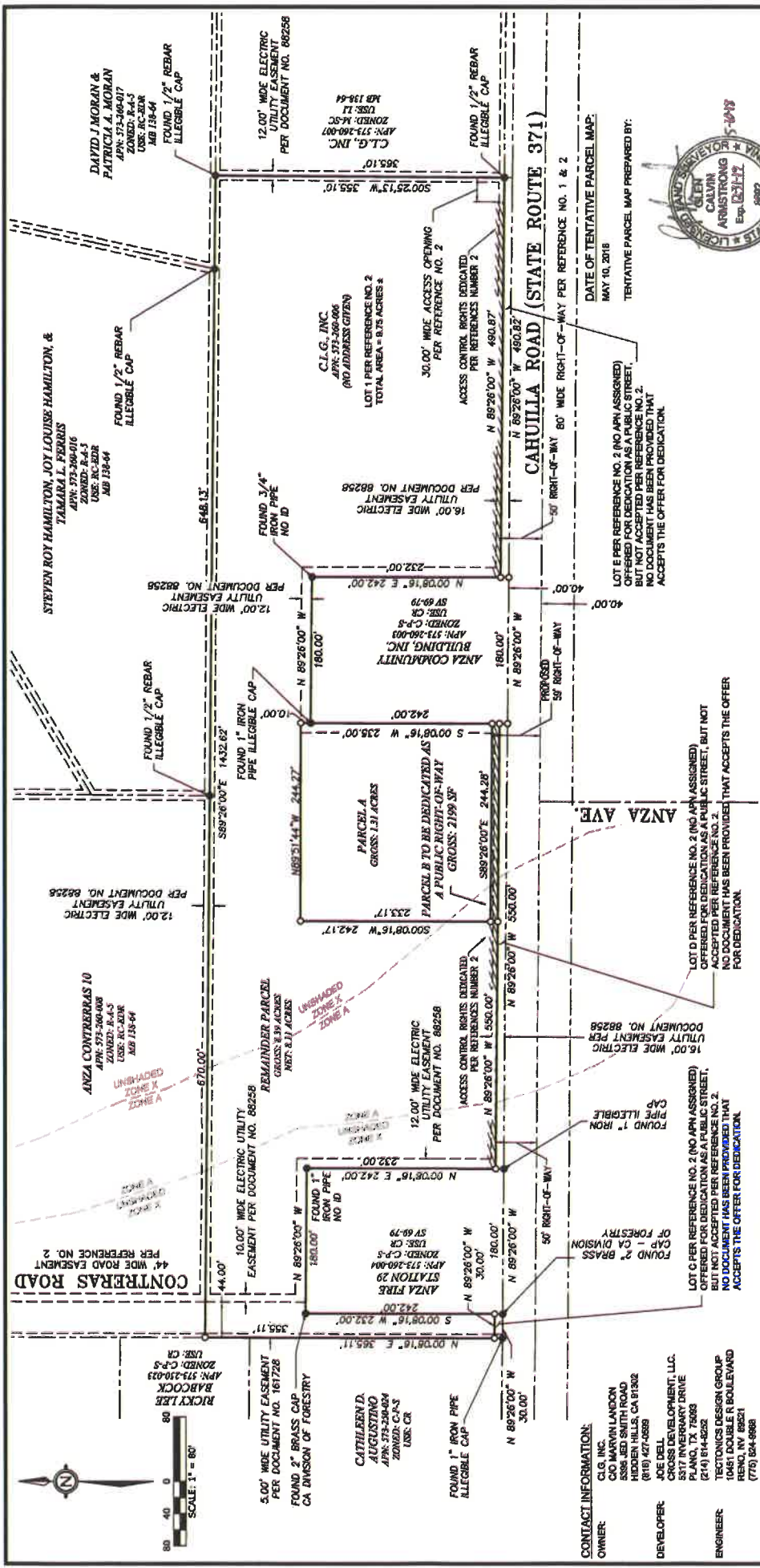
THE CONTRACTOR SHALL SUBMIT THE FOLLOWING TO THE CITY FOR FINAL INSPECTION OF LANDSCAPE AND IRRIGATION CONTRACT PRIOR TO FINAL ACCEPTANCE. THE OWNER SHALL SUBMIT THE FOLLOWING TO THE CITY:

- LANDSCAPE IRRIGATION PLAN (17.65 IRRIGATED)
- LANDSCAPE IRRIGATION AREA ZONE (17.65 IRRIGATED)
- ALL IRRIGATION IS TO BE POINT SOURCE, DRIP (IRRIGATION)
- ZONE 1: 1,000 S.F. MED. WATER USE - TREES
- ZONE 2: 11,797 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 3: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 4: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 5: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 6: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 7: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 8: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 9: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 10: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 11: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 12: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 13: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 14: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 15: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
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- ZONE 25: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
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- ZONE 31: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 32: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
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- ZONE 35: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
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- ZONE 42: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 43: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 44: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 45: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 46: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 47: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 48: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 49: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 50: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 51: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 52: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 53: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 54: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 55: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 56: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 57: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 58: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 59: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 60: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 61: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 62: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 63: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 64: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 65: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 66: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 67: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 68: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 69: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 70: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 71: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 72: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 73: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 74: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 75: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 76: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 77: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 78: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 79: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 80: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 81: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 82: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 83: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 84: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 85: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 86: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 87: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 88: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 89: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 90: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 91: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 92: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 93: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 94: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 95: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 96: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 97: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 98: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 99: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY
- ZONE 100: 1,000 S.F. LOW WATER USE - SHRUBS, MED. DENSITY

LANDSCAPE PLAN
SCALE 1" = 20'-0"

BARBARA B. HAYTA, RLA AS A

PROJECT NO. PP26320



CONTACT INFORMATION:
OWNER: C.L.G. INC.
 5386 RED SMITH ROAD
 HIDDEN HILLS, CA 91302
 (918) 427-6889

DEVELOPER: JOE DELL
 CROSS DEVELOPMENT, LLC
 5317 INVERARY DRIVE
 PLANO, TX 75068
 (214) 816-6628

ENGINEER: TECTONICS DESIGN GROUP
 1000 N. BOULEVARD
 BIRMINGHAM, AL 35202
 (770) 824-8888

DATE OF TENTATIVE PARCEL MAP: MAY 10, 2018
TENTATIVE PARCEL MAP PREPARED BY: GLEN C. ARMSTRONG, L.S. NO. 8892

LOT D PER REFERENCE NO. 2 (NO APN ASSIGNED) FOR REFERENCE NO. 2 (NO APN ASSIGNED) BUT NOT ACCEPTED PER REFERENCE NO. 2. NO DOCUMENT HAS BEEN PROVIDED THAT ACCEPTS THE OFFER FOR DEDICATION.

LOT E PER REFERENCE NO. 2 (NO APN ASSIGNED) FOR REFERENCE NO. 2 (NO APN ASSIGNED) BUT NOT ACCEPTED PER REFERENCE NO. 2. NO DOCUMENT HAS BEEN PROVIDED THAT ACCEPTS THE OFFER FOR DEDICATION.

LEGEND:
 - - - - - SUBJECT TRACT PROPERTY LINES
 - - - - - ADJACENT PROPERTY LINES
 - - - - - RIGHT-OF-WAY CENTERLINES
 - - - - - EASEMENT LINES
 ● FOUND PROPERTY CORNER AS NOTED
 ○ DIMENSION POINT, NOTHING FOUND OR SET
 - - - - - CONTROLLED ACCESS LINE

ZONING:
 THE SUBJECT PROPERTY (APN 573-260-006) IS ZONED AS "C-P-S" (SCENIC HIGHWAY COMMERCIAL). THERE ARE NO BUILDINGS OR SETBACKS SPECIFIED FOR ZONE "C-P-S" FOR BUILDINGS THAT DO NOT EXCEED 35 FEET IN HEIGHT. THE MAXIMUM BUILDING HEIGHT FOR ZONE "C-P-S" IS 35 FEET. UNSHADED ZONE X AREAS ARE NOTED. THERE ARE NO LOT COVERAGE RESTRICTIONS SPECIFIED FOR ZONE "C-P-S".

REFERENCES:
 1) BOOK 98 OF RECORD OF SURVEYS, PAGE 76, "RECORD OF SURVEY OF PORTIONS OF THE NE 1/4 AND THE SE 1/4 OF SECTION 16", FILED ON APRIL 6, 1962, AS DOCUMENT NO. 60377
 2) BOOK 138 OF MAPS, PAGE 60, "TRACT NO. 16226 BEING A SUBDIVISION OF A PORTION OF SECTION 9 AND A PORTION OF SECTION 10, T4S, R3E, S1/2, FILED IN THE EAST 24th MAPPING BASE AND MERIDIAN", FILED ON MARCH 21, 1984, AS DOCUMENT NO. 87639

SCHEDULE E MAP
 (PER ORDINANCE 480)
BASE OF BEARING: NORTH WAS ESTABLISHED WITH GPS OBSERVATIONS USING THE CALIFORNIA STATE PLANE COORDINATE SYSTEM (ZONE 6, NAD83).
FLOOD ZONE: ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 98050202G, EFFECTIVE AUGUST 28, 2009, THE SURVEYED PROPERTY IS LOCATED WITHIN AN UNSHADED ZONE X (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, WITH NO BASE FLOOD ELEVATIONS DETERMINED) AND UNSHADED ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). SEE THIS SHEET FOR A DEDICATION OF WHERE ZONE A AND UNSHADED ZONE X ARE LOCATED.



NOTES:
 1) THE LAND USE DESIGNATION FOR PROPOSED LOTS IS "C-P".

ALL OF THE OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

DATE OF TENTATIVE PARCEL MAP: MAY 10, 2018
TENTATIVE PARCEL MAP PREPARED BY: GLEN C. ARMSTRONG, L.S. NO. 8892

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DAVID J MORAN & PATRICIA A. MORAN
 APN: 573-260-016
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 FOUND 1/2" REBAR ILLISIBLE CAP

STEVEN ROY HAMILTON, JOY LOUISE HAMILTON, & TAMARILL FERRIS
 APN: 573-260-016
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 FOUND 1/2" REBAR ILLISIBLE CAP

ANZA CONTRERAS 10
 APN: 573-260-008
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 11
 APN: 573-260-009
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 12
 APN: 573-260-010
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 13
 APN: 573-260-011
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 14
 APN: 573-260-012
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 15
 APN: 573-260-013
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 16
 APN: 573-260-014
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 17
 APN: 573-260-015
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 18
 APN: 573-260-016
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 19
 APN: 573-260-017
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 20
 APN: 573-260-018
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 21
 APN: 573-260-019
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 22
 APN: 573-260-020
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 23
 APN: 573-260-021
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 24
 APN: 573-260-022
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 25
 APN: 573-260-023
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 26
 APN: 573-260-024
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 27
 APN: 573-260-025
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 28
 APN: 573-260-026
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 29
 APN: 573-260-027
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 30
 APN: 573-260-028
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 31
 APN: 573-260-029
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 32
 APN: 573-260-030
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 33
 APN: 573-260-031
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 34
 APN: 573-260-032
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 35
 APN: 573-260-033
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 36
 APN: 573-260-034
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 37
 APN: 573-260-035
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 38
 APN: 573-260-036
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 39
 APN: 573-260-037
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 40
 APN: 573-260-038
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 41
 APN: 573-260-039
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 42
 APN: 573-260-040
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 43
 APN: 573-260-041
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 44
 APN: 573-260-042
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 45
 APN: 573-260-043
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 46
 APN: 573-260-044
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 47
 APN: 573-260-045
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 48
 APN: 573-260-046
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 49
 APN: 573-260-047
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 50
 APN: 573-260-048
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 51
 APN: 573-260-049
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 52
 APN: 573-260-050
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 53
 APN: 573-260-051
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 54
 APN: 573-260-052
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 55
 APN: 573-260-053
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 56
 APN: 573-260-054
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 57
 APN: 573-260-055
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 58
 APN: 573-260-056
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 59
 APN: 573-260-057
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 60
 APN: 573-260-058
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 61
 APN: 573-260-059
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 62
 APN: 573-260-060
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 63
 APN: 573-260-061
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 64
 APN: 573-260-062
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 65
 APN: 573-260-063
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 66
 APN: 573-260-064
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 67
 APN: 573-260-065
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 68
 APN: 573-260-066
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 69
 APN: 573-260-067
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 70
 APN: 573-260-068
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 71
 APN: 573-260-069
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 72
 APN: 573-260-070
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 73
 APN: 573-260-071
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 74
 APN: 573-260-072
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 75
 APN: 573-260-073
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 76
 APN: 573-260-074
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 77
 APN: 573-260-075
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 78
 APN: 573-260-076
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 79
 APN: 573-260-077
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 80
 APN: 573-260-078
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 81
 APN: 573-260-079
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 82
 APN: 573-260-080
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 83
 APN: 573-260-081
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 84
 APN: 573-260-082
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 85
 APN: 573-260-083
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 86
 APN: 573-260-084
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 87
 APN: 573-260-085
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 88
 APN: 573-260-086
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 89
 APN: 573-260-087
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 90
 APN: 573-260-088
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 91
 APN: 573-260-089
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 92
 APN: 573-260-090
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 93
 APN: 573-260-091
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 94
 APN: 573-260-092
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 95
 APN: 573-260-093
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

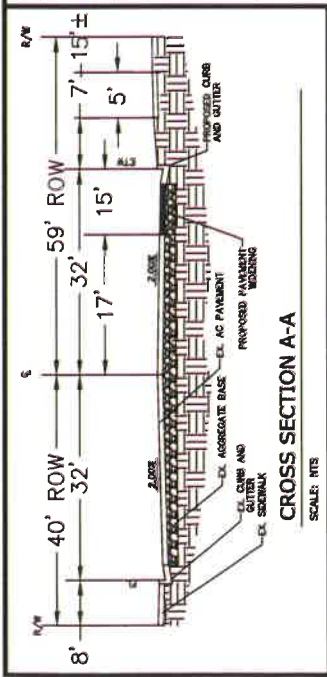
ANZA CONTRERAS 96
 APN: 573-260-094
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 97
 APN: 573-260-095
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

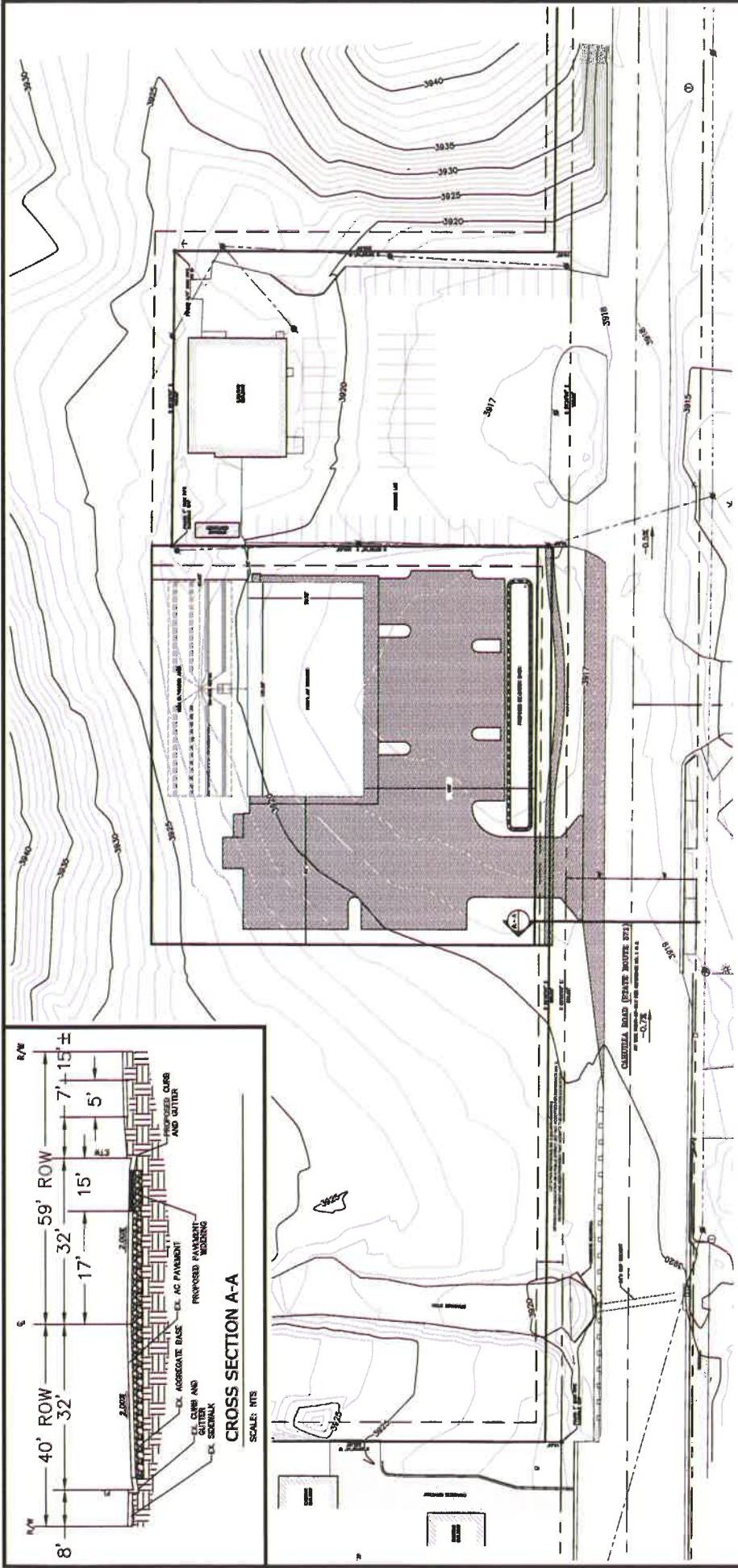
ANZA CONTRERAS 98
 APN: 573-260-096
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 99
 APN: 573-260-097
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X

ANZA CONTRERAS 100
 APN: 573-260-098
 ZONED: R-4-S
 USE: RC-2DR
 MS 138-64
 UNSHADED ZONE X



CROSS SECTION A-A
SCALE: NTS



LEGEND:

- SUBJECT TRACT PROPERTY LINES
- ADJACENT PROPERTY LINES
- RIGHT-OF-WAY CENTERLINES
- EASEMENT LINES
- 1-FOOT CONTOURS
- GUARD RAIL
- OVERHEAD WIRES
- UTILITY POLE
- TELECOMMUNICATIONS PEDESTAL
- SEPTIC CLEANOUT
- DROP INLET
- CONCRETE
- PROPOSED PAVED AREA

EARTHWORK QUANTITIES ESTIMATE:

CUT: 1080 CUBIC YARDS
 FILL: 1280 CUBIC YARDS
 TOTAL: 670 CUBIC YARDS OF EXPORT

SCHEDULE E MAP
(PER ORDINANCE 460)

- NOTES:**
- 1) THE LAND USE DESIGNATION FOR PROPOSED LOTS IS "OR".
 - 2) UTILITY PURVEYORS: ELECTRIC - ANZA ELECTRIC COOPERATIVE
 GAS - ANZA GAS SERVICE
 TELEPHONE - VERIZON
 - 3) THE SCHOOL DISTRICT IS HEMET UNIFIED SCHOOL DISTRICT.
 - 4) THIS PROJECT IS NOT LOCATED IN A COMMUNITY SERVICE AREA.
 - 5) THE PROPOSED SUBDIVISION INCLUDES A PORTION OF THE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
 - 6) PARCEL B TO BE DEDICATED AS A PUBLIC RIGHT-OF-WAY.
 - 7) THE CONTOURS SHOWN HEREON ARE BASED ON A FIELD SURVEY OF THE LAND.
 - 8) THE LAND IS SUBJECT TO MODERATE-HIGH LIQUEFACTION, IS LOCATED IN A HIGH FIRE HAZARD AREA, AND IS SUSCEPTIBLE TO SUBSIDENCE.



TENTATIVE PARCEL MAP NO. 37201
 FOR
C.L.G., INC., A CALIFORNIA CORPORATION
APN: 573-260-006

BEING A DIVISION OF LOT 1 OF TRACT NO. 18226, AS SHOWN BY MAP ON FILE IN BOOK 138, PAGES 50 THROUGH 69 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA OF THE SE 1/4 OF SECTION 16, T.7S., R.3E., S.8M.
 SEPTEMBER 15, 2016

ANZA RIVERSIDE COUNTY CALIFORNIA
 P.O. BOX 3259 18771 HASKELL STREET
 BEMO, WY 82805

GIS
GEOMATICS

PHONE (775) 798-5111
 FAX (775) 798-5112
 WWW.GISGEOMATICS.COM
 INFO@GISGEOMATICS.COM



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PP26320 and PM37201

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: August 22, 2018

Applicant/Project Sponsor: Cross Development/ CD DG Anza LLC Date Submitted: July 18, 2017

ADOPTED BY: Planning Commission

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: 04/12/18
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: 42952
Project Case Type (s) and Number(s): Plot Plan No. 26320 and Tentative Parcel Map No. 37201
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford
Telephone Number: 951-955-6646
Applicant's Name: Cross Development/CD DG Anza, LLC
Applicant's Address: 4336 Marsh Ridge Rd, Carrollton TX, 75010
Engineer's Name: Jon Browning, Tectonics Design Group
Engineer's Address: 730 Sandhill Road, Suite 250, Reno NV 89521

I. PROJECT INFORMATION

A. Project Description:

TENTATIVE PARCEL MAP NO. 37201 is a Schedule 'E' subdivision of an approximately 9.50 acre parcel into one 1.31 gross acre commercial parcel and an 8.39 gross acre remainder parcel.

PLOT PLAN NO.26320 proposes to construct a 9,100 square foot Dollar General retail store. Forty six (46) parking spaces are provided which include 2 ADA spaces. An eight foot (8') high by ten foot wide (10') free standing monument sign with a brick base is proposed to be located within the planter area located to the east of the driveway and a 49.80 square foot wall sign comprised of 24" individual illuminated channel letters proposed to be located along the front elevation of the building

Project site is located north of Cahuilla Road, south of Engstrom Road, east of Contreras Road and west of Hill Street.

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

C. Total Project Area: 9.5 acres

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: 1.31	Lots: 1	Sq. Ft. of Bldg. Area: 9,100	Est. No. of Employees: 8
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: 8.39 acres – Remainder Parcel			

D. Assessor's Parcel No(s): 573-260-006

E. Street References: The project site is located in Anza generally north of Cahuilla Road (State Route 371) and east of Contreras Road.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 16, Township 7 South, Range 3 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is a relatively flat and shows significant disturbance of the vacant lot, most likely from use as a parking lot for the adjacent Town Hall building to the east. There are many man-made disturbances on all boundaries, includes paved roads and power lines.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is designated Commercial Retail (CR). The proposal will meet all applicable land use policies for the Commercial Retail designation.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area with a high moderate susceptibility to liquefaction and has soil subsidence potential. The project site is not located within a County Fault Hazard and is not traversed by active faulting. The proposed project is located within a very high fire hazard area, but is not located within a dam inundation area. The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed project meets with all applicable Noise Element policies.
6. **Housing:** There are no impacts to housing as a direct result of this project at this time.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
8. **Healthy Communities:** There are no impacts or adverse effects to healthy communities as a direct result of this project at this time.

B. **General Plan Area Plan(s):** REMAP

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

D. **Land Use Designation(s):** CR (Commercial Retail)

E. **Overlay(s), if any:** None

F. **Policy Area(s), if any:** Anza Valley Policy Area

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:**

1. **Area Plan(s):** REMAP

- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):** Commercial Retail (CR) to the south, west, and east; Rural Community – Estate Density Residential to the north (beyond remainder parcel).
- 4. **Overlay(s):** Anza Valley Policy Overlay Area
- 5. **Policy Area(s):** Not in a General Plan Policy Area

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

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

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S) to the south, west, and east; Residential Agriculture (R-A-5) to the north (beyond remainder parcel).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

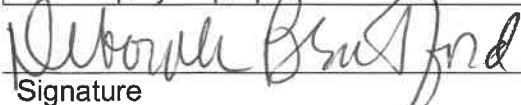
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project is to permit an 9,100 square foot retail store. The Riverside County General Plan indicates that the project site is not located within a designated scenic highway. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses similar to that of the proposed project. There will be no impacts.

b) The proposed project is for a small retail store on a busy street. The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to GIS database, the project site is located approximately 18 miles away from the Mt. Palomar Observatory, which is within the designated ZONE B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. This project is required to comply with Ordinance No. 655 and, as a result, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project may result in a new source of light and glare from the addition of security lighting and facility lighting, as well as vehicular lighting from cars traveling on adjacent roadways.

Riverside County Ordinance No. 655 is applicable to the project site. Pursuant of this Ordinance, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other commercial uses surrounding the site. Standard conditions of approval are not considered unique mitigation measures pursuant to CEQA. No additional mitigation is identified or required. Therefore, these impacts would be less than significant.

b) The proposed project is not expected to create unacceptable light levels as it has been conditioned for conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: California Department of Conservation Farmland Mapping and Monitoring Program; Riverside County General Plan Figure OS-2 "Agricultural Resources," RCLIS, and Project Application Materials.

Findings of Fact:

a) While the Project site is designated as Farmland of Local Importance in both the Farmland Mapping and Monitoring Program and the Riverside County General Plan, impacts will be less than significant in that no land designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance exist on the Project site.

b) Directly north of the Project site is property located within the Residential Agricultural, 5-acre minimum lot size (R-A-5) zoning classification. 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 R-A zoning classification is not considered an Agricultural Zone. The Project site is not located within an agricultural preserve and will not conflict with existing agricultural uses or a Williamson Act Contract. No impacts will occur regarding this issue area.

c) According to Map My County property located to the southwest of the Project site is within the Light Agriculture (A-1) zoning classification. The southwestern boundary of the Project site is located approximately 300 feet from an agriculturally zoned property. However, because this portion of the Project is within the "Remainder Parcel" there will be no conflict of a non-agricultural use with an agricultural use because the remainder parcel will remain as vacant land. There will be no impact.

d) The project site is not currently being farmed. The proposed project will not involve conversion of farmland or involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a-c) The project is not located within an area designated for, or zoned for, forestry. The project will not result in the loss of any forest land or result in conversion of forest land. The proposed project is a small retail store and will not result in conversion of forest land to non-forest use. Therefore, no impacts will occur as a result of this project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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 located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. Most recently, the SCAQMD Governing Board adopted the Final 2016 AQMP in March 2017. The 2016 AQMP was based on assumptions provided by both the California Air Resources Board (CARB) and the Southern California Association of Governments (SCAG) in the latest available EMFAC model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2016 AQMP are based on several assumptions. For example, the 2016 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2016 Regional Transportation Plan (RTP). The 2016 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development. Therefore, these impacts would be less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan. The General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. However, projects of this type do not generate enough traffic and associated air pollutants to exceed established SCAQMD thresholds for daily emissions or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, the impacts to air quality are considered less than significant.

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

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant more than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The nearest sensitive receptor is Hamilton High School located at 57430 Mitchell Road, Anza, CA 92539 at approximately 1.0 miles northeast of the project site.

Based on the analysis presented above, the proposed project would not expose sensitive receptors which are located within one mile of the project site to substantial point source emissions, and impacts would be less than significant.

e) There would be no substantial sources of point source emissions within on mile of the Project site. Land uses within one mile of the site comprise residential, commercial, and undeveloped lands, none of which are considered sources of point source emissions. Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. The proposed small retail building is not considered a substantial point source emitter or a sensitive receptor. Accordingly, no impact would occur.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES	Would the project			
7. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, RCLIS, WRC-MSHCP and/or CV-MSHCP, On-site Inspection, Project Application Materials, and Biological Report, March 2018 (PDB06542).

Findings of Fact:

a) A Biological Study has been prepared by the applicant and approved by the Riverside County Planning Department. By complying with the recommendations in the Biological Study and Conditions of Approvals, the project will have a less than significant impact on the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

b) This project will not 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). No impact will occur.

c) A Biological Study has been prepared by the applicant and approved by the Riverside County Planning Department. The project site is located within the MSHCP's Los Angeles pocket mouse (LAPM) habitat survey area, and was found to contain habitat. Los Angeles pocket mouse is listed as a Species of Special Concern by the California Department of Fish and Wildlife. By avoiding greater than 90% of the LAPM habitat on site through the placement of fencing, impacts as they related to the LAPM will be considered less than significant with the incorporation of conditions of approval and the following mitigation measure:

MM BIO – 1: Areas of the project adjacent to areas labeled as "LAPM HABITAT TO BE AVOIDED", will be temporarily fenced to avoid impacts during grading and construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Avian nesting habitat occurs on and adjacent to the whole Property, with potential nesting sites in the local trees, rocks and shrubs. Given, the proximity to suitable habitat, indirect impacts may occur from construction activities if performed during the avian nesting season, from February 1st – August 31st. A nesting bird survey shall be prepared to ensuring the protection of these species and their habitats. Therefore, impacts will be considered less than significant with the incorporation of conditions of approval and the following mitigation measure:

MM BIO – 2: Prior to the installation of the fencing a nesting bird survey shall be prepared to avoid take of nesting birds. A report documenting the installation of the fencing shall be submitted to the Environmental Programs Division.

e) The proposed Project includes the division of a 9.5 acre parcel into two parcels. Parcel A will be comprised of approximately 1.31 acres and will result in the ultimate development of a 9,100 square foot Dollar General store. The remaining 8.39 acres will be a “Remainder Parcel” and will remain as vacant land. The Biology Report stated that two drainages qualifying under the MSHCP guidelines for Riparian or Riverine are exhibited on the Project site which are, Anza Creek and an unnamed Eastern collector. Neither of these displayed developed vegetation communities that are exclusively associated with riparian habitats, and neither collector presents a proliferation of riparian indicator floral and no riparian or wetland dependent species. The proposed Project will not have a substantial adverse effect on any 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. No impacts will occur.

f) The Biology Report stated that the property does not exhibit wetland or vernal pool criteria. A shallow depression on the 1.31 acre parcel was evaluated and was found not to qualify for any wetland designation and no hydrophytic vegetation associated with vernal pool formation and no occurrence of vernal pools were found on property. As proposed the Project will not 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. No impact will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact to occur.

Mitigation:

MM BIO – 1: Areas of the project adjacent to areas labeled as "LAPM HABITAT TO BE AVOIDED", will be temporarily fenced to avoid impacts during grading and construction.

MM BIO – 2: Prior to the installation of the fencing a nesting bird survey shall be prepared to avoid take of nesting birds. A report documenting the installation of the fencing shall be submitted to the Environmental Programs Division

Monitoring:

Mitigation will be monitored through standard compliance with conditions of approval through the Building and Safety plan check process.

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

Source: Riverside County General Plan Figure OS-7, On-site Inspection, Project Application Materials; Smith/Gorologia 2017 – A Phase I Cultural Resources Assessment for the Anza Dollar General Project, PM37201, Anza, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property by Brian F. Smith and Associates, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by Brian F. Smith and Associates, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-7, On-site Inspection, Project Application Materials; Smith/Gorologia 2017 – A Phase I Cultural Resources Assessment for the Anza Dollar General Project, PM37201, Anza, Riverside County, California.

Findings of Fact:

a) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant.

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 impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts in this regard would be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS Database, Geologist Comments; Project Application Materials

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. The Project site is located approximately 2.6 miles west of the San Jacinto Fault Zone. California Building Code (CBC) requirements pertaining to commercial 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 commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, less than significant impacts will occur.

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

Monitoring: No monitoring is required.

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

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

Findings of Fact:

a) Seismically-induced liquefaction occurs when dynamic loading of a saturated sand or silt causes pore-water pressures to increase to levels where grain-to grain contact is lost and material temporarily behaves as a viscous fluid. Liquefaction can cause settlement of the ground surface, settlement and tilting of engineered structures, floatation of buoyant structures, and fissuring of the ground surface. Typically, liquefaction occurs in areas where groundwater lies within the upper 50 +/- feet of the ground surface. According to “Map My County,” the project site is identified as having a high potential for liquefaction. Adherence to the California Building Code (CBC) requirements are applicable to all commercial developments and they are not considered mitigation for CEQA implementation purposes. The impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?				

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

Findings of Fact:

a) According to “Map My County,” the project site is not located in a fault zone or near an identified fault line. As is common throughout Southern California, the potential exists for strong seismic ground shaking. However, with mandatory compliance with Section 1613 of the 2016 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”

Findings of Fact:

a) The project site is relatively flat and according to Figure S-5, the project site is located in an area with slopes less than 15%; therefore, there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain. Therefore, the project is not subject to rock fall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas”

Findings of Fact:

a) The project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. Based on the laboratory testing per the geologic report for GEO02568, the site soils are not significantly susceptible to hydro-collapse. However, the project is required to be inspected for compliance with all California Building Codes (CBC). These conditions are standard and not considered mitigation per CEQA. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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 Lake Hemet, the closest enclosed body of water located approximately 7.65 miles north of the Project 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 is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Slopes				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slopes", Building and Safety Grading Review, Project Application Materials

Findings of Fact:

a) The project consists of a 9,100 square foot retail store with associated parking and landscaping. Grading on the site will be the minimum needed to create a buildable area. The site is generally flat with no major topographic or ground surface relief features. Therefore, the project will have less than significant impact to topography or ground surface relief features.

b) No cut or fill slopes greater than 2:1 or higher than 10 feet will be created. No impact will occur.

c) The project site is not served by a sewer system and an underground septic system will be installed. The site does not currently contain any subsurface sewage disposal systems. Therefore, the project will not result in grading that affects or negates subsurface sewage disposal systems. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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: Riverside County General Plan Figure S-6 "Engineering Geologic Materials Map", Flood Control Review, Building and Safety Grading Review, Project Application Materials

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 reduce the impact to below a level of significance. 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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b) The project site may be located on expansive soil. The project has been reviewed by the County Geologist who has determined that the expansion potential of the site soils to be very low; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

c) The project site is not served by a sewer system and an underground septic system will be installed. The project has been reviewed by the County Environmental Health Department, which has determined that the soils will adequately support the proposed septic system. In addition, California Building Code (CBC) requirements pertaining to septic systems will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Flood Control District Review, Building and Safety Grading Review, Project Application Materials

Findings of Fact:

a) The project site is located near the Anza Creek. The project has been designed to avoid any impact to this creek from additional deposition, siltation, or erosion. The site is not located near the channel of a river and is located more than 1,000 feet from the bed of a lake. Thus, the proposed project does not change deposition, siltation or erosion that may modify the channel of a river or the bed of a lake. The project will have a less than significant impact.

b) The project may result in an increase in water erosion either on or off site. Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. Therefore, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

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

a-b) The project site is located within a high wind erosion area. The General Plan Safety Element policy for wind erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. Standard conditions of approval have been added to ensure that wind erosion and/or blowsand is not significant during construction. Once the site is developed with the building, parking lot, drive aisles, and landscaping, there will be less chance for wind erosion and/or blowsand than currently exists. There is not anticipated to be any impact or an increase in wind erosion and blowsand, either on- of off- site. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. 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", Project Application Materials.

Findings of Fact:

a) According to "Map My County," the project site has been mapped as having a low potential for paleontological resources. The project has been conditioned for prior to grading permit issuance that a qualified paleontologist be retained. Thus, the proposed project would have a less than significant impact due to the conditions imposed on the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

Findings of Fact:

a-b) Possible greenhouse gas producing elements of the proposed use, a retail store, will include onsite vehicle idling, deliveries and customer vehicular traffic. Short term construction activities will involve the use of diesel run construction equipment. The GHG analysis prepared for the proposed retail component of the proposed Project evaluated emissions associated with construction and operation and were compared with significance threshold developed by the SCAQMD, which provides a conservative means of evaluating whether project emissions would cause a significant impact. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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analysis determined that during construction and operation the Project would not generate greenhouse gas emissions, in excess of 3,000 metric tons of CO₂e either directly or indirectly, that may have a significant impact on the environment. The project will have a less than significant impact in regards to these issue areas.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Environmental Health Review and Fire Department Review

Findings of Fact:

a-b) 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 9,100 square foot retail store; the Project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the retail store 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.

c) The project has been reviewed by the Riverside County Fire Department for emergency access and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. There will be no impact from the project.

d) The project site is not located within one-quarter mile of an existing or proposed school. The nearest school, Hamilton High School, is approximately 1 mile northeast of the Project site. There will be no impact from the project.

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 and, as a result, would not create a significant hazard to the public or the environment. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," RCLIS

Findings of Fact:

a) The project site is not located within an Airport Influence Area or an Airport Compatibility Zone, and therefore, will not result in an inconsistency with an Airport Master Plan. There will be no impact from the project.

b) The project site is not located within an Airport Influence Area or an Airport Compatibility Zone and does not require review by the Airport Land Use Commission. There will be no impact from the project.

c) The project site is located approximately 7 miles from the Garner Airfield and is not within any Airport Influence Area. Garner Airfield is a small privately owner airstrip located to the north of Anza near Lake Hemet and Mountain Center. The project will not result in a safety hazard for people residing or working in the project area. There will be no impact from the project.

d) The project site is located approximately 7 miles from the Garner Airfield and is not within any Airport Influence Area. The project will not result in a safety hazard for people residing or working in the project area. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) According to GIS database, the proposed Project is located in a very high fire hazard area and is within a State Responsibility Area (SRA) and therefore has the possibility to expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Compliance with California Code of Regulations title 14 section 1270 et seq. requires that specific standards in terms of; adequate fire flow, emergency access and egress, 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 employees and customers. Some of these conditions address the location of fire hydrants, installation of fire sprinklers, portable fire extinguishers, painting and signage of fire lanes, blue reflective pavement markers, and rapid entry key storage box installed on the outside of the building. With standard conditions of approval impacts as they relate to this issue area will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Figure 8 "Flood Hazards," Project Drainage Report, Project Specific Water Quality Management Plan

Findings of Fact:

a) There are no streams or rivers within the project site. The Anza Creek runs adjacent with the site, however, with the current design, the project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. This impact is considered less than significant.

b) The project will not violate any water quality standards or waste discharge requirements and has been conditioned to comply with standard water quality conditions of approval. This impact is considered less than significant.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge because all runoff from all onsite impervious areas is routed to previous areas that are designed to maximize infiltration. Impacts are considered less than significant.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff because all runoff from all onsite impervious areas is routed to previous areas that are designed to maximize infiltration and reduce runoff on to the storm drainage system. This impact is considered less than significant.

e-f) A portion of the site is within a 100-year flood area as shown on "Map My County". No housing is proposed as the proposed project is a retail store and no structures will be located within the 100-year flood area. Therefore, the project shall not place housing or structures 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 or impede or redirect flood flows. The project has been conditioned to comply with standard flood control conditions of approval. Any impact would be less than significant.

g-h) The project will not substantially degrade water quality but will include new or retrofitted Stormwater Treatment Control Best Management Practices (BMPs). One (1) bio-retention/infiltration basin will be installed for the project with water treated onsite either by absorption into the ground or drained to an existing culvert under the street (Cahuilla Road/State Route 371). The operation of this BMP will not result in significant environmental effects (e.g. increased vectors and odors). Any impact would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, RCLIS

Findings of Fact:

a) The proposed project is not anticipated to substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will have a less than significant impact.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff. Therefore, the project will have a less than a significant impact.

c) The project is not located in a Dam inundation area. The project (a retail store) will not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. There will be no impact from the project.

d) The project will not cause changes in the amount of surface water in any water body. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

27. Land Use

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, RCLIS, Project Application Materials

Findings of Fact:

a) The site is currently zoned Scenic Highway Commercial (C-P-S) with a General Plan designation of Commercial Retail (CR). These designations allow for the proposed use. Therefore, there will not be a substantial alteration of the present or planned land use of the area. There will be no impact from the project.

b) The project site is not within the sphere of influence of any city or county. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive 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, RCLIS

Findings of Fact:

a) The proposed project will be consistent with the site's zoning of Scenic Highway Commercial (C-P-S). A general retail store is allowed in the Scenic Highway Commercial zone. No impact will occur.

b) The surrounding zoning is Scenic Highway Commercial (C-P-S) to the west and south, Manufacturing – Service Commercial (M-SC) to the east and Residential Agricultural, 5-acre minimum (R-A-5) to the north. The proposed project is compatible with surrounding zoning and shows no conflicts along the street. No impact will occur.

c) The project site is designated Commercial Retail (CR) as are properties located to the west and south. Community Development: Light Industrial (CD: LI) is located to the east and Rural Community: Estate Density Residential (RC: EDR) is located to the north. Encouraged uses in these land use designations allow for local and regional serving retail uses. Therefore, the proposed Project will be compatible with surrounding land uses and no impacts will occur.

d) The proposed project will be consistent with current land use designations and the policies of the Riverside County General Plan. 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 proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a) According to Riverside County General Plan Figure OS-6, the site falls into an area that has not been studied for mineral resources.

The Riverside County General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources. There will be no impact from the project.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. There will be no impact from the project.

c) The proposed project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There will be no impact from the project.

d) The proposed project will not expose people or property to hazards from proposed, existing or known abandoned quarries or mines. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impact will occur.

b) The project site is located approximately 7 miles from the Garner Airfield and is not within any Airport Influence Area. Garner Airfield is a small privately owner airstrip located to the north of Anza near Lake Hemet and Mountain Center. The project will not expose people residing or working in the project area to excessive noise levels. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Highway Noise

NA A B C D

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

Findings of Fact:

The project site is located along State Route 371. The proposed retail use is consistent with allowable land uses stated in the General Plan and permitted uses in the Zoning Ordinance. Residential land uses are considered sensitive uses; however due to the existing noise from the highway, noise generated from the proposed retail use will be negligible to noise levels currently existing in the vicinity. Therefore, the impact from highway noise is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Other Noise				
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>

Source: Project Application Materials, RCLIS

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) Deliveries will be made by semi-truck once a week and by smaller independent suppliers once or twice a week. The mechanical equipment located on the roof will be screened as required in the Riverside County Zoning Code and recommended in the project's Noise Study. Therefore, the project will not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impact will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. These may include but are not limited to hours of construction, hours of operation, hours of delivery, use of noise reducing equipment (e.g.: mufflers and engine shrouds), setbacks, and berms. The operation of the retail building will occur within the retail building, with limited noise (truck engine noise) beyond that of a few weekly deliveries of goods. Therefore, the project will have a less than significant impact.

c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a) The project is not displacing any housing and will not necessitate the construction or replacement of housing elsewhere. There will be no impact from the project.

b) The proposed project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. It is anticipated that employees would already have housing in the area. There will be no impact from the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is not demolishing any housing and, therefore, will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. There will be no impact from the project.

d) The Project site is not located within a County Redevelopment Area. There will be no impact from the project.

e) Due to the small size of the store and operation, the project will not cumulatively exceed official regional or local population projections. There will be no impact from the project.

f) Development of the project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure). Therefore, there will be a less than significant impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the project area. The proposed project is closest to the Anza Fire Station No. 29 located approximately 275 feet to the west of the project site at 56560 Hwy 371. Thus, the project site is adequately served by fire protection services under existing conditions. The implementation of the proposed project would not result in the need for new or physically altered fire protection facilities and would not exceed applicable service ratios or response times for fire protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department provides community policing to the project area via the Riverside County Sheriff's Department – Hemet Station, located approximately 18 miles north of the project site at 43950 Acacia Avenue. The implementation of the proposed project would not result in the need for new or physically altered sheriff station facilities. Additionally, payment of Development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impact Fees (DIF) implemented through Ordinance No. 659 are used towards the construction and acquisition of public facilities that have been identified in the DIF Capital Improvement Plan. All new development projects are required to pay these fees. Therefore, impacts associated with this issue area will be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: RCLIS

Findings of Fact:

The proposed project is located within the Hemet Unified School District. The closest school is Hamilton High School located at 57430 Mitchell Road, Anza, CA 92539 approximately 1.0 miles northeast of the project site. No new housing, which could potentially increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The closest library to the Project site is the Anza Public Library located at 57430 Mitchell Road, approximately 1.8 miles to the northeast of the Project site. Ultimate development of the 1.31 acre site will result in the construction of a Dollar General Store. It is anticipated that employment of the Dollar General will be obtained from residents already living in the area and would not result in an increase in demand of the public library. The 8.39 acre remainder parcel is proposed to remain vacant. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The closest health services facility to the proposed project is the Anza Community Health Center approximately 1.9 miles to the east. No housing, which would increase the demand for health services, is being proposed. There would be no impact.

Mitigation: No mitigation is required.

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

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: RCLIS, 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-b) The proposed project does not include recreational facilities or require the construction or expansion of recreational facilities, and does not include the use of existing neighborhood or regional parks or other recreational facilities. This project has been reviewed by the Riverside County Parks Department and has not been conditioned for recreational facilities. There will be no impact from the project.

c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) and commercial projects are not required to pay Quimby fees. There will be no impact from the project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

There are no existing trails on or surrounding the project site and there are no requirements to add any recreational trails as part of the proposed project. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, Project Application Materials

Findings of Fact:

a-b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The nearest identified CMP facility to the Project site is State Highway 371 (Cahuilla Road). Exhibit 4-1 A. of the CMP indicates that the stretch of State Highway 371 to Contreras Road is operating at a Level C. According to traffic counts available from the Caltrans Traffic Census Program, State Highway 371 is shown as having an Average Annual Daily Traffic of 6,950 trips in 2016. Using the County's Link/Volume Capacity table (Figure C-3, 2003 General Plan Circulation Element), this segment of State Highway 371 would be operating at LOS C or better if the Collector road classification were used. This would be a conservative estimate as the design speed of a Collector is 35 miles per hour, however the posted speed on the state highway is 45 miles per hour which would provide an increase in traffic volume capacity. The Circulation Element of the General Plan states target levels of service for development proposals located in the REMAP should not result in transportation impacts that would reduce the level of service below a LOS C. The project will also not impact any mass transit or non-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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motorized travel. The development of the Project site will not result in a substantial increase in traffic to the existing traffic load and capacity of the street system and will not conflict with any applicable plan, ordinance, program or policy in regards to circulation within the Project vicinity. Therefore, impacts will be less than significant.

c-d) The nearest airport to the Project site is the Lake Riverside Estates Airport located approximately 8.3 miles southwest of the Project site. The Project has no potential to result in impacts due to changes in air traffic patterns, nor would the Project alter any airborne traffic. No impact would occur.

The Project site is not adjacent or near a natural water body or near active railroad tracks. Accordingly, no impact to waterborne traffic or rail traffic would occur with implementation of the Project. Therefore, no impacts would occur.

e) The Project proposes the development of a 9,100 square foot Dollar General store on the 1.31 acre parcel created by the proposed Parcel Map. The 8.39 acre 'Remainder Parcel' will remain vacant. Any potential roadway improvement as a result of the proposed Project would not result in a hazard due to a design feature. Additionally, the Project area is located within an area that has existing commercial and residential uses. The surrounding General Plan and Zoning classification within the Project vicinity is for commercial development. As such, the Project's proposed commercial use will have no potential to result in uses that are incompatible within the surrounding area and that could result in significant impacts to circulation and traffic. Therefore, impacts would be less than significant.

f) The Project proposes the development of a 9,100 square foot Dollar General store located on the 1.31 acre parcel created by the proposed parcel map. No new or altered maintenance of roads is being proposed. Therefore, any impact would be less than significant.

g) The proposed project will have less than significant impact on traffic circulation during construction. Any needed lane closures will be approved by the Riverside County Transportation Department in advance to ensure as little impact as possible through a construction traffic management plan. In addition, Condition of Approval 080. Transportation 5, requires that prior to the issuance of a building permit work within the State Highway right of way will require clearance or an encroachment permit from District 8, State Department of Transportation District, San Bernardino County. Therefore, impact would be less than significant.

h) The Project site fronts upon Cahuilla Road (State Highway 371), which provides adequate ingress and egress to the Project site. In addition compliance with Riverside County Fire Departments development standards in terms of length and width of driveway will ensure that emergency access vehicles will not encroach into the right-of-way impacting circulation on Cahuilla Road. Therefore no impact will occur in regards to emergency access

i) The proposed Project will not be a 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 because there are no General Plan trails or bikeways located along the Project site. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: There are no existing bike trails on or surrounding the project site and there are no requirements to add any bike trails as part of the proposed project. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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 © of Public Resources Code Section 5024.1. In Applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of fact: In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to six requesting tribes on December 07, 2016. None of the tribes requested to consult on this project.

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”;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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“(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.”

No Tribal Cultural Resources were identified within this project therefore there will be no impacts in this regard.

Mitigation: none

Monitoring: none

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review, Project Application Materials

Findings of Fact:

a) The project will be utilizing the private well on the property to the east (Anza Town Hall) for water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities (other than to the well itself), the construction of which would cause significant environmental effects. No impact will occur.

b) Based on a completed Well Capacity Study, there is sufficient water supply available to serve the project from the existing well to the east. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water service shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) Because sewer connection is not available within the Project vicinity, the developer will be installing an onsite wastewater treatment system (OWLS) which will be subject to review and approval by the Department of Environmental Health's Land Use Program to ensure compliance with the Local Agency Management Program (LAMP) requirements. The proposed septic system is a part of the Project and all aspects of the septic systems installation has been covered in this initial study. The project will not require or will not result in the construction of new wastewater treatment facilities, or expansion of existing facilities. Therefore, no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Solid Waste

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

Source: Riverside County General Plan

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs. Impacts will be less than significant.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan). Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Utilities

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project will require utility services in the form of Electricity, Natural gas, and Telecommunications. Utility service infrastructure is available to the project site and the project is not anticipated to create a need for new facilities. Impacts will be less than significant.

d) Storm water drainage will be handled on-site. Impacts will be less than significant.

e-f) Street lighting will be provided as needed for the access to the project site. Overall, the project will have an incremental impact on the maintenance of public facilities, including roads. Impacts will be less than significant.

g) The project will not require additional government services. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Materials

Findings of Fact:

a) Implementation of the proposed Project, specifically the commercial development component will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE				
51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials

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

Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There will be no impact.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable. The proposed project of a retail store is considerable when viewed in connection with other projects (past, current, or future) as most properties in this surrounding area along State Route 371 are or will be commercial or industrial in nature. There will be no impact.

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

Source: Staff review, project application

Findings of Fact:

The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. No impact.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Riverside County General Plan 2015

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

Location: County of Riverside Planning Department
4080 Lemon Street, 9th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

PP26320
ADVISORY NOTIFICATION DOCUMENT
AND CONDITIONS OF APPROVAL



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez
Agency Director*



09/25/18, 1:48 pm

PP26320

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26320. 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

PLOT PLAN NO. 26320 proposes to construct a 9,100 square foot Dollar General retail store. Forty six (46) parking spaces are provided which include 2 ADA spaces. An eight foot (8') high by ten foot wide (10') free standing monument sign with a brick base is proposed to be located within the planter area located to the east of the driveway and a 49.80 square foot wall sign comprised of 24" individual illuminated channel letters proposed to be located along the front elevation of the building.

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards
3. Anza Vision and Goals Statement

Advisory Notification. 3 AND - Exhibits

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

- Exhibit A (Site Plan), dated July 5, 2018.
- Exhibit B (Elevations), dated July 18, 2018.
- Exhibit G (Conceptual Grading Plan), dated July 5, 2018.
- Exhibit L (Conceptual Landscaping and Irrigation Plans), dated July 5, 2018.
- Exhibit B (Colors and Materials) dated July 18, 2018.
- Exhibit S (Sign Plan), dated July 5, 2018.

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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance
(cont.)

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)}{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)
 - Ord. No. 413 (Regulating Vehicle Parking)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 484 (Control of Blowing Sand)
 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 857 (Business Licensing)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 5 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan No. 26320 and Tentative Parcel Map No. 37201 or its associated environmental documentation; and,

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Hold Harmless (cont.)

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan No. 26320 and Tentative Parcel Map No. 37201, 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.

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-B&S SUBMITTAL REQUIREMENTS
(cont.)

regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

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

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

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the report and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 0010-E Health-USE - NOISE STUDY

Noise Consultant: Salem Engineering Group, Inc.
11650 Mission Park Drive, Suite 108
Rancho Cucamonga, CA 91730

Noise Study: "Noise Study, Proposed Dollar General April 2017.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 0010-E Health-USE - NOISE STUDY (cont.)

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, PP26320 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated August 23, 2017 c/o Heidi Barrios.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

E Health. 3 APPROVED POTABLE WATER SOURCE

PP26320 is connecting to an existing public water system that is permitted as Anza Community Hall. For the purposes of entitlement review, Anza Community Hall has provided in writing an agreement to provide a water supply connection. The Department of Environmental Health's (DEH) Local Primacy Agency (LPA) has received this intent to provide a connection and has reviewed preliminary information to determine that a connection can be supported. In order to obtain final approval for connection, additional items must be addressed by Anza Community Hall prior to building permit issuance.

Fire

Fire. 1 0010-Fire-USE-#005-BUILDING MATERIAL

All buildings shall be constructed Chapter 7A of the California Building Code.

Fire. 2 0010-Fire-USE-#04-HIGH PILE/RACK STORAGE

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of CFC compliance. Complete information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC and NFPA guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction).

Fire. 3 0010-Fire-USE-#20-SUPER FIRE HYDRANT

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

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

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 5 0010-Fire-USE-#50-BLUE DOT REFLECTOR (cont.)

Fire. 5 0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 6 0010-Fire-USE-#89-KNOX BOX

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

Fire. 7 0010-Fire-USE*-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be available before any combustible material is placed on the job site. Fire flow is based on type of construction per the CBC and CFC and Building(s) having a fire sprinkler system.

Flood

Flood. 1 FLOOD HAZARD REPORT

FLOOD HAZARD REPORT: 8/9/2018
BBID: 379-320-581

Plot Plan (PP) 26320 is a proposal for a Dollar General store on a 1.31-acre site in the Anza area. The site is located north of Cahuilla Road approximately 350 feet east of Contreras Road. This plot plan is being processed concurrently with Parcel Map (PM) 37201.

The southwest corner of the site is clipped by the 100-year Zone A floodplain limits for Anza Creek as delineated on Panel Number 06065C-2825G of the Flood Insurance Rate Maps (FIRM) dated August 28, 2008 issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). These flows are tributary to the District's Anza Creek Channel located south of Cahuilla Road. The proposed driveway approach is located within the FEMA Zone A floodplain limits for Anza Creek and is being shown to be constructed on fill. The driveway approach shall be designed to minimize the placement of fill within the floodplain to the maximum extent practicable. The encroachment of the project into the floodplain limits is less than 10% of the floodplain width at that location, therefore, a Letter of Map Revision (LOMR) through FEMA will not be required.

The development of this site would generate an increase in peak flow rates that could adversely impact the downstream property owners. No additional mitigation for increased runoff should be required if compliance with the Santa Margarita Region Hydrology Model (SMRHM) continuous simulation software is met.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

This site is located within the bounds of the Anza Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP/mitigation fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of permits for this project. Although the current fee for this ADP is \$2,198 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Planning

Planning. 1 0010-Planning-USE - CAUSES FOR REVOCATION

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

Planning. 2 0010-Planning-USE - CEASED OPERATIONS

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 3 0010-Planning-USE - EXTERIOR NOISE LEVELS

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

Planning. 4 0010-Planning-USE - LIGHTING HOODED/DIRECTED

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 5 0010-Planning-USE - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for palaeontological resources. This category encompasses lands for which

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5

0010-Planning-USE - LOW PALEO (cont.)

previous field surveys and documentation demonstrates a low potential for containing significant palaeontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for palaeontological 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", palaeontological 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 palaeontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO02568 ACCEPTED (cont.)

4. Overexcavation and recompaction within the proposed building areas should be performed to a minimum depth of 3 feet below existing grade or 2 feet below proposed footing bottom, whichever is deeper. The overexcavation should extend a minimum of 5 feet beyond the outer edges of the proposed footings.

5. Soils suitable to serve as the structural fill subgrade within the building area should consist of either bedrock or dense alluvial soils that possess an in-situ dry density equal to at least 85 percent of the ASTM D-1557 maximum dry density with a moisture content no less than optimum.

GEO No. 2568 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2568 is hereby accepted for Planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County upon application for grading and/or building permits.

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE
REQUIREMENT

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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

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

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

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-USE - LC LANDSCAPE REQUIREMENT (cont.)

Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 2 COUNTY WEB SITE

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

Transportation. 3 STD INTRO (ORD 460/461)

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

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-USE - HAZARDOUS MATERIALS (cont.)

disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

Waste Resources. 3 0010-Waste Resources-USE - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Waste Resources. 4 0010-Waste Resources-USE*- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:

www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandator
y

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 2 0060-BS GRADE-USE - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

060 - BS-Grade. 3 0060-BS GRADE-USE -EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

Flood

060 - Flood. 1 ADP MITIGATION CHARGE Not Satisfied

PP26320 is located within the limits of the ANZA Area Drainage Plan (ADP), which the County Board of Supervisors has adopted and established a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation fee shall be based upon the fee structures set for land divisions having comparable anticipated impermeable surface areas.

The mitigation charge for this project shall be equal to the prevailing Area Drainage Plan fee rate multiplied by the area of the new development. The charge is payable to the Flood Control District by cashier's check or money order only, and shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits.

060 - Flood. 2 INCREASED RUNOFF MITIGATION Not Satisfied

This project must mitigate for the adverse impacts of increased runoff this development would generate. Calculations in the form of a hydraulic /hydrologic analysis to support the final design of the mitigation feature shall be submitted to the Transportation Department for review and approval prior to the issuance of any permits for the project.

060 - Flood. 3 SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the Transportation Department for review and approval.

060 - Flood. 4 SUBMIT PLANS Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the Transportation Department for review.

Planning

060 - Planning. 1 0060-Planning-USE - PLNTLOGST RETAINED (1) Not Satisfied

Prior to issuance of grading permits, a qualified paleontologist shall be retained by the developer for consultation and comment on the proposed grading with respect to potential paleontological impacts. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, the paleontologist or representative shall

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - PLNTLOGST RETAINED (1) (cont.) Not Satisfied

have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossils. The developer shall submit the name, telephone number and address of the retained paleontologist to the Planning Department. The paleontologist shall submit in writing to the Planning Department the results of the initial consultation and the details of the fossil recovery plan if recovery was deemed necessary. The written results shall be submitted prior to issuance of grading permit.

060 - Planning. 2 0060-Planning-USE*- FEE STATUS Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26320, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD- Planning Nesting Bird Survey - MBTA 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. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The 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 to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 2 0060-EPD-Grading Plan Review Not Satisfied

Prior to issuance of the grading permit a grading plan shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure compliance with the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). Los Angeles Pocket Mouse habitat is adjacent to the north of the project site, this area must be clearly labeled on the grading plans as "LAPM HABITAT TO BE AVOIDED".

060 - Planning-EPD. 3 0060-EPD-Rip/Riv mapping Not Satisfied

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with Anza Creek on the west side of the project area mapped Riparian/Riverine habitat depicted on Figure #04 found within the document titled "MSHCP Consistency analysis/Habitat Assessment Report, Including Los Angeles Pocket Mouse Habitat Assessment for Proposed Retail Store on Commercial Property" dated March 2018 completed by, Archon Consulting Co.

060 - Planning-EPD. 4 0060-EPD-Temp Fence Install Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-EPD-Temp Fence Install (cont.) Not Satisfied

Areas of the project adjacent to areas labeled as "LAPM HABITAT TO BE AVOIDED", will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

060 - Planning-EPD. 5 0060-EPD-UWIG Not Satisfied

The portions of the project adjacent to a streambed area shall incorporate the appropriate Urban/Wildland Interface Guidelines (MSHCP Section 6.1.4) in order to reduce Edge Effects that can adversely affect biological resources such as:

INVASIVES

When approving landscape plans for Development that is proposed adjacent to the streambed Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the streambed Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the streambed area, species considered in the planting plans, resources being protected within the streambed area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

BARRIERS

Proposed land uses adjacent to the streambed area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the streambed area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

DRAINAGE/TOXICS

Proposed Developments in proximity to the streambed area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the streambed area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the streambed area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the streambed area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

LIGHTING

Night lighting shall be directed away from the streambed area to protect species within the streambed area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the streambed area is not increased.

GRADING/LAND DEVELOPMENT

Manufactured slopes associated with proposed site development shall not extend into the streambed area.

NOISE

Proposed noise generating land uses within the streambed area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in the streambed area.

060 - Planning-EPD. 6 0060-EPE-Grading Plan Review Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 6 0060-EPE-Grading Plan Review (cont.) Not Satisfied

Prior to issuance of the grading permit a grading plan shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure compliance with the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). Los Angeles Pocket Mouse habitat is adjacent to the north of the project site, this area must be clearly labeled on the grading plans as "LAPM HABITAT TO BE AVOIDED".

Transportation

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

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Refer to condition of approval in the 80 and 90 Trans. (Annex L&LMD/Other Dist) conditions of approval for annexation requirements.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955 6748.

060 - Transportation. 2 FINAL WQMP Not Satisfied

This project is located in the Santa Margarita watershed. Prior to the issuance of a grading permit, the project-proponent shall submit a Water Quality Management Plan (WQMP), as a single PDF on two CD copies, in accordance with the latest version of the WQMP manual as determined by the California Regional Water Quality Board and the Transportation Department. All water quality features shall be included on the grading plan. Guidance can be found on-line at: www.rcflood.org/npdes.

060 - Transportation. 3 PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 4 SUBMIT GRADING PLANS Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. Refer to condition of approval in the 80 and 90 Trans. (Annex L&LMD/Other Dist) conditions of approval for annexation requirements.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955 6748.

060 - Transportation. 5 WQMP ACCESS AND MAINT EASEMENT Not Satisfied

Prior to issuance of a grading permit, the Project-Proponent shall ensure that the BMP facilities are placed in dedicated easements and that sufficient legal access to the BMP facilities is provided. This requirement applies to both on-site and off-site property.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE - NO BUILDING PERMIT WITHOUT GRADING Not Satisfied

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

080 - BS-Grade. 2 0080-BS GRADE-USE - ROUGH GRADE APPROVAL Not Satisfied

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS GRADE-USE - ROUGH GRADE APPROVAL (cont.) Not Satisfied

complying with the following:

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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 FOOD FACILITY PLANS Not Satisfied

Food Facility plans shall be reviewed by District Environmental Services (DES) to ensure compliance with California Health and Safety Code/California Retail Food Code. An annual operating permit for the food facility will be required. Please contact the Hemet DES office for additional details at (951)766-2824.

080 - E Health. 2 OWTS/SEPTIC FOR SEWAGE DISPOSAL Not Satisfied

Onsite wastewater treatment system (OWTS)/septic plans shall be reviewed by the Land Use Program to ensure compliance with the Department's Local Agency Management Program (LAMP) requirements. Please contact the Downtown Riverside Land Use office for additional details at (951)955-8980.

080 - E Health. 3 WATER SYSTEM CONNECTION Not Satisfied

The Department of Environmental Health (DEH) Local Primacy Agency (LPA) must review the following in order to approve a connection to Anza Community Hall's public water system:

- Submit plans showing the proposed modifications to the water system. All modifications and design must comply with California Waterworks Standards. Plans submitted must be signed by a civil engineer.

****Note:** Fire suppression requirements have not been taken into account at this time.

- A review of Anza Community Hall's public water system permit will be conducted to ensure it is in compliance and any corrections must be made prior to approving connection.

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied

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

080 - Fire. 2 0080-Fire-USE*-#51-WATER CERTIFICATION Not Satisfied

The applicant or developer shall be responsible to submit written certification from the water company noting the location of an existing fire hydrant and that the existing water system is capable of delivering required fire flow at 20 PSI residual operating pressure. If a water system currently does not exist, the applicant or developer shall be responsible to provide written certification that financial arrangements have been made to provide them.

Flood

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-USE*- SCHOOL MITIGATION (cont.) Not Satisfied
Fees to the Hemet Unified School District shall be paid in accordance with California State law.

Transportation

080 - Transportation. 1 0080-Transportation-USE - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

NOTE:

- 1) Landscaping plans for areas within the road right of way shall be submitted for review and approval by the Transportation Department only.
- 2) When the Landscaping Plot Plan is located within a special district such as Valley Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department shall clear this condition.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-USE - LC LNDSCPNG PROJ SPECIFC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

a. Prepare LMD PLAN SET for CALTRANS ROW and ANNEX INTO LMD.

080 - Transportation. 3 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights of way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89 1 Consolidated by contacting the Transportation Department at (951)955 6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

1. Landscaping along SH-371 (Cahuilla Road).
2. Street lights.
3. Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application.
2. Appropriate fees for annexation.
3. 2(two)- sets of street lighting plans approved by Transportation Department.
- 4 "Streetlight Authorization" form from SCE, or other electric provider.

080 - Transportation. 4 CALTRANS ENCRCHMNT PRMT Not Satisfied

Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the State highway right-of-way, clearance and/or an encroachment permit must be obtained by the applicant from the District 08 Office of the State Department of Transportation in San Bernardino.

080 - Transportation. 5 ESTABLISH WQMP MAINT ENTITY Not Satisfied

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

080 - Transportation. 6 IMPLEMENT WQMP Not Satisfied

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

080 - Transportation. 7 LANDSCAPING/TRAIL COM/IND Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 LANDSCAPING/TRAIL COM/IND (cont.) Not Satisfied

Landscaping plans shall be designed within SH-371 (Cahuilla Road) and submitted to the County Transportation Department. Landscaping plans shall be submitted on standard County format (24" x 36").

080 - Transportation. 8 LIGHTING PLAN Not Satisfied

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 9 R-0-W DEDICATION Not Satisfied

Sufficient public street right-of-way along SH-371 (Cahuilla Road) shall be conveyed for public use to provide for a 59 foot half-width right-of-way per County Standard No. 93, Ordinance 461.

080 - Transportation. 10 UTILITY PLAN Not Satisfied

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

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-USE - RECYCLNG COLLECTION PLAN Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 0080-Waste Resources-USE - WASTE RECYCLE PLAN (WRP) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

Plan: PP26320

Parcel: 573260006

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.
 2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
 3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
 4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
- Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 HAZMAT CONTACT/REVIEW Not Satisfied

The owner or operator of any business that handles or stores any hazardous material/waste equal to or above the threshold quantities; 55 gallons of a liquid, 200 cubic feet of a gas, 500 pounds of a solid, and/or radioactive materials (where an emergency plan is required by Federal Law), and/or extremely hazardous substances, shall contact the Department of Environmental Health Hazardous Materials Management Branch at (951)358-5055 for requirements

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete fire sprinkler system per NFPA 13 in all buildings 3600 sq.ft. or greater. All fire sprinkler risers shall be protected from any physical damage. The post indicator valve and fire department connection shall be located to the front, within 200 feet of a hydrant, and a minimum of 40 feet from the building(s). A statement that the building(s) will be automatically fire sprinkled must be included on the title page of the building plans. Applicant or developer shall be responsible to install a U.L. Central Station Monitored Fire Alarm System. Monitoring system shall monitor the fire sprinkler system(s) water flow, P.I.V.'s and all control valves. Plans must be submitted to the Fire Department for approval prior to installation. Contact fire department for guideline handout.

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS Not Satisfied

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

090 - Fire. 3 0090-Fire-USE-#45-FIRE LANES Not Satisfied

The applicant shall submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

Flood

090 - Flood. 1 BMP MAINTENANCE & INSPECTION Not Satisfied

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

090 - Flood. 2 IMPLEMENT WQMP Not Satisfied

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90. Prior to Building Final Inspection

Flood

090 - Flood. 2 IMPLEMENT WQMP (cont.) Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The Transportation Department will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Planning

090 - Planning. 1 0090-Planning-USE - CURBS ALONG PLANTERS Not Satisfied

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

090 - Planning. 2 0090-Planning-USE - UTILITIES UNDERGROUND Not Satisfied

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

090 - Planning. 3 0090-Planning-USE*- ACCESSIBLE PARKING Not Satisfied

A minimum of two (2) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

090 - Planning. 4 0090-Planning-USE*- INSTALL BIKE RACKS Not Satisfied

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

090 - Planning. 5 0090-Planning-USE*- LOADING SPACES Not Satisfied

A minimum of one (1) loading space shall be provided in accordance with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with a suitable base of asphalt material and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 6 0090-Planning-USE*- PARKING PAVING MATERIAL Not Satisfied

A minimum of forty six (46) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete to

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90. Prior to Building Final Inspection

Planning

090 - Planning. 6 0090-Planning-USE*- PARKING PAVING MATERIAL (cont.) Not Satisfied
current standards as approved by the Department of Building and Safety.

090 - Planning. 7 0090-Planning-USE*- TRASH ENCLOSURES Not Satisfied

One (1) trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

Transportation

090 - Transportation. 1 0090-Transportation-USE - LC COMPLY W/ LNDSCP/ IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Transportation Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department shall clear this condition.

090 - Transportation. 2 0090-Transportation-USE - LC LNDSCP INSPECT DEPOSIT Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 3 0090-Transportation-USE - LNDSCPE INSPCTN RQRMNTS Not Satisfied

The permit holder's (or on-site representative) landscape architect is responsible for preparing the landscaping and irrigation plans and shall arrange for an installation inspection with the Transportation Department at least five (5) working days prior to the installation of any landscape or irrigation components.

Upon successful completion of the installation inspection, the applicant will arrange for a 6th-month installation inspection at least five (5) working days prior to the final building inspection or issuance of the occupancy permit, whichever occurs first, and comply with the Transportation Department's (80.TRANS) condition entitled "USE-LANDSCAPING SECURITY" and (90.TRANS) condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the installation inspection, the County Transportation Department's landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department and the Department of Building and Safety. The Transportation Department shall clear this condition upon determination of compliance.

090 - Transportation. 4 ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89- 1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 ANNEX L&LMD/OTHER DIST (cont.) Not Satisfied
accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

1. Landscaping along SH-371 (Cahuilla Road).
2. Street-lights.
3. Street sweeping.

090 - Transportation. 5 EXISTING CALTRANS MAINTAINED Not Satisfied

SH-371 (Cahuilla Road) is a paved 'Caltrans' maintained road designated Major Highway and shall be improved with 32' half-width AC pavement, 6" concrete curb and gutter (project side), and must much up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Director of Transportation within the 59 half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (Modified for reduced half-width AC pavement improvement from 38' to 32')

NOTE:

1. A 5' meandering sidewalk (project side) shall be constructed within the 27' parkway as directed by Director of Transportation.
2. Construct a transition AC pavement tapering lane along the west project boundary of SH-371 (Cahuilla Road) per 55 m.p.h design speed limit.
3. Driveway shall be improved per County Standard No. 207-A or as directed by 'Caltrans'.
4. Street improvement plans along SH-371 shall be submitted to 'Caltrans' for review and approval.
5. Parkway improvement plan shall be submitted to 'County of Riverside Transportation Department' for review and approval.

090 - Transportation. 6 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 'Caltrans' for street improvement, and as approved by the director of Transportation for the parkway improvements.

NOTE:

Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 7 LANDSCAPING COMM/IND Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within SH-371 (Cahuilla Road).

Assurance of continuous maintenance is ,required by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division; or if desired the developer may file an application for annexation into Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 LANDSCAPING COMM/IND (cont.) Not Satisfied

090 - Transportation. 8 LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights of way, (or within easements adjacent to the public rights of way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping will be improved within SH-371 (Cahuilla Road)

090 - Transportation. 9 SIGNING & STRIPING Not Satisfied

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

090 - Transportation. 10 Street Lights Install Not Satisfied

Install street lights along the street associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the Developer to ensure that street-lights are energized along SH-371 (Cahuilla Road) where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 11 STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Street light Authorization "form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, or other electric provider.

090 - Transportation. 12 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site.

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

090 - Transportation. 13 Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles off-site in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 14 WQMP COMPLETION Not Satisfied

PLOT PLAN NO. 26320 proposes to construct a 9,100 square foot Dollar General retail store. The architectural style will be compatible with the ranch architectural theme as stated in the Anza Community Vision and Goals document. Forty six (46) parking spaces are provided which include 2 ADA spaces. An eight foot (8') high by ten foot wide (10') free standing monument sign with a brick base is proposed to be located within the planter area located to the east

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 14 WQMP COMPLETION (cont.) Not Satisfied
of the driveway and a 49.80 square foot wall sign comprised of 24" individual illuminated channel letters proposed to be located along the front elevation of the building.

090 - Transportation. 15 WQMP REGISTRATION Not Satisfied

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

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-USE - WASTE REPORTING FORM Not Satisfied

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

PM37201
ADVISORY NOTIFICATION DOCUMENT
AND CONDITIONS OF APPROVAL



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



09/25/18, 1:44 pm

PM37201

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM37201. 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

TENTATIVE PARCEL MAP NO. 37201 is a Schedule 'E' subdivision of a 9.50 acre parcel into one 1.31 gross acre commercial parcel and one 8.39 gross acre remainder parcel.

Advisory Notification. 2 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP

Tentative Parcel Map, No. 37201 dated July 5, 2018.

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

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

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

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

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - 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){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)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

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. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

Advisory Notification. 4 AND - Hold Harmless

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Tentative Parcel Map No. 37201 and Plot Plan No. 26320 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 Tentative Parcel Map No. 37201 and Plot Plan No. 26320, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Hold Harmless (cont.)

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

E Health

E Health. 1 0010-E Health-USE - ECP COMMENTS

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the report and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 APPROVED POTABLE WATER SOURCE

PP26320, which will be developed on parcel 1 of PM37201, is connecting to an existing public water system that is permitted as Anza Community Hall. For the purposes of entitlement review, Anza Community Hall has provided in writing an agreement to provide a water supply connection. The Department of Environmental Health's (DEH) Local Primacy Agency (LPA) has received this intent to provide a connection and has reviewed preliminary information to determine that a connection can be supported. In

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 APPROVED POTABLE WATER SOURCE (cont.)
order to obtain final approval for connection, additional items must be addressed by Anza Community Hall prior to building permit issuance.

Note: Parcel 2 is only a remainder parcel.

Fire

Fire. 1 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 2 0010-Fire-MAP*-#15-POTENTIAL FIRE FLOW

Prior to building permit issuance, the applicant or developer shall submit plans for a water system capable of delivering fire flow as required by the California Fire Code and Riverside County Fire Department standards. Fire hydrants shall be spaced in accordance with the California Fire Code.

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT

Parcel Map (PM) 37201 is a proposal for a Schedule "E" subdivision of a 9.5-acre parcel into one 1.31 gross acre commercial parcel and an 8.39 gross acre remainder parcel. The site is located on the northeast corner of Cahuilla Road and Contreras Road. This map is being processed concurrently with Plot Plan (PP) 26320 which is a proposal for a Dollar General Store on Parcel 1.

The westerly portion of the site is located within the limits of the 100-year Zone A floodplain limits for Anza Creek as delineated on Panel Number 06065C-2825G of the Flood Insurance Rate Maps (FIRM) dated August 28, 2008 issued in conjunction with the National Flood Insurance Program (NFIP) administered by the Federal Emergency Management Agency (FEMA). These flows are tributary to the District's Anza Creek Channel located south of Cahuilla Road.

The 100-year floodplain limits shall be delineated on the environmental constraint sheet (ECS) to accompany the final map. Calculations and the pertinent data used to determine these limits shall be submitted to the District for review and approval. The area within the delineated flood plain limits shall be labeled "floodplain" on the ECS. A note shall be placed on the ECS stating, "Approximate floodplain limits must be kept free of all buildings and obstructions. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed."

The District's proposed Anza Creek Channel has an alignment that traverses the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-MAP - LOW PALEO (cont.)
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", palaeontological 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 palaeontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 2 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. 3 0010-Planning-MAP - PDA05048 ACCEPTED

County Archaeological Report (PDA) No. 5048 submitted for this project (PM37201) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I Cultural Resources Assessment for the Anza Dollar General Project, PM37201, Anza, Riverside County", dated May 10, 2017. The cultural resources study for the Anza Dollar General Store Project was negative for the presence of archaeological sites. Of the three previous studies that covered portions of the current APE (Bowles 1981; Bissell 1989; Smallwood 2008), those by Bowles (1981) and RMW Paleo Associates (Bissell 1989) identified and relocated, respectively, bedrock milling feature Site RIV-2261 on the current northeast project boundary. However, BFSA surveyors unsuccessfully attempted to relocate Site RIV-2261, as it is either located outside of the survey boundaries or has weathered away since last observed approximately 30 years ago. Given that no archaeological sites, features, or artifacts were identified during the field reconnaissance, no potential impacts to cultural resources are associated with the proposed development of the project. The archaeological study was completed in accordance with County of Riverside report guidelines and CEQA significance

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 3 0010-Planning-MAP - PDA05048 ACCEPTED (cont.)
 evaluation criteria. Based upon the absence of any cultural resources on this parcel, site-specific mitigation measures will not be required for this project. However, given the recorded archaeological sites in the project vicinity, the potential exists that buried cultural resources may exist within the project; therefore, grading required for the proposed project should be monitored by an archaeologist and Native American representative.

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

Planning. 4 0010-Planning-MAP - UNANTICIPATED RESOURCES

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

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished. * A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

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

Planning. 5 0010-Planning-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. 6 0015 - Planning - General - Human Remains

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. 7 0015 - Planning - General - Review Fees

Any subsequent submittals required by these conditions of approval, including but not

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0015 - Planning - General - Review Fees (cont.)
limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 8 0015 - Planning - Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

Planning. 9 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.

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST (cont.)

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Transportation

Transportation. 1 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 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 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 sub-divider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Transportation. 4 STD INTRO (ORD 460/461)

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

Waste Resources

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0010-Waste Resources-MAP - LANDSCAPE PRACTICES (cont.)

Waste Resources. 1 0010-Waste Resources-MAP - LANDSCAPE PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility. Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Waste Resources. 2 0010-Waste Resources-MAP- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Waste Resources. 3 0010-Waste Resources-MAP- HAZARDOUS MATERIALS

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

Plan: PM37201

Parcel: 573260006

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1

0060-EPD-UWIG (cont.)

Not Satisfied

INVASIVES

When approving landscape plans for Development that is proposed adjacent to the streambed area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the streambed area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the streambed areas, species considered in the planting plans, resources being protected within the streambed area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

BARRIERS

Proposed land uses adjacent to the streambed area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the streambed area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

DRAINAGE/TOXICS

Proposed Developments in proximity to the streambed area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the streambed area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the streambed area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the streambed area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

LIGHTING

Night lighting shall be directed away from the streambed area to protect species within the streambed area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the streambed area is not increased.

GRADING/LAND DEVELOPMENT

Manufactured slopes associated with proposed site development shall not extend into the streambed area.

NOISE

Proposed noise generating land uses within the streambed area(s), Public/Quasi-Public (PQP) Lands, and/or Riparian/Riverine/Vernal Pool areas, shall incorporate setbacks, berms or walls to minimize the effects of noise on wildlife and biological resources in the streambed area.

Survey

050 - Survey. 1

ACCESS RESTRICTION

Not Satisfied

Lot access shall be restricted on SH-371 (Cahuilla Road) and so noted on the final map, with the exception of one 36' access for Parcel-A and existing 30' access opening for Parcel "B" per TR18226 (MB 138/60-69).

050 - Survey. 2

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

Plan: PM37201

Parcel: 573260006

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.) Not Satisfied
evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 2 0060-Planning-MAP - PROJECT ARCHAEOLOGIST Not Satisfied
Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval. Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 0060 - Planning-EPD Nesting Bird Survey - MBTA 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. Nesting bird season is February 15st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The 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 to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

060 - Planning-EPD. 2 0060-EPD-Grading Plan Review Not Satisfied
Prior to issuance of the grading permit a grading plan shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure compliance with the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP). Los Angeles Pocket Mouse habitat is adjacent to the north of the project site, this area must be clearly labeled on the grading plans as "LAPM HABITAT TO BE AVOIDED".

060 - Planning-EPD. 3 0060-EPD-Riv/Rip Mapping Not Satisfied

Plan: PM37201

Parcel: 573260006

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 3 0060-EPD-Riv/Rip Mapping (cont.) Not Satisfied

Prior to grading permit issuance, all project maps and exhibits shall clearly depict and label the MSHCP Riparian/Riverine habitat being avoided to EPD's satisfaction. The Riparian/Riverine feature shall be labeled as "MSHCP Riparian/Riverine to be Avoided". The Riparian/Riverine habitat being depicted on project maps and exhibits shall correspond with Anza Creek on the west side of the project area mapped Riparian/Riverine habitat depicted on Figure #04 found within the document titled "MSHCP Consistency analysis/Habitat Assessment Report, Including Los Angeles Pocket Mouse Habitat Assessment for Proposed Retail Store on Commercial Property" dated March 2018 completed by, Archon Consulting Co.

060 - Planning-EPD. 4 0060-EPD-Temp Fence Install Not Satisfied

Areas of the project adjacent to areas labeled as "LAPM HABITAT TO BE AVOIDED", will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed. EPD may also inspect the site prior to grading permit issuance.

Transportation

060 - Transportation. 1 SUBMIT GRADING PLANS Not Satisfied

TENTATIVE PARCEL MAP NO. 37201 is a Schedule 'E' subdivision of a 9.50 acre parcel into one 1.31 gross acre commercial parcel and one 8.39 gross acre remainder parcel.

060 - Transportation. 2 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), on one PDF on two CD copies, 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 a WQMP and associated plans for review and approval prior to the issuance of a grading permit. More information can be found at the following web-site.

<http://rcflood.org/npdes/>

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 0070-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. Submitting a Contractors Statement of Conformance form (284-259).
4. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

Plan: PM37201

Parcel: 573260006

70. Prior To Grading Final Inspection

BS-Grade

070 - BS-Grade. 1 0070-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied

5. 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.

Planning

070 - Planning. 1 0070-Planning-MAP - ARTIFACT DISPOSITION Not Satisfied

Prior to Grading Permit Final: The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) and Provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through one of the following methods.

1. A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provisions to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources. Details of contents and location of the reburial shall be included in the Phase IV Report.

2. Curation at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore will be professionally curated and made available to other archaeologists/researchers and tribal members for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

3. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall then proceed with curation at the Western Science Center.

070 - Planning. 2 0070-Planning-MAP - PHASE IV CULTURAL RPT. Not Satisfied

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

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION -UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Parcel Map 37201 is located within the limits of the Anza Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Plan: PM37201

Parcel: 573260006

80. Prior To Building Permit Issuance

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES (cont.) Not Satisfied

Transportation

080 - Transportation. 1 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), on one PDF on two CD copies, 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 a WQMP and associated plans for review and approval prior to issuance of building permit. More information can be found at the following web-site.

<http://rcflood.org/npdes/>

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. The construction of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., requires approval through the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Gen - Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - NO PRECISE GRD APRVL Not Satisfied

A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

Transportation

090 - Transportation. 1 WQMP COMPLETION Not Satisfied

Plan: PM37201

Parcel: 573260006

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 WQMP COMPLETION (cont.) 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, GPS location of all BMPs, and ensure that the requirements for permanent inspection and maintenance the BMPs are established with a BMP maintenance agreement.

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

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

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE
PO Box 1409
Riverside, 92502-1409**

DATE: August 9, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Riv. Office)
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division

P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Surveyor
Riv. Co. Waste Resources Management Dept.
Board of Supervisors - Supervisor: 3rd District-
Washington

Planning Commissioner: 3rd District- Taylor-
Berger
Southern California Edison Co. (SCE)
Southern California Gas Co.

TENTATIVE PARCEL MAP NO. 37201 AMENDED #1 AND PLOT PLAN NO. 26320 – EA 42952 –
Applicant: Cross Development- Dollar General, Anza, LLC c/o Joe Dell – Engineer/Representative:
Tectonics Design Group – Third Supervisorial District – Anza Zoning Area – Riverside Extended
Mountain Area Plan (REMAP): Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR)
– Location: Northerly of Cahuilla Road, southerly of Engstrom Road, easterly of Contreras Road and
westerly of Hill Street – 1.31 ac – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The
Tentative Parcel Map is a Schedule 'E' subdivision of a 9.50 acre parcel into two commercial parcels.
The **Plot Plan** proposes to construct a 9,100 square foot Dollar General retail store. APN(s) 573-260-
006 – Related Case – PAR1504. **BBID: 379-320-581, UPROJ: PP26320, PM37201**

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the
map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft
conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is
determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the
system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC
Meeting on August 24, 2017.** Once the route is complete, and the approval screen is approved with or
without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

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

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Any questions or comments regarding this project should be directed to Deborah Bradford, Project Planner, at (951) 955-6646 or e-mail at dbradfor@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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37201, EA42952)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37201– EA42952 – Applicant: Cross Development- Dollar General, Anza, LLC c/o Joe Dell – **Engineer/Representative:** Tectonics Design Group – **Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – General Plan:** Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – **Zoning:** Scenic Highway Commercial (C-P-S) – **Location:** Location: Northerly of Cahuilla Road, southerly of Engstrom Road, easterly of Contreras Road and westerly of Hill Street – 9.50 Acres –

REQUEST: A Tentative Parcel Map for a Schedule “H” subdivision of a 9.50 acre parcel into two commercial parcels – **APN:** 573-260-006– **Related case:** N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org
Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37201, EA42952)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37201– EA42952 – Applicant: Cross Development- Dollar General, Anza, LLC c/o Joe Dell – Engineer/Representative: Tectonics Design Group – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – General Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Location: Northerly of Cahuilla Road, southerly of Engstrom Road, easterly of Contreras Road and westerly of Hill Street – 9.50 Acres –

REQUEST: A Tentative Parcel Map for a Schedule “H” subdivision of a 9.50 acre parcel into two commercial parcels – APN: 573-260-006– Related case: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org
Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37201, EA42952)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37201– EA42952 – Applicant: Cross Development- Dollar General, Anza, LLC c/o Joe Dell – **Engineer/Representative:** Tectonics Design Group – **Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – General Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Zoning:** Scenic Highway Commercial (C-P-S) – **Location:** Location: Northerly of Cahuilla Road, southerly of Engstrom Road, easterly of Contreras Road and westerly of Hill Street – 9.50 Acres –

REQUEST: A Tentative Parcel Map for a Schedule “H” subdivision of a 9.50 acre parcel into two commercial parcels – **APN:** 573-260-006– **Related case:** N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org
Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37201, EA42952)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

TENTATIVE PARCEL MAP NO. 37201– EA42952 – Applicant: Cross Development- Dollar General, Anza, LLC c/o Joe Dell – Engineer/Representative: Tectonics Design Group – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP) – General Plan: Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 FAR) – Zoning: Scenic Highway Commercial (C-P-S) – Location: Location: Northerly of Cahuilla Road, southerly of Engstrom Road, easterly of Contreras Road and westerly of Hill Street – 9.50 Acres –

REQUEST: A Tentative Parcel Map for a Schedule “H” subdivision of a 9.50 acre parcel into two commercial parcels – APN: 573-260-006– Related case: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37201, EA42952)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

December 7, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PM37201, EA42952)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by January 7, 2017 to htthomson@rctlma.org or by contacting me at (951) 955-2873.

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REQUEST: A Tentative Parcel Map for a Schedule “H” subdivision of a 9.50 acre parcel into two commercial parcels – APN: 573-260-006– Related case: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Deborah Bradford, Dbradfor@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

PM37201



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

Notes

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



0 636 1,272 Feet



REPORT PRINTED ON... 12/7/2016 1:30:05 PM

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PM37201



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
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REPORT PRINTED ON... 12/7/2016 1:30:51 PM

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT Original Case No. N/A PP 26320

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: CD DG Anza, LLC

Contact Person: Joe Dell E-Mail: joe@crossdevelopment.net

Mailing Address: 4336 Marsh Ridge Road

Carrollton Street TX ZIP 75010
City State ZIP

Daytime Phone No: (903) 771-9444 Fax No: () N/A

Engineer/Representative Name: Rubicon Design Group

Contact Person: Michele Rambo, AICP E-Mail: mrambo@rubicondesigngroup.c

Mailing Address: 100 California Avenue, Suite 202

Reno Street NV ZIP 89509
City State ZIP

Daytime Phone No: (775) 393-0035 Fax No: () N/A

Property Owner Name: CLG, Inc.

Contact Person: Marvin Landon, VP/Secretary E-Mail: marv@gormis.com

Mailing Address: 5388 Sterling Center Drive

Westlake Village Street CA ZIP 91363
City State ZIP

Daytime Phone No: (818) 338-8690 Fax No: () N/A

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

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

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APPLICATION FOR LAND USE 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.)

CLG Inc., Marvin Landon (VP/Secretary)

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): 573-260-006

Approximate Gross Acreage: 1.31 acres of a larger 9.5 acre lot

General location (nearby or cross streets): North of Cahuilla Road, South of

N/A, East of Contreras Road, West of Hill St.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

A 9,100 square-foot Dollar General retail store with associated parking and landscaping.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): 348.4840, Article IX(b), Section 9.50(101)

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1				N/A	<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1	9,100	21. ft	1	Retail/Convenience Store
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		N/A
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:

PAR 01504 and Tentative Parcel Map 37201

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). N/A

(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) N/A

EIR No. (if applicable): N/A

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): Noise, Geo, Phase I, Bio, Air Quality

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: Joe Dell; Cross Development

Address: 4336 Marsh Ridge Road, Carrollton, TX 75010

Phone number: 903-771-9444

Address of site (street name and number if available, and ZIP Code): Cahuilla Road

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 573-260-006

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: 5/19/17

Applicant: Michele Rambo Date 6/14/17
for Joe Dell

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

- 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
- 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.

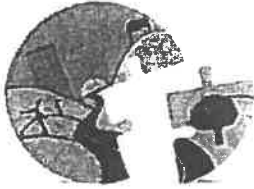
Owner/Authorized Agent (1) Michele Rambo Date 6/14/17

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM37201 DATE SUBMITTED: 4-18-16

APPLICATION INFORMATION

Applicant's Name: CD DG Anza LLC E-Mail: joe@crossdevelopment.net

Mailing Address: 420 Southfork Drive

<u>Lewrsville</u>	<u>TX</u>	<u>75057</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (903) 771-9444 Fax No: () NA

Engineer/Representative's Name: Tectonics Design Group E-Mail: joh@tdg-inc.com

Mailing Address: 10451 Double R Blvd

<u>Reno</u>	<u>NV</u>	<u>89521</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (775) 824-9988 Fax No: (775) 824-9986

Property Owner's Name: CLG, Inc c/o Marvin Landon E-Mail: _____

Mailing Address: 5395 Jed Smith Road

<u>Hidden Hills</u>	<u>CA</u>	<u>91302</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (818) 427-0599 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.

Steve Rumsey for CD DG Anza LLC

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.

Marvin Landon C.L.G., Inc.

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): **573-260-006**

Section: **16** Township: **7S** Range: **3E**

Approximate Gross Acreage: **9.75 AC (1.31 AC after Parcel Map)**

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Cahuilla Road, South of Engstrom Road, East of Contreras Road, West of Hill Street

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

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):

A new 1.31 acre +/- parcel is proposed to be split from the parent parcel, along with a 9' wide strip of land abutting the new parcel to be dedicated as a public right of way along Cahuilla Road

Related cases filed in conjunction with this request:

Major Plat Plan Applicatoin

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

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

EA No. (if known) _____ EIR No. (if applicable): _____

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

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

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) on-site well

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (distance in feet/miles) Septic system

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: 0

Estimated amount of fill = cubic yards 1,250

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

Import 1,250 CY Export _____ Neither _____

What is the anticipated source/destination of the import/export?
Still to be determined

What is the anticipated route of travel for transport of the soil material?
Still to be determined

How many anticipated truckloads? 96 truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 9,100 sq. ft.

If this is a residential subdivision, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services? Yes No

If yes, does the subdivision intend to dedicate land or pay Quimby fees, or a combination of both?

Dedicate land Pay Quimby fees Combination of both

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

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

Does the subdivision exceed more than one acre in area? Yes No

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River Whitewater River

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

I (we) certify that I (we) have investigated our project with respect to its location on or near an identified hazardous waste site and that my (our) answers are true and correct to the best of my (our) knowledge. My (Our) investigation has shown that:

- The project is not located on or near an identified hazardous waste site.
- The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1)  Date 8/1/14

Owner/Representative (2) _____ Date _____

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and CD DG Anza, 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 573-260-006 (“PROPERTY”); and,

WHEREAS, PROPERTY is owned by C.L.G., Inc. and PROPERTY OWNER acknowledges the PROPERTY is currently in escrow and is willing to indemnify the COUNTY as set forth herein; and,

WHEREAS, on September 13, 2016, PROPERTY OWNER filed an application for Parcel Map No. 37201 and on July 18, 2017, OWNER filed an application for Plot Plan No. 26320 (“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 Anza, LLC
Attn: Steve Rumsey
4336 Marsh Ridge Road
Carrollton, TX 75010

With a copy to:
Rubicon Design Group
Attn: Michele Rambo
1610 Montclair Ave., Ste. B
Reno, NV 89509

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

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

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

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

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

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

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

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

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

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

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

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

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an

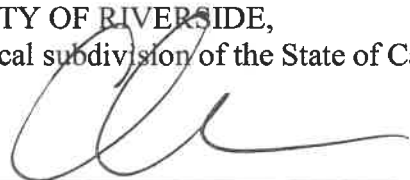
original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

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

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

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

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

By: 
Charissa Leach
Assistant TLMA Director – Community Development

Dated: 2/27/18

[Signatures follow on next page]

FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE SLACK
DATE: 2/16/18

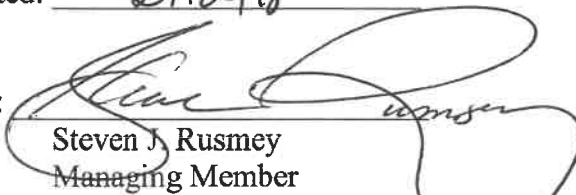
PROPERTY OWNER:

CD DG Anza, LLC, a Texas Limited Liability Company

By: Cross Development Management, LLC, a Texas
Limited Liability Company
Its Manager

By: 
Casey B. Shires
Managing Member

Dated: 2/12/18

By: 
Steven J. Rusmey
Managing Member

Dated: 2/12/18

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 37201 and PLOT PLAN NO. 26320 – Intent to Adopt a Mitigated Negative Declaration – EA42952 – Applicant: Cross Development/Dollar General, Anza, LLC c/o Joe Dell – Engineer/Representative: Tectonics Design Group – Third Supervisorial District – Anza Zoning Area – Riverside Extended Mountain Area Plan (REMAP): Community Development: Commercial Retail (CD-CR) (0.20 – 0.35 FAR) – Location: Northerly of Cahuilla Road, southerly of Engstrom Road, easterly of Contreras Road, and westerly of Hill Street – 1.31 acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The **Tentative Parcel Map** is a Schedule 'E' subdivision of a 9.50 acre parcel into one (1) 1.31 gross acre commercial parcel, and one (1) 8.39 gross acre remainder parcel. The **Plot Plan** proposes to construct a 9,100 sq. ft. Dollar General retail store.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 3, 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, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 24, 2018,

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

APN (s) or case numbers PP26320 / PM37201 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

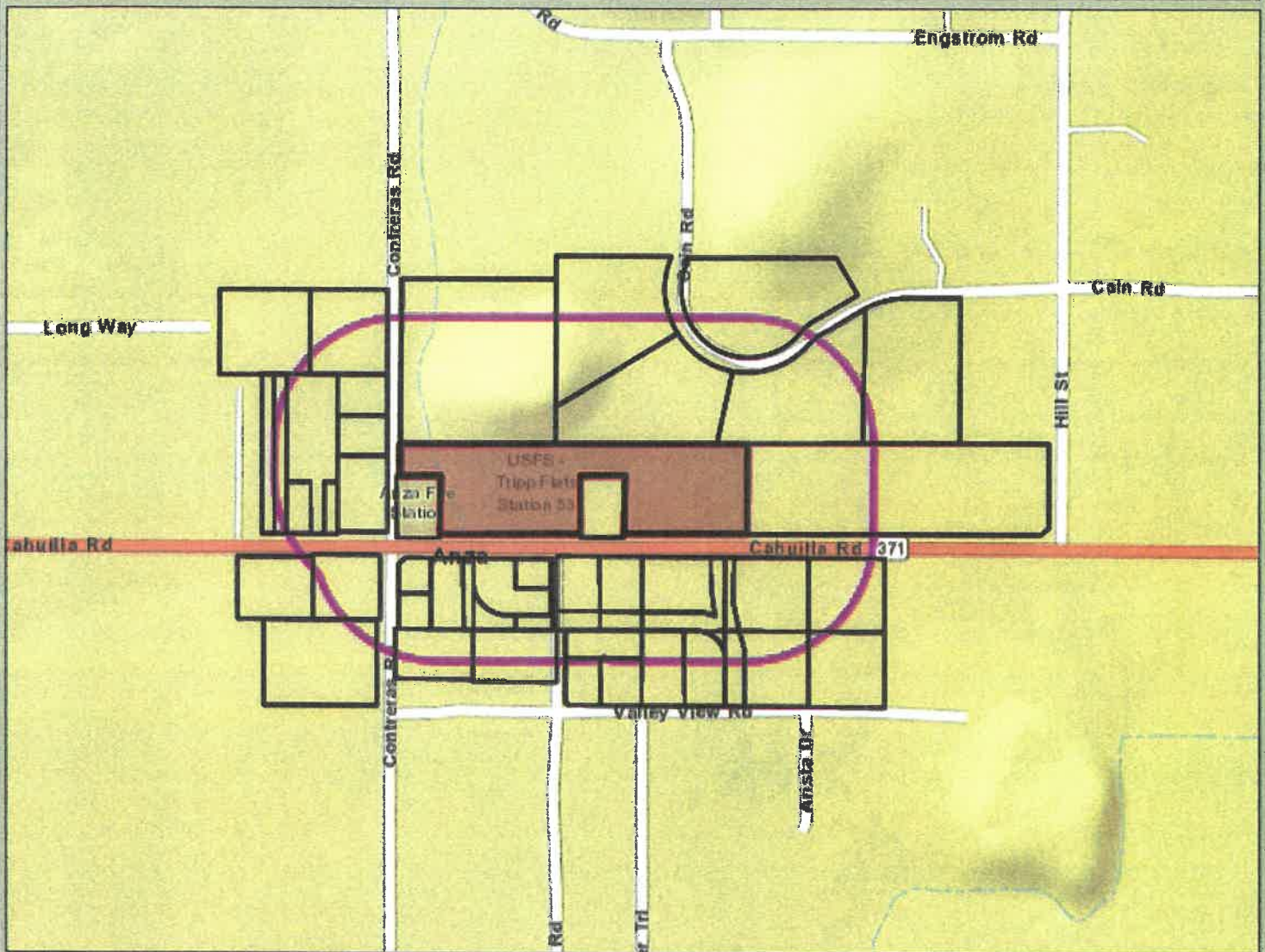
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

PP26320 PM37201 (600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 752 1,505 Feet

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

REPORT PRINTED ON... 8/24/2018 3:45:34 PM

© Riverside County RCIT

573240021
CLAUDE ROBERT GRAHAM
23910 LADEENE AVE
TORRANCE CA 90505

573240022
FRANK GONZALEZ
LINDA GONZALEZ
56500 HIGHWAY 371
ANZA CA. 92539

573250009
AA INTERNATIONAL GROUP
C/O C/O PAUL E GREENWALD
12951 MIRIAM PL
SANTA ANA CA 92705

573250010
AA INTERNATIONAL GROUP
C/O C/O PAUL E GREENWALD
12951 MIRIAM PL
SANTA ANA CA 92705

573250011
KATHLEEN D AGOSTINO
37099 TOOL BOX SPRING RD
MTN CENTER CA 92561

573250018
AA INTERNATIONAL GROUP
C/O C/O PAUL E GREENWALD
12951 MIRIAM PL
SANTA ANA CA 92705

573250020
BRENDA L JAKOBS
P O BOX 391816
ANZA CA 92539

573250022
RICKY L BABCOCK
JOAN LOUW DEFAZIO
44375 COWBOY COUNTRY
AGUANGA CA 92539

573250023
389 CONTRERAS
11035 BURL AVE
LENNOX CA 90304

573250024
KATHLEEN D AGOSTINO
37099 TOOL BOX SPRING RD
MTN CENTER CA 92561

573260003
ANZA COMMUNITY BLDG INC
P O BOX 390091
ANZA CA 92539

573260004
STATE OF CALIF
C/O STATE OF CALIF
P O BOX 1799
SACRAMENTO CA 95808

573260006
CLG INC
C/O C/O PAUL CANTARANO
5388 STERLING CENTER DR
WESTLAKE VILLAGE CA 91361

573260007
C L G INC
5388 STERLING CENTER DR
WESTLAKE VILLAGE CA 91361

573260008
ANZA CONTRERRAS 10
C/O STE E503
451 LAUREL ST NO 352
SAN DIEGO CA 92101

573260015
RHONDA LYNN EASTERLING
PO BOX 390667
ANZA CA 92539

573260016
STEVEN ROY HAMILTON
JOY LOUISE HAMILTON
TAMARA L FERRIS
C/O TAMARA L FERRIS
P O BOX 390833
ANZA CA 92539

573260017
DAVID J MORAN
PATRICIA A MORAN
81507 AVENIDA VIESCA
INDIO CA 92203

573260018
ALONSO VASQUEZ
LETICIA VASQUEZ
MARTHA B CHUC

573260022
BENJAMIN H MEZA
1644 CASPER ST
SAN JACINTO CA 92583

10742 CASS ST
RIVERSIDE CA 92505

576080002
ANZA CIVIC IMPROVEMENT LEAGUE
P O BOX 1000
ANZA CA 92539

576080007
JAMES THOMPSON
JUDITH A THOMPSON
HARLAN VAUGHN RIGGLE
C/O HARLAN VAUGHN RIGGLE
43610 US HWY 371
AGUANGA CA 92536

576080018
CORP PRESIDING BISHOP CHURCH OF LDS
C/O C/O TAX ADMIN
50 E NORTH TEMPLE FL 22
SALT LAKE CITY UT 84150

576280006
JULIO CEASAR NAVA
1711 S FIGUEROA ST
LOS ANGELES CA 90003

576280015
KAY CIRCLE PROPERTIES
C/O C/O TOSCO MARKETING CO DC17
P O BOX 52085
PHOENIX AZ 85072

576280022
MICHAEL L DAVIES
RENETTE R DAVIES
P O BOX 391034
ANZA CA 92539

576280023
HELLAS PROP
10601 G TIERRASANTA BLVD
SAN DIEGO CA 92124

576280024
LANCE ERIC TRIGUEIRO
PATRICIA ARLENE TRIGUEIRO
PO BOX 390776
ANZA CA 92539

576280025
INLAND SVGS & LOAN ASSN
C/O C/O BANK OF HEMET
1600 E FLORIDA AVE
HEMET CA 92544

576280026
CRMAD PROP
C/O C/O CRAIG J MOHNACKY
4783 GATESHEAD RD
CARLSBAD CA 92008

576280029
FRANK CARRILLO
GLORIA C CARRILLO
20929 HAWAIIAN AVE
LAKEWOOD CA 90715

576280030
CRMAD PROP
C/O C/O CRAIG J MOHNACKY
4783 GATESHEAD RD
CARLSBAD CA 92008

576280031
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280032
ALBERTO GARCIA
39910 W ANZA TRAILS
ANZA CA 92539

576280033
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280034
ANZA MUTUAL WATER CO
P O BOX 390117
ANZA CA 92539

576280035
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280036
ROBERT DAVID LYSIAK
DOLORES R LYSIAK
24962 EL CABALLO
EL TORO CA 92630

576280037
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280038
CRMAD PROP
C/O C/O CRAIG J MOHNACKY
4783 GATESHEAD RD
CARLSBAD CA 92008

576280041
BENJAMIN J JARA
GLORIA C JARA
81694 CAMINO FUERTE
INDIO CA 92203

576280042
RIVERSIDE COUNTY FLOOD CONTROL DIST
1995 MARKET ST
RIVERSIDE CA 92501

576280044
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280045
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280048
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

576280049
JOHN R COOPER
2342 DALADIER DR
RCH PALOS VERDES CA 90275

576300011
RICHARD ANTHONY BATISTA
CAROL LYNN BATISTA
4403 CHEVY CHASE DR
FLINTRIDGE CA 91011

576300013
CARMINE ROZZO
CARLY ROZZO
P O BOX 391554
ANZA CA 92539

576300018
CECILIO OROZCO
CRISTINA OROZCO
25667 MOTTE CIR
ROMOLAND CA 92585

576300019
RIVERSIDE COUNTY FLOOD CONTROL DIST
1995 MARKET ST
RIVERSIDE CA 92501

576300020
ANDY R BAZAR
NORA F BAZAR
6159 VINEYARD AVE
RANCHO CUCAMONGA CA 91701

576300021
RIVERSIDE COUNTY FLOOD CONTROL &
1995 MARKET ST
RIVERSIDE CA 92501

CD DG Anza, LLC
c/o Joe Dell
4336 Marsh Ridge Road
Carrollton, Texas 75010

CD DG Anza, LLC
c/o Joe Dell
4336 Marsh Ridge Road
Carrollton, Texas 75010

Rubicon Design Group
Atten: Michele Rambo, AICP
100 California Avenue, Suite 202
Reno, NV 89509

Rubicon Design Group
Atten: Michele Rambo, AICP
100 California Avenue, Suite 202
Reno, NV 89509

CLG, Inc.
c/o Marvin Landon, VP/Secretary
5388 Sterling Center Drive
Westlake Village, CA 91363

CLG, Inc.
c/o Marvin Landon, VP/Secretary
5388 Sterling Center Drive
Westlake Village, CA 91363

So. Calif. Edison Company
P.O. Box 800
Rosemead, CA 91770

So. Calif. Edison Company
P.O. Box 800
Rosemead, CA 91770

Southern California Gas Company
4495 Howard Ave.
Riverside, CA 92507

Southern California Gas Company
4495 Howard Ave.
Riverside, CA 92507

Department of Transportation
District 8 - Planning
464 W. 4th St, 6th Floor, MS725
San Bernardino, CA 92401-1400

Department of Transportation
District 8 - Planning
464 W. 4th St, 6th Floor, MS725
San Bernardino, CA 92401-1400

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * I1603102

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: CLG INC \$50.00
paid by: AE 109176
EA42952
paid towards: CFG06322 CALIF FISH & GAME: DOC FEE
at parcel: 56700 CAHUILLA RD ANZA
appl type: CFG3

By _____ Sep 19, 2016 14:19
JCMITCHE posting date Sep 19, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

Overpayments of less than \$5.00 will not be refunded!



COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.

4.2


Planning Commission Hearing: October 3, 2018

PROPOSED PROJECT

Case Number(s):	Change of Zone No. 7869 Tentative Parcel Map No. 36664 Tentative Tract Map No. 36665
EIR No.:	550
Area Plan:	Lakeview/Nuevo
Zoning Area/District:	Nuevo Area
Supervisory District:	Fifth District
Project Planner:	Deborah Bradford
Project APN(s):	309-020-041, 310-230-007 & 009, 310-230-027-030, 310-230-039- 040, & 310-270-011-014

Applicant(s): Nuevo Road Properties
LLC.

Representative(s): Albert A. Webb
Associates


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION, AND LOCATION

This Project includes the following components: Tentative Parcel Map No. 36664, Tentative Tract Map No. 36665, and Change of Zone No. 7869 (herein identified as the "Project").

Tentative Parcel Map No. 36664 is a Schedule 'I' subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. Parcel 7, which consists of APN's 310-270-011-014, and 310-230-027 is comprised of approximately 32 acres. Parcel 7 has a land use designation of Mixed Use Area (MUA) and a zoning classification of Mixed Use and Highest Density Residential (R-7). Although, Parcel 7 is included in Parcel Map No. 36664. Parcel 7 is not a part of Tentative Tract Map No. 36665 nor Change of Zone No. 7869. No grading or building permits will be issued as a part of this Map. (See Attachment 1)

Tentative Tract Map No. 36665 is a Schedule 'A' subdivision of 171.68 acres into 599 lots, which will include, 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 square feet, 6,000 square feet, and 7,000 square feet, 10 open space/park lots, 3 water quality detention basins, and two 2 sewage lift stations (See Attachment 2).

The Tentative Tract Map will result in the ultimate development of the Project site resulting in the construction of a mix of residential dwelling units comprised of single family detached lots distributed across six of the Project's eight Planning Areas. Typically Planning Areas are associated with Specific Plans; however, the EIR refers to these as Planning Areas to be able to describe what occurs in each area during each phase of development, as shown in Figure 1. Planning Area 1 will contain 112 lots with a minimum lot size of 5,000 SF. Planning Area 2 will contain 76 lots with a minimum lot size of 7,000 SF. Planning Area 3 will contain 53 lots with a minimum lot size of 6,000 SF and a 3.5-acre neighborhood park. Planning Area 4 will contain 137 lots with a minimum lot size of 5,000 SF and a 2.8-acre neighborhood park. Planning Area 5 will contain 96 lots with a minimum lot size of 6,000 SF. Planning Area 6 will contain 110 lots with a minimum lot size of 7,000 SF. Planning Area 7 and Planning Area 8 are comprised of approximately 71.2 acres and will be dedicated to the County of Riverside Regional

Conservation Authority (RCA) as a MSHCP Conservation Area. The proposed parks in Planning Area 3 and 4 will contain passive and active elements such as shade structures, picnic shelters, tot lots, sport courts and walkways. Approximately 19.5 acres of open space within Planning Areas 1, 3, 4, 5, and 6 will remain in their existing state.

Change of Zone No. 7869 proposes to change the site’s zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4). (See Attachment 2)

The Project site is located north of San Jacinto Avenue, south of Nuevo Road, east of Dunlap Drive, and west of Pico Avenue.

Phasing

The proposed Project is anticipated to be completed in two phases. The first phase, outlined in blue will include construction of Planning Area 1, 2, and 3 which will result in the construction of 241 single-family residential units. The second phase includes construction of Planning Areas 4, 5, and 6 which will result in the construction of 343 single-family residential units

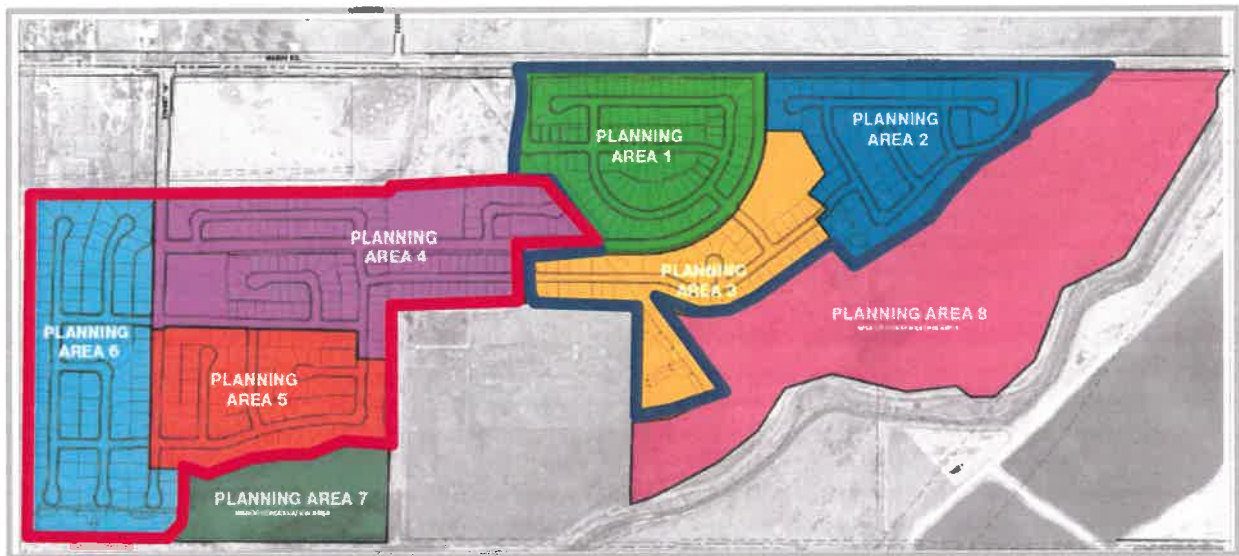


Figure 1. - Phasing and Planning Area Map

- Phase 1 █
- Phase 2 █

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

TENTATIVELY CERTIFY Environmental Impact Report No. 550 based on the findings incorporated in the EIR, and subject to resolution adoption by the Riverside County Board of Supervisors; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7869 that changes the zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, and pending adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36665, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

APPROVE TENTATIVE PARCEL MAP NO. 36664, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the 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:	Medium Density Residential (MDR), Mixed Use Area (MUA), Open Space: Water (OS: W), and Open Space: Conservation Habitat (OS: CH).
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	San Jacinto River Project Policy Area
Surrounding General Plan Land Uses	
North:	Community Development: Mixed Use Area (CD: MUA), Community Development: Medium Density Residential (CD: MDR), Community Development: Commercial Retail (CD: CR), and Community Development: Community Center (CD: CC).
East:	Community Development: Medium Density Residential (CD: MDR), Open Space: Water (OS: W), Open Space: Conservation Habitat (OS: CH)
South:	Community Development: Medium Density Residential (CD: MDR), Open Space: Water (OS: W), and Open Space: Conservation Habitat (OS: CH)
West:	City of Perris
Existing Zoning Classification:	Rural Residential (R-R), Mixed Use (MU) and Highest Density Residential (R-7)
Proposed Zoning Classification:	Planned Residential (R-4)
Surrounding Zoning Classifications	

North:	Mixed Use (MU) and Specific Plan (SP)
East:	Rural Residential (R-R), Specific Plan (SP), and Watercourse, Watershed and Conservation (W-1)
South:	Light Agriculture with Poultry (AP), Rural Residential (R-R), and Light Agriculture (A-1).
West:	City of Perris
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land, Single-Family Residential
South:	Vacant Land
East:	Single-Family Residential, Agriculture, and Vacant Land
West:	Single-Family Residential and the City of Perris.

Project Details: PM36664

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	266 acres	N/A
Total Proposed Number of Lots:	8	
Map Schedule:	'1'	

Project Details: TR36665

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	171.68 acres	N/A
Proposed Minimum Lot Size:	5,000 square foot	R-4 allows for a minimum 3,500 square foot lot size
Total Proposed Number of Lots:	Total – 599 lots. 584 single family lots, 10 open space lots, 3 water quality basins, and 2 lift stations.	
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Lakeview/Nuevo/Romoland/Homeland #146
Special Flood Hazard Zone:	Yes – Located in Special Flood Hazard Area, adjacent to the San Jacinto River and Dam Inundation Area-Lake Perris Dam
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B - 35.10 miles
WRCMSHCP Criteria Cell:	Yes - 2865, 2867, and 2970
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base

PROJECT LOCATION



Figure 2: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The Project site has had a long history with the County of Riverside with the application of Specific Plan 274 applied for on April 4, 1990. The project description for the proposed Specific Plan was to allow for the development of approximately 335 acres for the construction of 1,068 dwelling units on 204 acres, 68 acres of commercial, and 20 acres of open space. The project was abandoned on February 28, 1995.

A Conditional Use Permit No. 2530 was applied for on November 21, 2000 to allow for an RV Recreational Facility and Campsite. The application did not go through the public hearing process according to County records. The application was abandoned on November 21, 2000.

On December 12, 2006 an application was submitted for the Nuevo Road Specific Plan No. 367. The project description of the specific plan stated that the 260.3 acre site will be developed with Residential, open space and recreation uses. Build out would result in 958 dwelling units resulting in a density of 3.7 dwelling units/acre, 20.4 acres developed with parks and green belts, 59.8 acres of the westernmost portion of the project site will be preserve as open space, and 14.9 acres of internal circulation. Included with the Specific Plan application was a General Plan Amendment No. 841 to accommodate Medium High Density Residential, Commercial Retail, Open Space Conservation and Recreational uses and Change of Zone No. 7464 from Rural Residential (R-R) to Specific Plan (SP). Due to inactivity on processing the project, the proposed project was considered abandoned on January 31, 2013.

On May 13, 2015, an application was submitted for Change of Zone No. 7869. The original request was to change APN's 310-270-011 & 014 and 310-230-027 located along the northwestern portion of the Project site, from Rural Residential (R-R) to General Commercial (C-1/C-P) for consistency with the General Plan Land Use Designation of Commercial Retail (CR) that existed at that time. The remaining Project area comprised of APN's 310-230-007 & 009, 310-230-028-030, and 310-230-039-041 was proposed to be rezoned from R-R to Planned Residential (R-4) for consistency with the General Plan Land Use Designation of Medium Density Residential (MDR). On December 2, 2016 this northwest area of the site was modified through a County initiated General Plan Amendment and Change of Zone, to apply a General Plan Land Use Designation of Mixed Use Area and a Zoning Classification of Mixed Use (MU). Policies in the General Plan Land Use Element state that Mixed Use Area neighborhoods are expected and encouraged to include Highest Density Residential (HHDR) development to be built either prior to or concurrently with, non-residential development in order to support the viability of non-residential development. The Project site is located within the Lakeview/Nuevo Area Plan and is within the Nuevo Road East of Dunlap Corridor Neighborhood, and is subject to policy Lakeview/Nuevo Area Plan Policy No. 6.28 which requires that 75% of this neighborhood shall be developed in accordance with the HHDR land use designation. Because the applicant is already proposing 584 dwelling units, the expectation of requiring more housing within this area did not fit their vision of their Project; and decided to not include the Mixed Use Area as a part of the Change of Zone. The Change of Zone Map was revised on February 13, 2017 to demonstrate this change.

On May 13, 2015 an application was submitted for Tentative Parcel Map No. 36664. The proposed Parcel Map is a Schedule 'I' subdivision to subdivide approximately 266 acres of vacant land into approximately 8 parcels. The Schedule 'I' Map is intended to divide the property into larger parcels for individual developers to purchase for ultimate development of the site through Tentative Tract Map No. 36665. Schedule 'I' maps if not associated with a Specific Plan do not require any improvements, only a centerline study profile of the proposed street dedications shall be prepared for the Transportation Department for review and approval and legal access must be provided. No development will occur as a part of this Parcel Map.

On May 13, 2015 an application was submitted for Tentative Tract Map No. 36665. The proposed Tract Map as originally submitted was for the division of 173 acres of vacant land subdivided into 587 residential lots in six phases, including three water quality detention basins, two community parks, two sewage lift stations, one commercial lot and seven open space lots.

The Project was reviewed at the June 18, 2015 Land Development Committee, several concerns and comments were noted by the Planning Department. The Project had corrections from the following departments: Biology, Planning, Archaeology, Geology Fire Building and Safety, Environmental Health, Transportation and Flood. Additional reviews by the Land Development Committee occurred on November 19, 2015 and March 10, 2016. The Project was cleared by all Departments on February 9, 2017. Revisions and changes were made to address corrections and comments from the various departments. As currently proposed, the Project will result in the construction of 584 residential housing lots, 10 open space/park lots, 3 water quality detention basins, and two (2) sewage lift stations and approximately 71.2 acres for MSHCP conservation areas.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and an Environmental Impact Report (EIR) have been prepared for this Project in accordance with the California Environmental Quality Act (CEQA). The IS and EIR represent the independent judgement of Riverside County. The Draft EIR was circulated for public review on March 23, 2018 per the California Environmental Quality Act Statute and Guidelines Section 15105. The review period for the Draft EIR ended on May 7, 2018.

Comment letters in response to the circulated EIR were received from:

- A. California Department of Transportation
- B. California Department of Toxic Substances Control
- C. City of Moreno Valley
- D. Pechanga Cultural Resources
- E. California Water Boards
- F. San Bernardino Valley Audubon Society
- G. Habitat Defense Council
- H. California Department of Water Resources

Revisions were made to the Project which were primarily changes to the text. The revisions made did not change the Project description, material analysis, or environmental conclusions identified in the circulated DEIR. Therefore, no new mitigation measures were required and the DEIR was not recirculated per California Environmental Quality Act statute and Guidelines Section 15073.5(c). The FEIR was prepared and was published on September 18, 2018.

All potentially significant effects have been adequately analyzed in the Environmental Impact Report (EIR No. 550) pursuant to applicable legal standards, and most have been avoided or mitigated, including mitigation measures that are required for the Project. However, the following impacts cannot be mitigated to below a level of significance after the implementation of relevant standard conditions of approval, regulations and mitigation measures as identified in the Draft EIR and Final EIR:

Agricultural Resources - Impact 4.3.A - Conversion of Farmland to non-agricultural use:

The proposed Project will not result in the conversion of Farmland to non-agriculture use. However, the proposed Project will result in the conversion of land that contains value as an agricultural land resource to a non-agricultural use. Impacts will be significant and unavoidable.

Air Quality- Impact 4.3. A - Exceedance of South Coast Air Quality Management District Daily Thresholds with Mitigation:

The Project's potential to violate air quality standards is described on Draft EIR pages 4.3-1 through 4.3-18. Although construction emissions are able to be mitigated to a level that does not exceed emission thresholds as shown on Draft EIR Table 4.3-8, operational emissions (primarily from mobile/vehicle emissions) for NO_x are not able to be mitigated to a level below emission thresholds. The proposed Project's overall density is 3.4 dwelling units per acre which is in compliance with the General Plan's density of 2-5 dwelling units per acre in the medium density land use designation and given that the generated emissions are from mobile sources from residents' vehicle usage, the emissions are outside of the jurisdiction and control of the Project Applicant and the County. Therefore, impacts remain significant and unavoidable. Because NO_x is a precursor of ozone, the Project will contribute to continued regional health impacts related to excessive ozone exposure. Health impacts would be significant and unavoidable.

Air Quality- Impact 4.3. B – Considerable contribution to Cumulative Air Quality Impacts in the South Coast Air Basin:

Cumulative short-term, construction related emissions from the proposed Project will not contribute considerably to any potential cumulative air quality impacts because short-term emissions will be less than significant with mitigation incorporated. However, the proposed Project will result in significant and unavoidable impacts related to NO_x emissions and thus will contribute considerably to criteria pollutant emissions that the region is in non-attainment. Impacts will be significant and unavoidable.

FINDINGS AND CONCLUSIONS

In order for the County to approve a 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 Medium Density Residential (MDR), Open Space: Water (OS: W), and Open Space: Conservation Habitat (OS: CH).
2. The existing zoning classification for the Project site includes, Rural-Residential (R-R), Mixed Use (MU) and Highest Density Residential (R-7). Currently the existing zoning classifications are not consistent with the existing land use designations. However, as a part of the Project a Change of Zone has been proposed from Rural Residential (R-R) to Planned Residential (R-4). The portions of the Project site with the Zoning Classification of MU and R-7 are not included in the Change of Zone. The Change of Zone to R-4 will be consistent with the General Plan's land use designation of Community Development: Medium Density Residential (CD: MDR), Open Space: Water (OS: W), and Open Space: Conservation Habitat (OS: CH), in that development of the Project site includes single-

family residential development, open space and conservation areas which are consistent with the encouraged uses within the existing land use designations.

3. The Project site is located within the San Jacinto River Project Policy Area. The intent of this policy area is to reflect the fact that the land use designations may change as a result of implementing the proposed San Jacinto River Channelization Project. The Project would reduce the threat of flooding during a 100 year flood event and allow for increase development on adjacent lands. The unknown portion of this project is the definition of the necessary habitat lands that would serve as a corridor for wildlife movement. Policy 1.1 of the Lakeview/Nuevo Area Plan, refers to the allowance of technical amendments to the General Plan to reflect the habitat areas resulting from the adopted San Jacinto River Channelization Project. Although the San Jacinto Channelization Project has not been finalized, the protection of wildlife corridors and habitats is imperative to this policy area. Approximately 71.2 acres of MSHCP conservation areas to serve as a buffer between the proposed Project and the San Jacinto River will be dedicated to the County of Riverside to ensure protection of sensitive habitats and species.

Tentative Parcel Map Findings:

4. Tentative Parcel No. 36664 is a Schedule 'I' Map. This Map is comprised of 266 acres and is divided into 8 parcels with a minimum lot size of 20 acres.

Parcel 7 of this Parcel Map is comprised of approximately 32 acres and is within the MUA land use designation and MU zoning classification. As stated in the Project description Parcel 7 of this Parcel Map is not included in the Change of Zone or the Tentative Tract Map components of this Project and will remain undeveloped. The MUA land use designation and Mixed Use zoning classification of this Parcel will remain allowing for future development of this site to occur and be in compliance with the objectives and policies of the Lakeview/Nuevo Area Plan and the MUA land use designation.

The findings required to approve the Map pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:

- a. The design of the tentative parcel 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 parcel map which is primarily considered a conveyance map will ultimately result in development on the Project site that will comply with the General Plan by providing a variety of housing types in a single-family residential community, promoting the unique characteristics of the Lakeview/Nuevo area by the conservation of approximately 71.2 acres located adjacent to the San Jacinto River along the east and southern boundary of the Project site. These acres will be dedicated to the County of Riverside as a MSHCP Conservation Area. The Project site is not located within a Specific Plan.

- b. The site of the proposed land division is physically suitable for the type of development and density, in that the Project site has adequate access and infrastructure to accommodate future residential uses. No improvements or physical changes will be a part of this Project. Ultimate development will occur with the approval of Tentative Tract Map No. 36665 and will be developed and designed based on the land use designation and development standards of the Planned Residential (R-4) zoning classification.
- c. The design of the proposed map is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because the Schedule 'I' map is for conveyance purposes only and will not result in any impacts to fish or wildlife or their habitat.
- d. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, because the Schedule 'I' Map is for conveyance/financing purposes. No physical changes will occur.
- e. The design of the proposed land division will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed land divisions in that the subdivision is a financing and conveyance map and does not include specific plans for the ultimate development of the property or construction purposes. No grading or construction will be a part of this Tentative Parcel Map.
- f. 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 No. 460 for a Schedule "I" Map. Which states, that if no Specific Plan has been filed on the land to be divided, no improvements will be required. Only a centerline study profile of the proposed street dedications shall be prepared for Transportation Department review and approval.
- g. Because the Tentative Parcel Map is a Schedule 'I' land division no construction or development is proposed. However, ultimate development will occur with the approval of Tentative Tract Map No. 36665 which will be consistent with the minimum size allowed by the Project site's Zoning Classification of Planned Residential (R-4).

Tentative Tract Map Findings:

- 5. Tentative Tract Map No. 36665 is for the actual development of the Project site which is comprised of the same total acreage. Of those acres 171.68 acres will be subdivided into 599 lots, which will include, 584 residential lots, 10 open space/park lots, 3 water quality detention basins, and two (2) sewage lift stations. Approximately 71.2 acres will be provided for MSHCP conservation areas.
 - 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 ultimately result in development of 584 residential units that will be comprised of a variety of housing types on lots that range in size from 5,000 square feet to 7,000 square feet. In addition parks, open space and 71.2 acres of MSHCP conservation areas provided within the Project site will result in a community that provides a variety of housing types and promotes the unique characteristics of the Lakeview/Nuevo area and the unique characteristic of the Project site, such as rock outcropping and the San Jacinto River. The Project site is not located within a Specific Plan.

- b. The site is physically suitable for the proposed type of residential development and the proposed density because it is sensitive to the constraints of the Project site, such as the MSHCP conservation areas, rock outcropping and San Jacinto River. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which of Medium Density Residential, Mixed Use Area, Commercial Retail, and Community Center land use designations within the Lakeview/Nuevo Area Plan
- c. The EIR prepared for the proposed Project analyzed the potential environmental impacts to wildlife and their habitat due to the loss of a vacant and disturbed site to a developed site. The EIR determined that all impacts related to wildlife and their habitat would be reduced to less than significant either through the incorporation of existing regulatory requirements or with the incorporation of mitigation measures. Funding measures to help with habitat conservation were provided through the Development Mitigation Fee and the Stephen kangaroo rat mitigation fee. In addition 71.2 acres of land adjacent to the San Jacinto River along the eastern and southern boundary of the site will be set aside as an MSHCP conservation area and the additional open space lots, water quality basins and proposed parks will also provide protected areas for sensitive habitat existing on the site. The proposed land division will not result in serious health problems to the public at large, in that the proposed development is compatible with surrounding residential land uses and is consistent with the planned future development for the Project area as stated in the General Plan
- d. The design of the proposed land division incorporates a street system comprised of local streets and collector streets and designed as cul-de-sacs, crescents, and grids. Emergency access will be provided onto the site by four streets fronting on Nuevo Road. Mitigation measures that have been incorporated into EIR No. 550, regarding signalization, street improvements, and standard conditions of approvals will ensure the protection of the public health, safety and welfare.
- 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 "A" Map.
- f. The design of proposed land division and its types 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 Planned Residential (R-4) zoning classification. The R-4 zoning classification is a unique zone. The intent of this zoning classification is that lots

containing an area less than the minimum lot area established may be permitted provide open areas are development and maintained for the use and benefit of the residents of the subdivision. The minimum lot area for individual lots used as a residential building site shall be 3,500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet. Lots within the Project site range in size from 5,000 square feet to 7,000 square feet and all lots exceed the minimum width of 40 feet and minimum depth of 80 feet.

Ordinance No. 460 Schedule 'A' Findings

6. Additionally, the proposed tentative tract map no. 36665 is consistent with the minimum improvements as outlined in Section 10.5 of Ordinance No. 460 for a Schedule 'A' subdivision. Because Tentative Parcel Map 36664 is a Schedule 'I' subdivision the only improvement required is to provide legal access. Therefore, the consistency analysis regarding improvements will be for TR 36665 in that the Schedule 'A' map is subject to several improvements.
 - a. Streets – Street are proposed as shown on Tentative Tract No. 36665. The Project site fronts along Nuevo Road which is designated as an Urban Arterial Highway, and shall be improved with 55' half width AC pavements, including 8' concrete landscaped median, 5' meandering sidewalk included within the 21' parkway and reconstruction or resurfacing paving as determined by the Transportation Department in accordance with Ordinance No. 461. Street improvements will occur within each Phase of Project development. All streets within the Project site will include sidewalks and will be improved with a mixture of Collector Roads, Enhanced Collector Roads, and Local Roads in accordance with the requirements of Standards 91, 103, 104, 105 and 405 of Ordinance No. 461. Therefore, the requirements of Ordinance No. 460 10.5 A, as it pertains to streets and street improvements have been met.
 - b. Domestic Water – Eastern Municipal Water District (EMWD) has determined that there is capacity to serve the proposed Project. The Project site is considered an "active project" with a water and sewage service Work Order Number of 15370 and a Project Record Number of WS2013-620. Additionally because EMWD is regulated by the State, compliance with the criteria of California Administrative Code Title 22, Chapter 16 is required. Therefore, the requirements of Ordinance No. 460 10.5. B, as it pertains to domestic water will be met.
 - c. Fire Protection – The Project site is not located within a high fire area or a state or local responsibility area. However, blue retroreflective pavement markers are required to be mounted on public and private streets to show location of fire hydrants. Fire hydrants shall be at each street intersection and spaced no more than 330 feet apart in any directions. Minimum fire flow shall be 1,000 GPM for a 2-hour duration. Gate widths shall be a minimum of 20 feet in width and provide with a rapid entry system. Addresses shall be provide with the required specification in terms of number height, materials and placement. Interior sprinkler systems are required for residential dwelling units. With the conditions of approvals the requirements of Ordinance No. 460 10. 5. C., as it pertains to fire protection has been met.
 - d. Sewage Disposal – The proposed Project will be connecting to sewer and has obtained from EMWD that there is capacity and EMWD will be able to provide sewer service to the Project site.

- e. Fences – Fencing will be provided as illustrated on Rio Vista Tract 36665 Fence and Wall Plan. A seven (7') foot sound wall will be provided along the northern Project boundary along Nuevo Road, Six (6') foot tubular steel open view fencing will be provided around the 3 water quality basins, six (6') foot high vinyl or wood fencing will be provided between each residential lot, three (3') foot high PVC 3-rail trail fence will be provided along designed trails, four (4') high minimum combo fence of CMU wall and tube steel will be provided along southern boundaries of the Project site and six (6') foot high masonry block walls with pilasters will be provide throughout the Project site. The two sewage lift station will be enclosed by a six (6') foot high perimeter masonry block wall. Therefore, the requirements of Ordinance No. 460 10.5. E, as it pertains to fencing will be met.

Electrical and Communication Facilities – The Project site will be provided with electrical, telephone, street lighting, and cable television service. All these utilities will be placed underground. Therefore, the requirements of Ordinance No. 460 10.5. F, as it pertains to electrical and communication facilities will be met.

Change of Zone

7. Change of Zone No. 7869 is a proposal to change the Project site's zoning classification from Rural Residential (R-R) to Planned Residential (R-4). Permitted uses in the R-4 zoning classification include but not limited to single-family and multiple-family residential development. The General Plan's land use designation for the Project site is Community Development: Medium Density Residential (CD: MDR), 2-5 dwelling units/acre. Uses encouraged in this land use designation are single-family detached and attached residences with a density range of 2 to 5 dwelling units per acre. The overall Project density is approximately 3.4 dwelling units per acre which is in compliance with the General Plan's density of 2-5 dwelling units per acre. Therefore, the proposed Change of Zone is consistent with the General Plan's land use designation.

Development Standards Findings

8. The lots as shown on the Tentative Map are consistent with Ordinance No. 348 in particular with the permitted uses and development standards of Planned Residential (R-4) Zone as stated in Section 8.93 as detailed below:
 - a. *The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet.* The minimum lot sizes for the proposed residential lots within the subdivision are 5,000 square feet. The minimum lot width is 40 feet except for lots around "knuckles" where the minimum width is 35 feet.
 - b. *One family residence shall not exceed forty (40') feet in height.* The Rio Vista Conceptual Design Manual has provided four (4) architectural styles, California Ranch, American Farmhouse, Craftsman and Spanish Eclectic that will be constructed within the Project site. Although, the height of these structures were not specifically addressed in the manual, it is noted that all applicable County standards will be satisfied.
 - c. *The front yard shall be not less than twenty (20') feet, measured from the existing right-of-way to the proposed structure. Side yards on interior and through lots shall be not less than a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten (10') feet*

from the existing right-of-way to the proposed structure, The rear yard shall not be less than ten (10') feet. Given that building plans for the individual lots have not been provided at this time, setbacks have not been provided for; however, as stated in the Rio Vista Conceptual Design Manual all applicable County standards will be satisfied.

- d. *No structural encroachments shall be permitted in the front, side, or rear yard except for outside stairways or landing places, if unroofed and unenclosed or architectural features that do not provide additional floor space as stated in Section 18.19 of Ordinance No. 348.* The Rio Vista Conceptual Design Manual states that a variety of heights, setbacks, broad roof overhangs, front porches, bay windows will be a features of the proposed architectural styles that will be constructed within the Project site to provide visual texture along the street. Encroachment into the setbacks may be permitted for some of these architectural elements provided they meet the requirements of Ordinance No. 348.
- e. *Off-street parking shall be provided as set forth in Section 18.12 of Ordinance No. 348.* For single-family residential uses 2 off-street parking spaces shall be provided for each dwelling unit. Although individual building plans have not been provided at this time. The proposed architectural styles as shown in the Rio Vista Conceptual Design Manual will be provided with garages. As stated in the manual all applicable County standards will be satisfied.
- f. *Individual sewage disposal systems shall not be permitted on lots containing an area of less than one-half acre unless a report has been received by the Planning Commission from the County Health Department stating that such a system will be acceptable.* Sanitary sewer service for the Project site will be provided by EMWD. The plant that will serve the Project is the Perris Valley Regional Water Reclamation Facility which is the largest of four plants operated by EMWD.
- g. *The recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision.* The proposed Project includes the development of two parks, one 3.5 acres and one 2.8 acres. A ten-foot wide community trail will be provided along proposed 'A' Street through Planning Areas 1 and 4 providing connection to neighborhood parks and regional trails. In addition a 20-foot wide easement along the south side of the proposed development with the potential to connect to future regional trails will be provided. The proposed neighborhood parks meet the requirements of County Ordinance No. 460, requiring three acres of parkland per 1,000 residents.
- h. *Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles.* The proposed subdivision has provided adequate access from a public street to each single-family dwelling as shown on Tentative Tract No. 36665. Additionally, the Project has been conditioned by the Fire Department in terms of road lengths, widths, setbacks and gate opening to ensure that access for emergency vehicles will be provided.

Other Findings

- 9. The Project site is located within Subunit 1 (San Jacinto River, Middle Reach) of the Lakeview/Nuevo Area Plan of the Western Riverside County MSHCP. Approximately, 151.1 acres of the Study Area occurs with the Subunit and within MSHCP Criteria Cells, 2867, 2970, and 2865. Therefore, a Habitat

Acquisition and Negotiation Strategy Analysis (HANS Case 2202) was prepared and submitted to the Regional Conservation Authority (RCA) CDFW, and USFWS for Joint Project Review. The proposed Project has completed the HANS and JPR processes and is considered to be consistent with the MSHCP and will result in the conservation of 71.2 acres of the Project area.

10. The Project site is located within the March Air Reserve Base Airport Influence Area ("AIA") Zone D and E and is therefore subject to the Airport Land Use Commission ("ALUC") review. This Project was submitted to ALUC for review on July 9, 2015 and was deemed consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan subject to several conditions related to interference with aircraft or instrumentation due to light, smoke, water vapor and electrical interference. Proposed retention basins will be required to provide maximum 48-hour detention period following the conclusion of the storm event, for the design storm and to remain totally dry between rainfalls. Vegetation around the basins shall not provide food or cover for bird species that would be incompatible with airport operations. All potential purchasers of the proposed lots shall be provided with the notice that states their property is within the vicinity of an airport. March Air Reserve Base must be notified if any land use having an electromagnetic radiation component is utilized. Sources of electromagnetic radiation include, but not limited to radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers and access gates.
11. AB 52 notification for TR36665, PM36664, also known as the Rio Vista ("Project"), were sent to the Pechanga Band of Luiseno Indians, the Soboba Band of Luiseno Indians and the Rincon Band of Luiseno Indians on July 13, 2015. A notice was sent to the Agua Caliente band of Cahuilla Indians on July 20, 2015, to the San Manuel Band of Indians on October 20, 2015 and a notice was sent to the Twenty-Nine Palms Band of Indians on November 14, 2016. In an email dated October 29, 2015, the San Manuel Band deferred to closer tribes. On December 7, 2016 the Twenty-Nine Palms Band deferred to closer tribes and on August 25, 2015 the Rincon Band deferred to closer tribes. The Agua Caliente did not respond. Both the Soboba Tribe and the Pechanga Tribe requested tribal consultation on the Project.

Soboba requested to consult in a letter dated August 12, 2015. Planning met with Soboba on several occasions including June 07, 2016 and September 16, 2015. The cultural report was provided to Soboba on June 2, 2016 and the Project conditions of approval were provided to Soboba on July 18, 2017. In an email dated September 8, 2016 Soboba concurred with the conditions of approval and concluded AB52 consultation.

Although the Soboba Tribe did not identify any tribal cultural resources, they did indicate the cultural importance of the area to Soboba and expressed concern that subsurface resources may be present and recommended that a monitor be present during all grading and ground disturbance activities.

A request to consult was received from Pechanga dated September 15, 2015. The Project was discussed on October 21, 2015, April 14, 2016, June 22, 2016, and September 27, 2016, November 3, 2016, December 7, 2016, January 3, 2017 and March 3, 2017. During consultation, Pechanga provided certain confidential information to Planning staff regarding the site and tribal values ascribed to the Project area. According to Pechanga, the Project area and areas to the north are situated within a culturally sensitive area and include sites and features having cultural value to Pechanga. Given the sensitivity of the area, specific information related to these sites and features are contained in a confidential appendix to the Project's environmental assessment. There are, however, differing expert opinions on the significance of these sites and features, and additional evidence regarding their

significance has not been provided to the County of Riverside. On February 2, 2018 Pechanga concluded AB52 consultation.

12. The Project site is located in Zone B, approximately 35.10 miles from the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The Project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
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.
14. The overall Project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, the EIR for the proposed Project determined that with adherence to existing regulations and implementation of mitigation measures, will ensure that substantial damage to the environment or the injury to any fish, wildlife, or habitat will not occur due to Project implementation.
15. The overall Project is compatible with surrounding land uses, as the surrounding land uses consist of single-family residential development vacant land and also borders the City of Perris along the western boundary of the Project site at Dunlap Drive. This area of the City of Perris is developed with primarily single family development.

Conclusion:

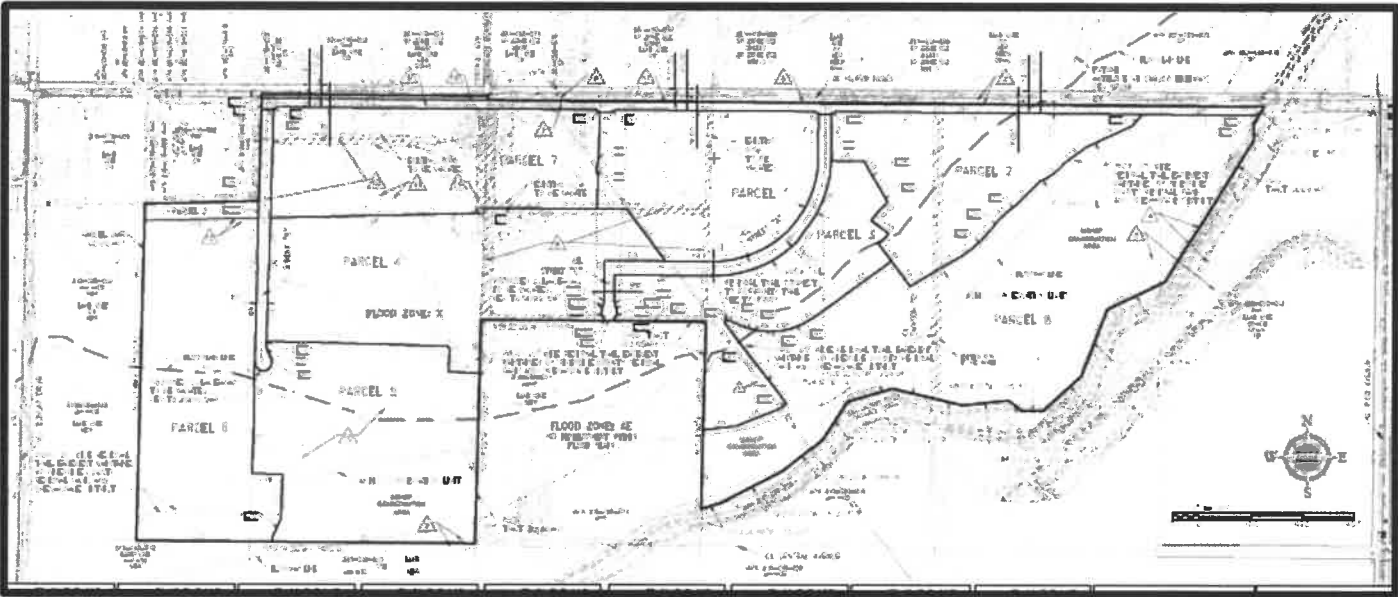
16. For the reasons discussed above, as well as the information provided in the Environmental Impact Report, the proposed Project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed Project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the Project site. As of the writing of this report, Planning Staff has/has not received written communication/phone calls from any people or organization that have indicated support/opposition to the proposed Project.

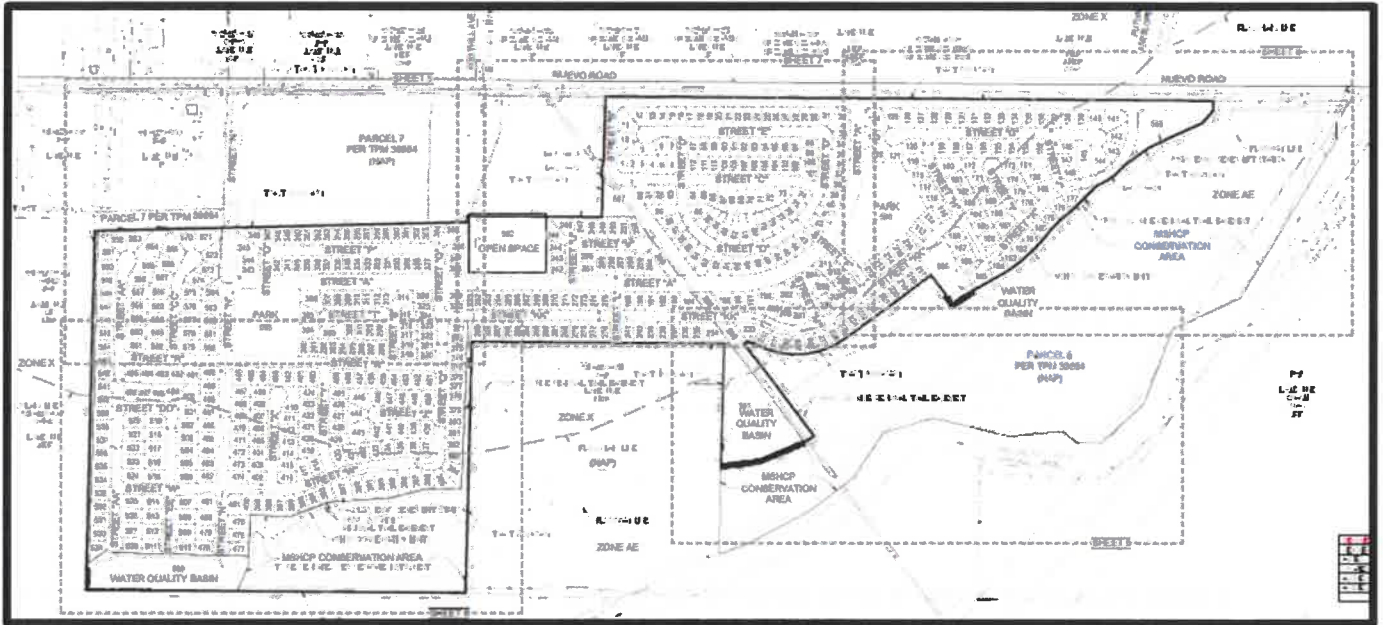
Attachment 1

Tentative Parcel Map No. 36664

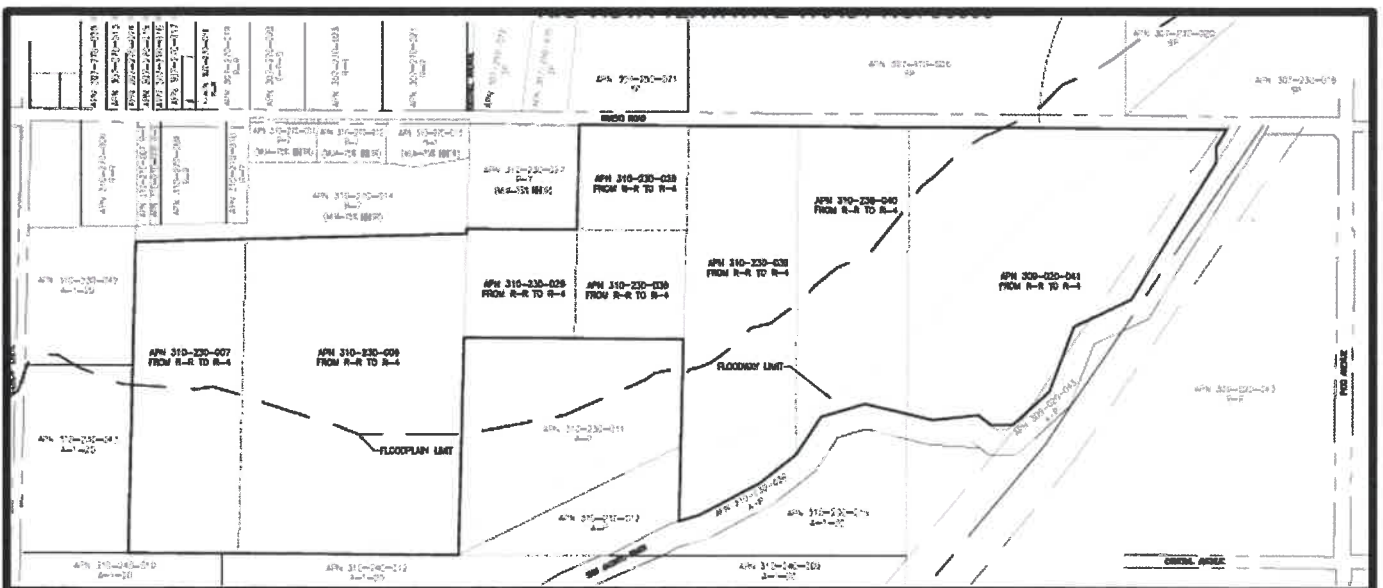


Attachment 2

Tentative Tract Map No. 36665



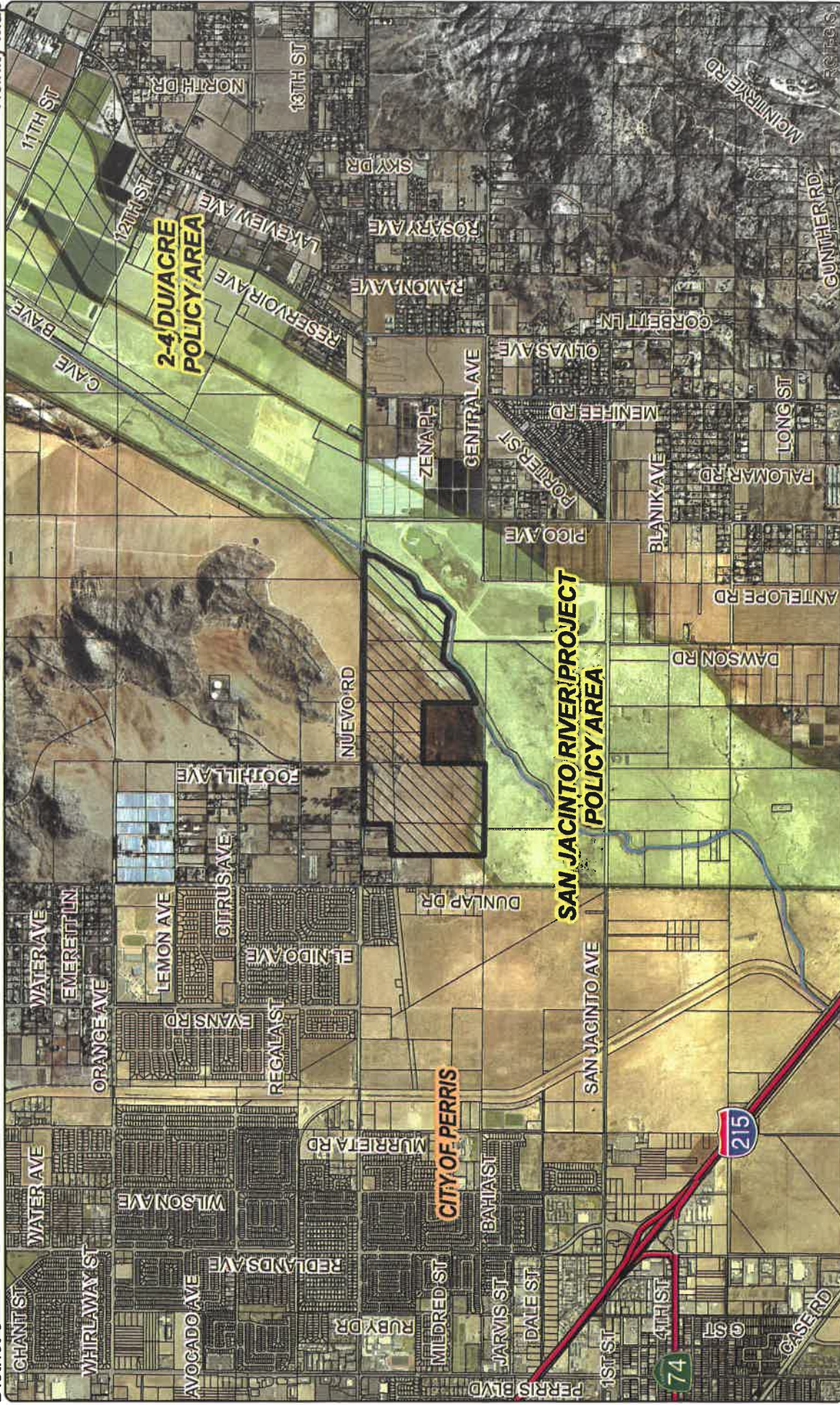
Change of Zone No. 7869



RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07869 TR36665 PM36664
VICINITY/POLICY AREAS

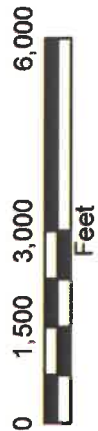
Supervisor: Ashley
 District 5

Date Drawn: 01/20/2018
 Vicinity Map



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new Decree Plus providing new local use designations for unincorporated Riverside County parcels. The new General Plan may consider different types of land use than is provided for in the current General Plan. This map was prepared by the Riverside County Planning Department offices in Riverside at 650 J Street, Suite 2000, Riverside, CA 92506. For more information, please contact the Planning Department at (951) 955-3200 (Riverside County) or its Palm Desert office at (760) 865-3277 (Riverside County) or Website: <http://www.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

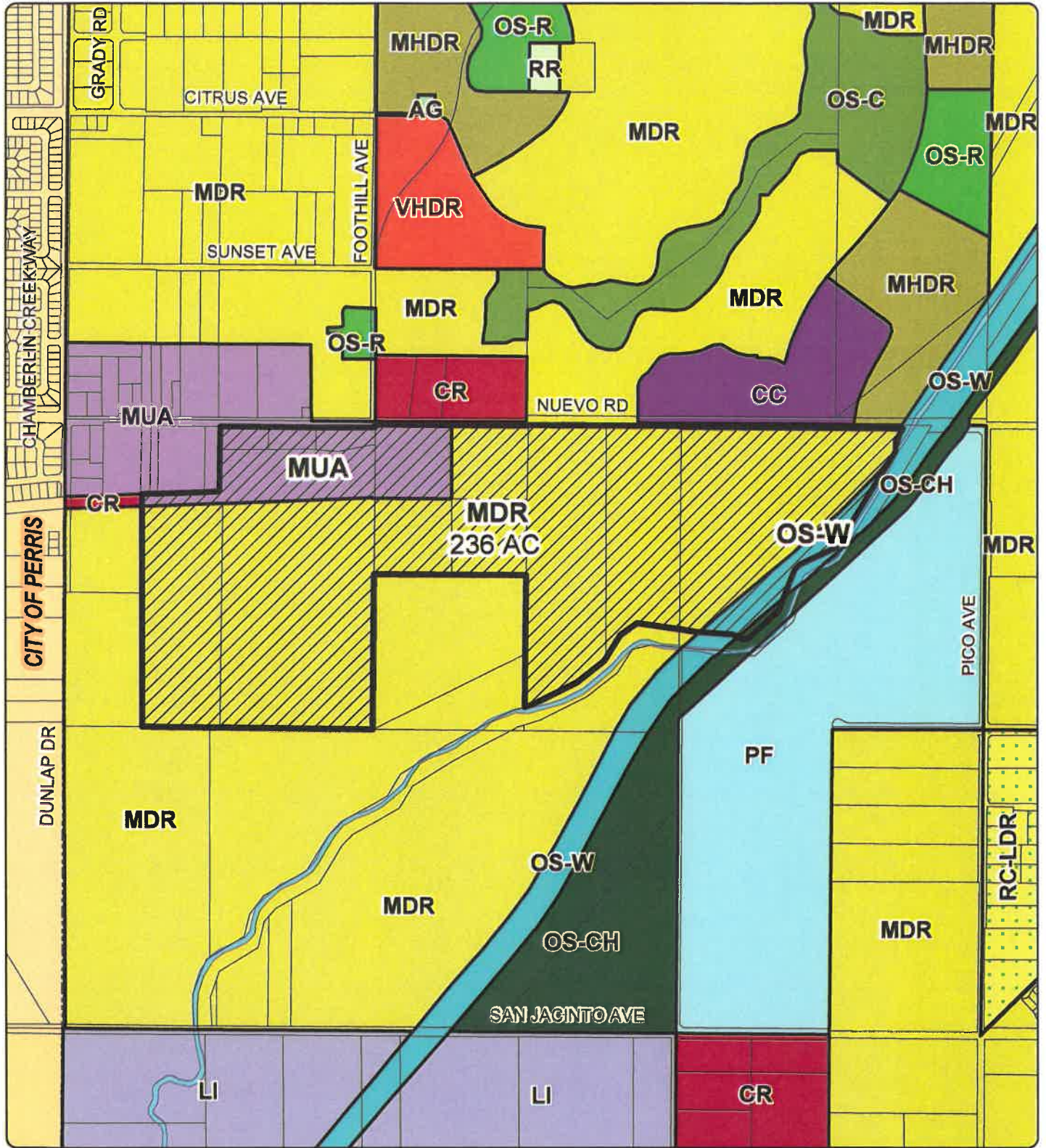
CZ07869 TR36665 PM36664

Supervisor: Ashley
District 5

Date Drawn: 01/20/2018

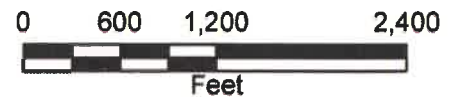
Exhibit 5

EXISTING GENERAL PLAN



Zoning Area: Nuevo

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.reltime.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07869 TR36665 PM36664

Supervisor: Ashley
District 5

Date Drawn: 01/20/2018
Exhibit 1

LAND USE



Zoning Area: Nuevo

Author: Vinnie Nguyen



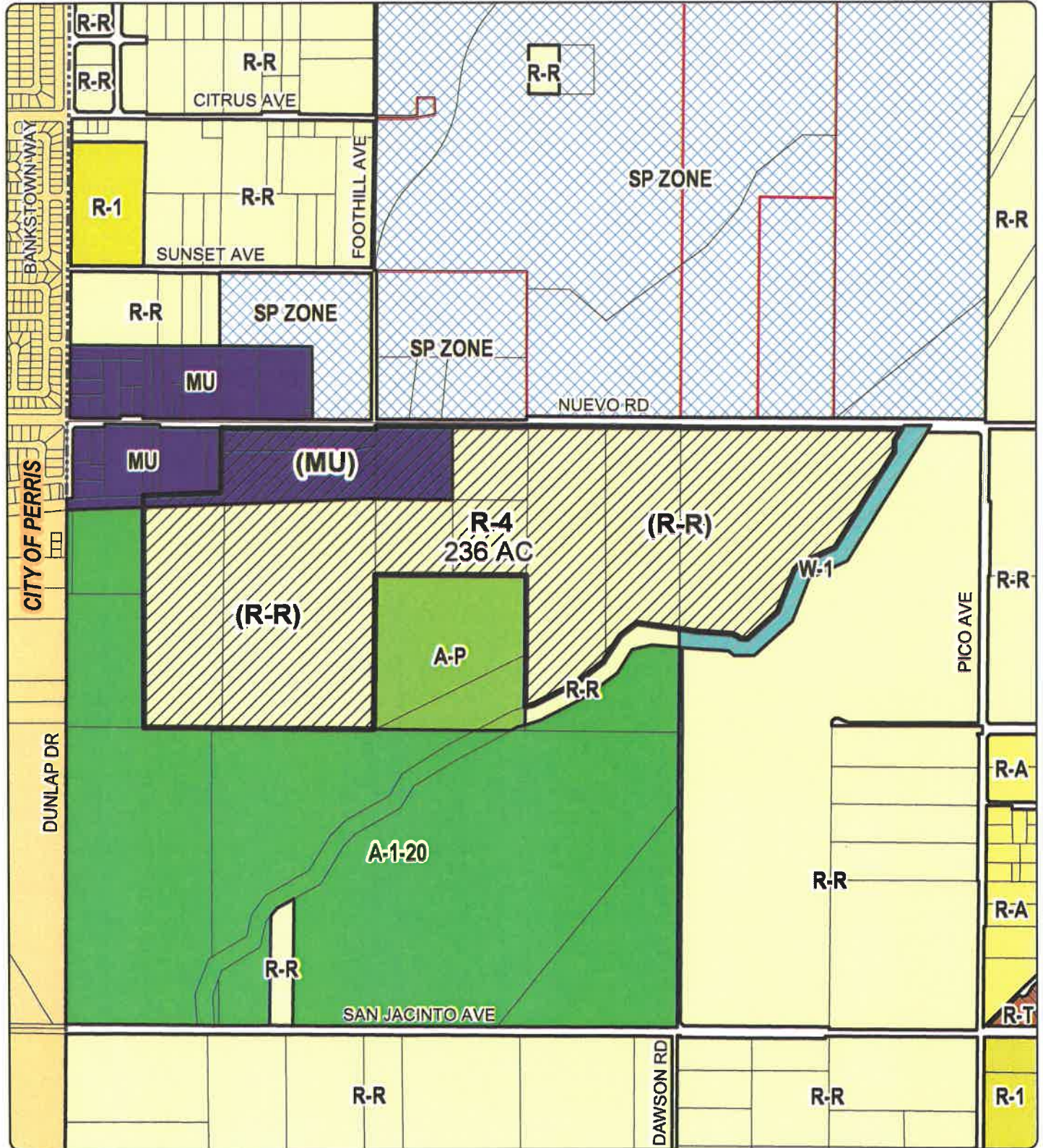
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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
CZ07869 TR36665 PM36664

Supervisor: Ashley
 District 5

Date Drawn: 01/20/2018
 Exhibit 3

PROPOSED ZONING



Zoning Area: Nuevo

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, 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>

LEGAL DESCRIPTION
 PARCELS 1 THROUGH 5 INCLUSIVE OF TENTATIVE MAP 36666 BEING
 PROCESSED CONCURRENTLY.

EASEMENT NOTES

- 1. WIDE EASEMENT GRANTED TO CUSTOMER NATIONAL WATER DISTRICT FOR CONSTRUCTION OF WATER MAINS RECORDS RECORDED JAN. 28, 1954 IN BK. 1544, PG. 154, O.K. (TO REMAIN).
- 2. EASEMENT GRANTED TO FERRIS VALLEY LAND AND WATER COMPANY FOR WATER MAIN RECORDS RECORDED FEB. 15, 1913 IN BOOK 388, PG. 337 OF RECORDS IN THIS OFFICE.
- 3. SAN JUANITO RIVER FLOOD CONTROL CHANNEL PER RECORD OF SURVEY FILED JULY 24, 1959 IN BK. 25, PGS. 4 THROUGH 8. (TO REMAIN)
- 4. WIDE EASEMENT PER DEED RECORDED DEC. 15, 1988 IN BK. 498, PG. 46 OF DEEDS (TO REMAIN).
- 5. EASEMENT GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY FOR CONSTRUCTION AND MAINTENANCE PURPOSES. RECORDED JULY 21, 1930 IN BOOK 184, PG. 338 OF DEEDS (TO REMAIN).
- 6. WIDE EASEMENT GRANTED TO CALIFORNIA ELECTRIC POWER COMPANY FOR CONSTRUCTION AND MAINTENANCE PURPOSES. RECORDED OCT. 1, 1935 IN BOOK 184, PG. 345, O.K. (TO REMAIN).
- 7. WIDE EASEMENT GRANTED TO CALIFORNIA WATER AND TELEPHONE COMPANY FOR CONSTRUCTION AND MAINTENANCE PURPOSES. RECORDED OCT. 1, 1940 AS BK. 187, PG. 338 O.K. (TO REMAIN).
- 8. STREET AND PUBLIC UTILITY EASEMENT OVER LOTS "C" THROUGH "I", PER PM 74/79 (TO BE VACATED).
- 9. RESTRICTED ACCESS PER PM 67/65 (TO BE VACATED)
- 10. EASEMENT GRANTED TO NORTON-CALIFORNIA ELECTRIC CORPORATION FOR ELECTRIC POWER TRANSMISSION PURPOSES RECORDED MAR. 18, 1937 IN BOOK 314, PG. 126 OF DEEDS (TO REMAIN).
- 11. RESTRICTED ACCESS PER PM 74/74 (TO BE VACATED).
- 12. STREET AND PUBLIC UTILITY EASEMENT OVER LOTS "K", THROUGH "Y", PER PM 82/65 (TO BE VACATED).
- 13. EASEMENT GRANTED TO NORTON-CALIFORNIA ELECTRIC CORPORATION FOR ELECTRIC POWER TRANSMISSION PURPOSES RECORDED APR. 18, 1932 IN BK. 548, PG. 73 OF DEEDS (TO BE VACATED).
- 14. EASEMENT GRANTED TO COUNTY OF SUTTER FOR HIGHWAY PURPOSES RECORDED DEC. 10, 1926 IN BOOK 104, PG. 284, O.K. (TO BE VACATED).
- 15. EASEMENT GRANTED TO COUNTY OF SUTTER FOR HIGHWAY PURPOSES RECORDED APR. 18, 1932 IN BK. 548, PG. 73 OF DEEDS (TO BE VACATED).
- 16. EASEMENT GRANTED TO GER. HOMERICK AND D.B. HORTON AND L.C. HORTON FOR HIGHWAY PURPOSES RECORDED APR. 7, 1918 IN BOOK 142, PG. 32 OF DEEDS (TO BE OUTLINED).

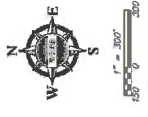
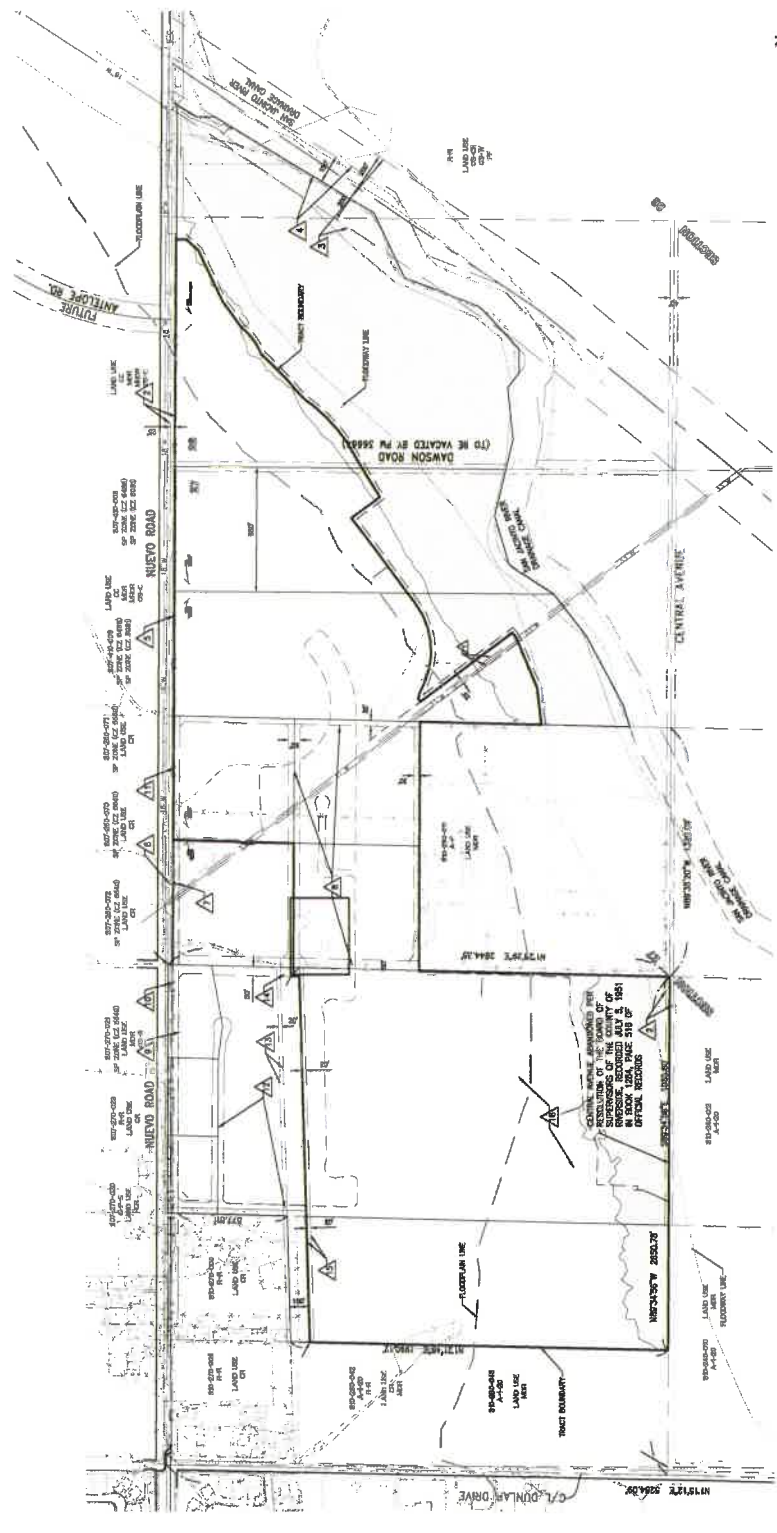
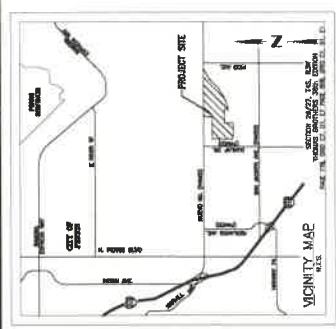
EXISTING SHALLOW POND LIMITS

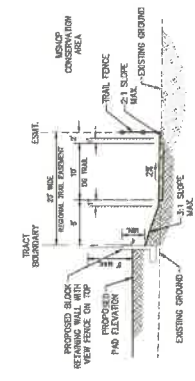
APPROX. LANDSCAPE ELEVATIONS FOR DRAINAGE VOLUMES	DATE	JOB
1500	8/27/2015	10
1500	8/27/2015	11
1500	8/27/2015	12
1500	8/27/2015	13
1500	8/27/2015	14
1500	8/27/2015	15
1500	8/27/2015	16
1500	8/27/2015	17
1500	8/27/2015	18
1500	8/27/2015	19
1500	8/27/2015	20
1500	8/27/2015	21
1500	8/27/2015	22
1500	8/27/2015	23
1500	8/27/2015	24
1500	8/27/2015	25
1500	8/27/2015	26
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1500	8/27/2015	29
1500	8/27/2015	30

AMENDMENT #3

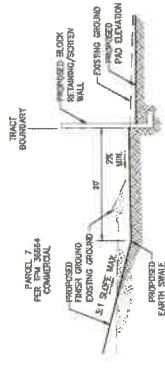
**RIO VISTA
 TENTATIVE TRACT MAP 36666
 SCHEME "A"
 EXISTING RECORD BOUNDARY
 & LEGAL DESCRIPTION**

DATE: 08/27/2015	TIME: 10:30 AM	SCALE: 1" = 200'
PROJECT: RIO VISTA TRACT MAP 36666	SHEET: 10	TOTAL SHEETS: 30
DESIGNED BY: [Signature]	CHECKED BY: [Signature]	DATE: 8/27/2015
WEBB ENGINEERING, INC. 2200 BRIDLEWAY STREET SUITE 100 RIVERSIDE, CA 92504 TEL: (951) 785-1200 FAX: (951) 785-1208 WWW.WEBBENGINEERING.COM		

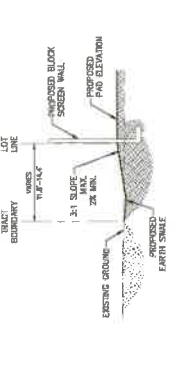




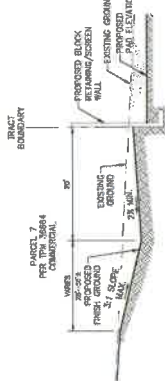
A TYPICAL 20' TRAIL EASEMENT SECTION
SCALE: 1" = 10'



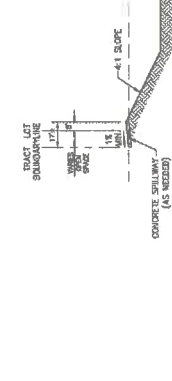
B TYPICAL GRADING SECTION
SCALE: 1" = 10'



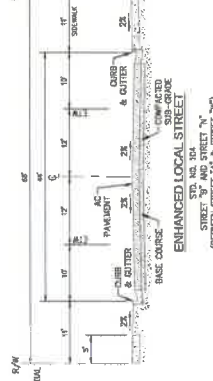
C TYPICAL GRADING SECTION
SCALE: 1" = 10'



D TYPICAL GRADING SECTION
SCALE: 1" = 10'



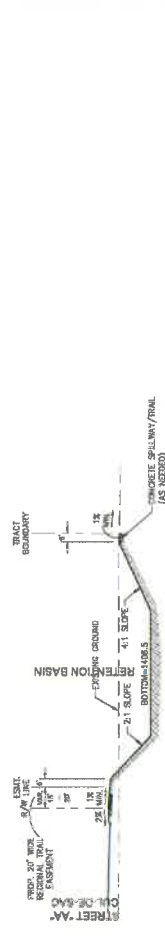
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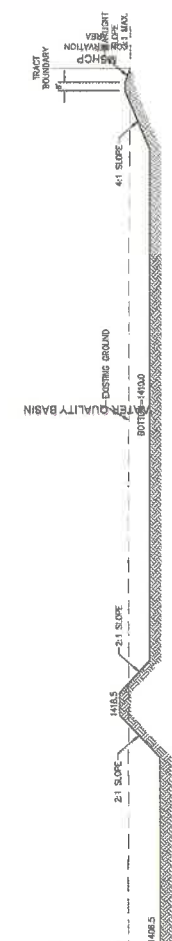
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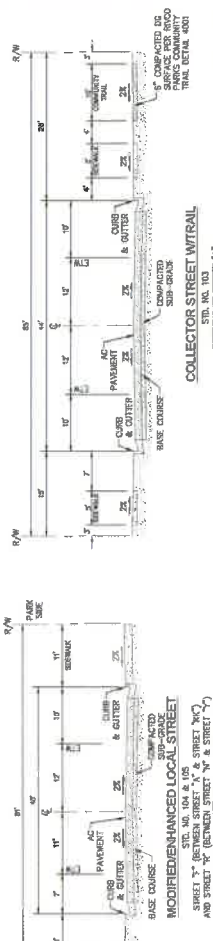
G TYPICAL GRADING SECTION
SCALE: 1" = 10'



H TYPICAL GRADING SECTION
SCALE: 1" = 10'



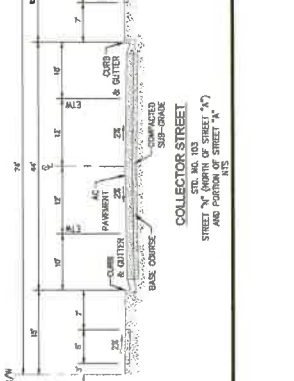
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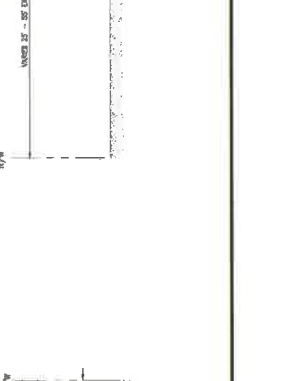
J TYPICAL BASIN GRADING SECTION
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K TYPICAL BASIN GRADING SECTION
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L TYPICAL BASIN GRADING SECTION
SCALE: 1" = 10'



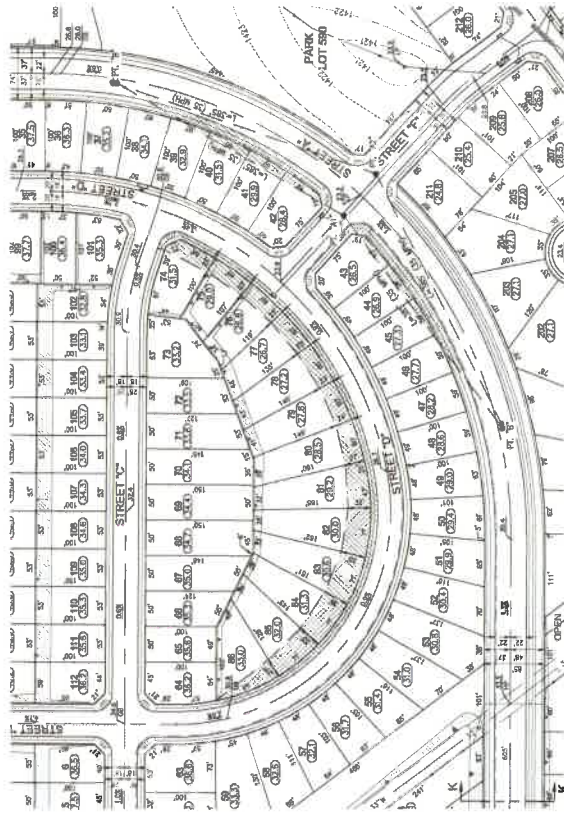
M TYPICAL BASIN GRADING SECTION
SCALE: 1" = 10'



N TYPICAL BASIN GRADING SECTION
SCALE: 1" = 10'

PROJECT: RIO VISTA TRACTIVE TRACT MAP 36665
SHEET NO. 3 OF 3
DATE: 06/25/2013
DRAWN BY: JUNA
CHECKED BY: JUNA
SCALE: AS SHOWN
PROJECT NO. 2013-0010
DATE: 06/25/2013
DRAWN BY: JUNA
CHECKED BY: JUNA
SCALE: AS SHOWN
PROJECT NO. 2013-0010

AMENDMENT #3
TENTATIVE TRACT MAP 36665
SCHEDULE "A"
TYPICAL STREET SECTIONS
& CROSS SECTIONS
R/S: 15, 30, 45, 60, 75, 90, 105, 120, 135, 150, 165, 180, 195, 210, 225, 240, 255, 270, 285, 300, 315, 330, 345, 360, 375, 390, 405, 420, 435, 450, 465, 480, 495, 510, 525, 540, 555, 570, 585, 600, 615, 630, 645, 660, 675, 690, 705, 720, 735, 750, 765, 780, 795, 810, 825, 840, 855, 870, 885, 900, 915, 930, 945, 960, 975, 990, 1005, 1020, 1035, 1050, 1065, 1080, 1095, 1110, 1125, 1140, 1155, 1170, 1185, 1200, 1215, 1230, 1245, 1260, 1275, 1290, 1305, 1320, 1335, 1350, 1365, 1380, 1395, 1410, 1425, 1440, 1455, 1470, 1485, 1500, 1515, 1530, 1545, 1560, 1575, 1590, 1605, 1620, 1635, 1650, 1665, 1680, 1695, 1710, 1725, 1740, 1755, 1770, 1785, 1800, 1815, 1830, 1845, 1860, 1875, 1890, 1905, 1920, 1935, 1950, 1965, 1980, 1995, 2010, 2025, 2040, 2055, 2070, 2085, 2100, 2115, 2130, 2145, 2160, 2175, 2190, 2205, 2220, 2235, 2250, 2265, 2280, 2295, 2310, 2325, 2340, 2355, 2370, 2385, 2400, 2415, 2430, 2445, 2460, 2475, 2490, 2505, 2520, 2535, 2550, 2565, 2580, 2595, 2610, 2625, 2640, 2655, 2670, 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27020, 27040, 27060, 27080, 27100, 27

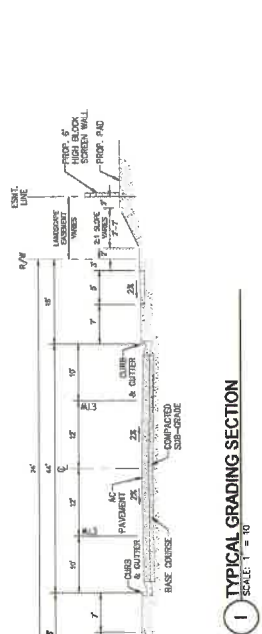


SOFT DISTANCE ANALYSIS
PER COUNTY STA. NO. 821 SCALE: 1" = 30'

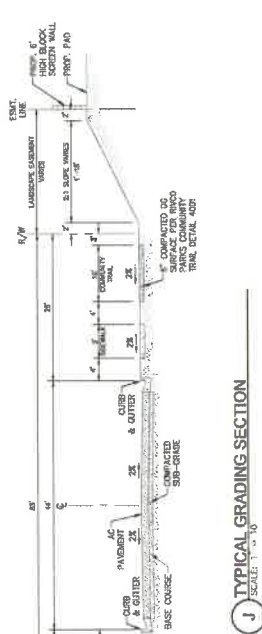
LOT DIMENSION EXCEPTION
LOT 63, 71 AND 74 ARE 80' WIDE PER THE 2015 LOT RECORD TO MATCH ROTO AND RECORDS. A FISH EXPLANATION MUST BE SUBMITTED WITH APPROVAL OF THE TENTATIVE TRACT MAP.

DATE: 06/25/2015	PROJECT: RIO VISTA	SCALE: 1" = 60'
DESIGNED BY: [Signature]	PROJECT NO.: 2015-001	SHEET NO.: 10
CHECKED BY: [Signature]	DATE: 06/25/2015	DATE: 06/25/2015
APPROVED BY: [Signature]	PROJECT: RIO VISTA	SCALE: 1" = 60'

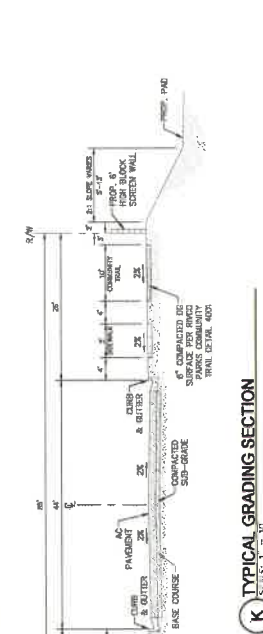
AMENDMENT #3
RIO VISTA
TENTATIVE TRACT MAP 36665
SCHEDULE "A"
GRADING CROSS SECTIONS
& SIGHT DISTANCE ANALYSIS



I TYPICAL GRADING SECTION
SCALE: 1" = 10'



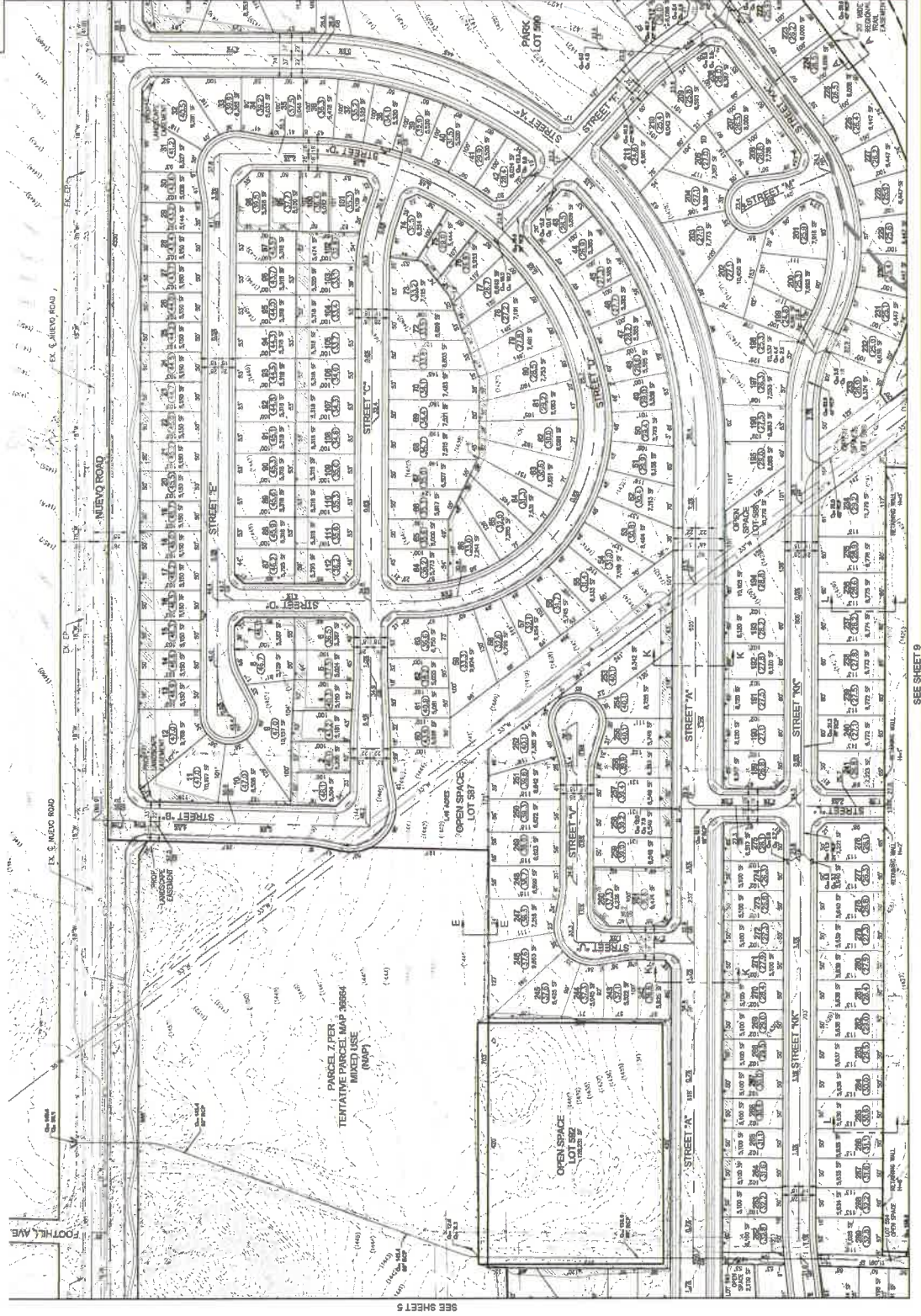
J TYPICAL GRADING SECTION
SCALE: 1" = 10'



K TYPICAL GRADING SECTION
SCALE: 1" = 10'

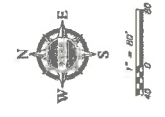


L TYPICAL GRADING SECTION
SCALE: 1" = 10'



LOT DIMENSION EXCEPTION
 LOT 57-A AND 77-85 DO NOT MEET THE
 REQUIRED LOT AREA OR WIDTH REQUIREMENTS
 RECORDED WITH APPROVAL OF THIS
 TENTATIVE TRACT MAP.

NOTE:
 SEE SHEET 4 FOR SKIOT
 DISTANCE ANALYSIS DETAIL FOR
 STREET 'A' AND STREET 'O'.



PROJECT INFORMATION	
PROJECT NAME	AMENDMENT #3
PROJECT LOCATION	RIO VISTA TENTATIVE TRACT MAP 36665 SCHEDULE 'A'
PROJECT NUMBER	36665
DATE	11-20-2011
DRAWN BY	7
CHECKED BY	7
SCALE	AS SHOWN
DESIGNED BY	7
APPROVED BY	7
DATE	11-20-2011
BY	7
DATE	11-20-2011
BY	7
DATE	11-20-2011
BY	7

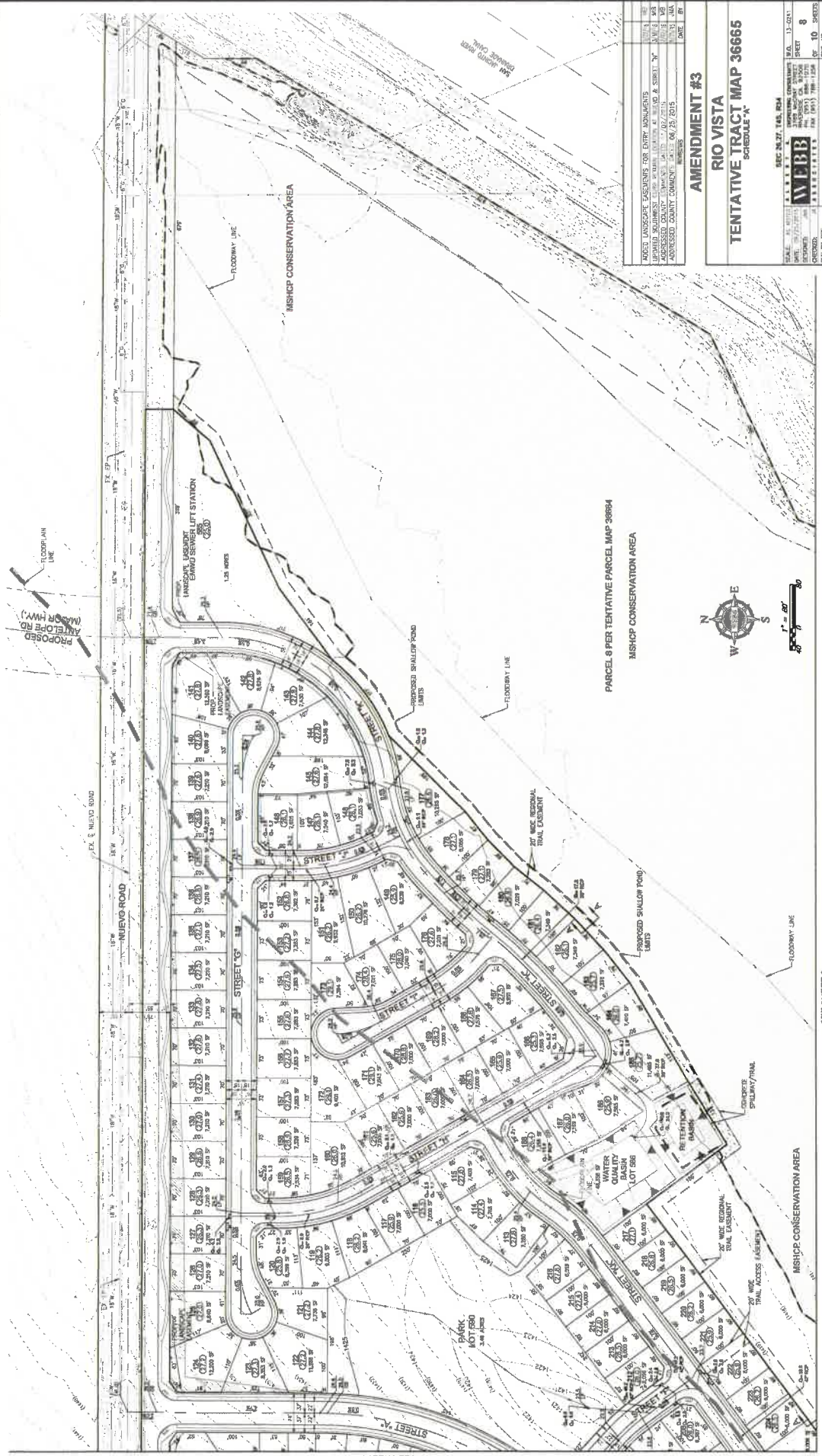
PARCEL 7 PER
 TENTATIVE PARCEL MAP 36664
 MIXED USE
 (MAP)

SEE SHEET 8

SEE SHEET 5



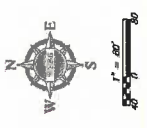
[Solid line] EXISTING SHALLOW FLOOD LIMITS
 [Dashed line] PROPOSED SHALLOW FLOOD LIMITS



NO.	DATE	BY	DESCRIPTION
1	06/25/2015	AM	ISSUED FOR PERMITS
2	06/25/2015	AM	REVISED PER COMMENTS
3	06/25/2015	AM	REVISED PER COMMENTS
4	06/25/2015	AM	REVISED PER COMMENTS
5	06/25/2015	AM	REVISED PER COMMENTS
6	06/25/2015	AM	REVISED PER COMMENTS
7	06/25/2015	AM	REVISED PER COMMENTS
8	06/25/2015	AM	REVISED PER COMMENTS
9	06/25/2015	AM	REVISED PER COMMENTS
10	06/25/2015	AM	REVISED PER COMMENTS
11	06/25/2015	AM	REVISED PER COMMENTS
12	06/25/2015	AM	REVISED PER COMMENTS
13	06/25/2015	AM	REVISED PER COMMENTS
14	06/25/2015	AM	REVISED PER COMMENTS
15	06/25/2015	AM	REVISED PER COMMENTS
16	06/25/2015	AM	REVISED PER COMMENTS
17	06/25/2015	AM	REVISED PER COMMENTS
18	06/25/2015	AM	REVISED PER COMMENTS
19	06/25/2015	AM	REVISED PER COMMENTS
20	06/25/2015	AM	REVISED PER COMMENTS
21	06/25/2015	AM	REVISED PER COMMENTS
22	06/25/2015	AM	REVISED PER COMMENTS
23	06/25/2015	AM	REVISED PER COMMENTS
24	06/25/2015	AM	REVISED PER COMMENTS
25	06/25/2015	AM	REVISED PER COMMENTS
26	06/25/2015	AM	REVISED PER COMMENTS
27	06/25/2015	AM	REVISED PER COMMENTS
28	06/25/2015	AM	REVISED PER COMMENTS
29	06/25/2015	AM	REVISED PER COMMENTS
30	06/25/2015	AM	REVISED PER COMMENTS
31	06/25/2015	AM	REVISED PER COMMENTS
32	06/25/2015	AM	REVISED PER COMMENTS
33	06/25/2015	AM	REVISED PER COMMENTS
34	06/25/2015	AM	REVISED PER COMMENTS
35	06/25/2015	AM	REVISED PER COMMENTS
36	06/25/2015	AM	REVISED PER COMMENTS
37	06/25/2015	AM	REVISED PER COMMENTS
38	06/25/2015	AM	REVISED PER COMMENTS
39	06/25/2015	AM	REVISED PER COMMENTS
40	06/25/2015	AM	REVISED PER COMMENTS
41	06/25/2015	AM	REVISED PER COMMENTS
42	06/25/2015	AM	REVISED PER COMMENTS
43	06/25/2015	AM	REVISED PER COMMENTS
44	06/25/2015	AM	REVISED PER COMMENTS
45	06/25/2015	AM	REVISED PER COMMENTS
46	06/25/2015	AM	REVISED PER COMMENTS
47	06/25/2015	AM	REVISED PER COMMENTS
48	06/25/2015	AM	REVISED PER COMMENTS
49	06/25/2015	AM	REVISED PER COMMENTS
50	06/25/2015	AM	REVISED PER COMMENTS

AMENDMENT #3
RIO VISTA
TENTATIVE TRACT MAP 36665
 SCHEDULE "A"

SCALE:	1" = 20'
DRAWN:	AM
CHECKED:	AM
DATE:	06/25/2015
PROJECT:	RIO VISTA
TRACT MAP:	36665
SHEET:	8
TOTAL SHEETS:	10
DATE:	06/25/2015
PROJECT:	RIO VISTA
TRACT MAP:	36665
SHEET:	8
TOTAL SHEETS:	10



SEE SHEET 9

SEE SHEET 7

PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
1	5,304	52	7,193	103	5,320	205	7,387
2	5,300	53	8,494	104	5,316	206	7,739
3	5,161	54	7,169	105	5,318	207	6,000
4	5,160	55	6,133	106	5,318	208	6,387
5	5,024	56	5,745	107	5,318	209	6,593
6	5,367	57	5,954	108	5,318	210	6,042
7	5,367	58	6,799	109	5,318	211	6,581
8	5,129	59	8,924	110	5,318	212	6,096
9	10,157	60	5,026	111	5,318	213	6,000
10	8,508	61	5,091	112	5,765	214	6,000
11	10,197	62	7,000	113	7,260	215	6,000
12	9,788	63	6,790	114	7,766	216	6,319
13	5,150	64	5,773	115	7,408	217	6,000
14	5,150	65	5,617	116	7,000	218	6,000
15	5,150	66	5,617	117	7,000	219	6,000
16	5,150	67	8,807	118	8,041	220	6,920
17	5,150	68	7,515	119	9,003	221	6,000
18	5,150	69	7,521	120	8,399	222	6,000
19	5,150	70	7,483	121	7,736	223	6,000
20	5,150	71	6,803	122	11,268	224	6,000
21	5,150	72	5,889	123	8,353	225	6,008
22	5,150	73	7,115	124	12,200	226	6,447
23	5,150	74	6,324	125	8,640	227	6,447
24	5,150	75	5,444	126	7,210	228	6,447
25	5,150	76	5,953	127	7,210	229	6,447
26	5,150	77	6,649	128	7,210	230	6,447
27	5,150	78	7,181	129	7,210	231	6,447
28	5,150	79	7,491	130	7,210	232	6,038
29	5,144	80	7,753	131	7,210	233	9,374
30	5,006	81	8,083	132	7,210	234	11,779
31	6,527	82	8,099	133	7,210	235	6,776
32	9,281	83	7,686	134	7,210	236	8,775
33	6,385	84	7,631	135	7,210	237	6,774
34	5,037	85	7,265	136	7,210	238	6,773
35	5,048	86	7,241	137	7,210	239	6,772
36	5,478	87	5,785	138	7,210	240	6,772
37	5,520	88	5,318	139	7,210	241	7,223
38	5,320	89	5,318	140	6,989	242	5,625
39	5,520	90	5,318	141	12,390	243	5,392
40	5,520	91	5,318	142	8,024	244	5,045
41	5,520	92	5,318	143	7,430	245	8,025
42	8,024	93	5,318	144	12,346	246	8,050
43	5,688	94	5,318	145	12,664	247	7,218
44	5,385	95	5,318	146	7,605	248	6,589
45	5,385	96	5,318	147	7,240	249	6,623
46	5,385	97	5,318	148	7,053	250	6,642
47	5,385	98	5,318	149	8,218	251	6,642
48	5,385	99	5,100	150	10,276	252	7,385
49	5,556	100	5,082	151	9,952	253	8,342
50	5,729	101	6,106	152	7,773	254	8,752
51	6,158	102	5,474	153	7,283	255	5,748

PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)	PARCEL #	AREA (SF)
154	7,283	296	6,393	430	5,946	568	6,405
155	7,483	297	6,549	431	5,114	569	6,503
156	7,483	298	6,549	432	5,146	570	6,503
157	7,483	299	6,549	433	5,176	571	6,503
158	7,429	300	6,236	434	5,204	572	6,500
159	7,534	301	6,474	435	5,175	573	6,468
160	10,612	302	6,180	436	6,242	574	6,786
161	7,000	303	5,100	437	6,855	575	7,920
162	7,000	304	5,100	438	7,475	576	10,774
163	7,000	305	5,100	439	5,141	577	10,774
164	7,000	306	5,100	440	5,173	578	10,774
165	7,000	307	5,100	441	5,098	579	8,403
166	7,986	308	5,100	442	5,229	580	8,403
167	6,991	309	5,100	443	5,231	581	8,403
168	7,576	310	5,100	444	5,413	582	8,403
169	7,000	311	5,100	445	5,001	583	8,403
170	7,000	312	5,100	446	5,141	584	8,403
171	7,043	313	5,100	447	5,084	585	8,403
172	8,401	314	5,100	448	5,176	586	8,403
173	7,894	315	5,100	449	5,098	587	8,403
174	7,011	316	5,100	450	5,229	588	8,403
175	7,940	317	5,100	451	5,231	589	8,403
176	7,201	318	5,100	452	5,413	590	8,403
177	10,265	319	5,100	453	5,001	591	8,403
178	8,065	320	5,100	454	5,141	592	8,403
179	7,263	321	5,100	455	5,084	593	8,403
180	7,029	322	5,100	456	5,176	594	8,403
181	7,499	323	5,100	457	5,098	595	8,403
182	7,549	324	5,100	458	5,229	596	8,403
183	7,298	325	5,100	459	5,231	597	8,403
184	7,110	326	5,100	460	5,413	598	8,403
185	11,466	327	5,100	461	5,001	599	8,403
186	7,965	328	5,100	462	5,141	600	8,403
187	7,169	329	5,100	463	5,084	601	8,403
188	7,569	330	5,100	464	5,176	602	8,403
189	6,517	331	5,100	465	5,098	603	8,403
190	6,120	332	5,100	466	5,229	604	8,403
191	6,120	333	5,100	467	5,231	605	8,403
192	6,120	334	5,100	468	5,413	606	8,403
193	6,120	335	5,100	469	5,001	607	8,403
194	10,105	336	5,100	470	5,141	608	8,403
195	8,050	337	5,100	471	5,084	609	8,403
196	6,263	338	5,100	472	5,176	610	8,403
197	7,553	339	5,100	473	5,098	611	8,403
198	10,337	340	5,142	474	5,229	612	8,403
199	6,941	341	5,059	475	5,231	613	8,403
200	7,985	342	5,226	476	5,413	614	8,403
201	7,916	343	5,008	477	5,001	615	8,403
202	10,450	344	5,008	478	5,141	616	8,403
203	7,773	345	5,242	479	5,084	617	8,403
204	8,389	346	5,274	480	5,176	618	8,403
205	5,748	347	5,290	481	5,098	619	8,403
206	5,748	348	5,306	482	5,229	620	8,403
207	5,748	349	5,306	483	5,231	621	8,403
208	5,748	350	5,306	484	5,413	622	8,403
209	5,748	351	5,306	485	5,001	623	8,403
210	5,748	352	5,306	486	5,141	624	8,403
211	5,748	353	5,306	487	5,084	625	8,403
212	5,748	354	5,306	488	5,176	626	8,403
213	5,748	355	5,306	489	5,098	627	8,403
214	5,748	356	5,306	490	5,229	628	8,403
215	5,748	357	5,306	491	5,231	629	8,403
216	5,748	358	5,306	492	5,413	630	8,403
217	5,748	359	5,306	493	5,001	631	8,403
218	5,748	360	5,306	494	5,141	632	8,403
219	5,748	361	5,306	495	5,084	633	8,403
220	5,748	362	5,306	496	5,176	634	8,403
221	5,748	363	5,306	497	5,098	635	8,403
222	5,748	364	5,306	498	5,229	636	8,403
223	5,748	365	5,306	499	5,231	637	8,403
224	5,748	366	5,306	500	5,413	638	8,403
225	5,748	367	5,306	501	5,001	639	8,403
226	5,748	368	5,306	502	5,141	640	8,403
227	5,748	369	5,306	503	5,084	641	8,403
228	5,748	370	5,306	504	5,176	642	8,403
229	5,748	371	5,306	505	5,098	643	8,403
230	5,748	372	5,306	506	5,229	644	8,403
231	5,748	373	5,306	507	5,231	645	8,403
232	5,748	374	5,306	508	5,413	646	8,403
233	5,748	375	5,306	509	5,001	647	8,403
234	5,748	376	5,306	510	5,141	648	8,403
235	5,748	377	5,306	511	5,084	649	8,403
236	5,748	378	5,306	512	5,176	650	8,403
237	5,748	379	5,306	513	5,098	651	8,403
238	5,748	380	5,306	514	5,229	652	8,403
239	5,748	381	5,306	515	5,231	653	8,403
240	5,748	382	5,306	516	5,413	654	8,403
241	5,748	383	5,306	517	5,001	655	8,403
242	5,748	384	5,306	518	5,141	656	8,403
243	5,748	385	5,306	519	5,084	657	8,403
244	5,748	386	5,306	520	5,176	658	8,403
245	5,748	387	5,306	521	5,098	659	8,403
246	5,748	388	5,306	522	5,229	660	8,403
247	5,748	389	5,306	523	5,231	661	8,403
248	5,748	390	5,306	524	5,413	662	8,403
249	5,748	391	5,306	525	5,001	663	8,403
250	5,748	392	5,306	526	5,141	664	8,403
251	5,748	393	5,306	527	5,084	665	8,403
252	5,748	394	5,306	528	5,176	666	8,403
253	5,748	395	5,306	529	5,098	667	8,403
254	5,748	396	5,306	530	5,229	668	8,403
255	5,748	397	5,306	531	5,231	669	8,403
256	5,748	398	5,306	532	5,413	670	8,403
257	5,748	399	5,306	533	5,001	671	8,403
258	5,748	400	5,306	534	5,141	672	8,403
259	5,748	401	5,306	535	5,084	673	8,403
260	5,748	402	5,306	536	5,176	674	8,403
261	5,748	403	5,306	537			



Rio Vista

Conceptual Design Manual

Riverside County, California



Tentative Tract Map 36665

March 21, 2016

Conceptual Design Manual

For

RIO VISTA

(TR36665)

Submitted to

County of Riverside, California

Applicant/Property Owner(s)

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March 21, 2016

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RIO VISTA Conceptual Design Manual

1.0 Purpose

The purpose of this Conceptual Design Manual is to describe the overall design concept for Tentative Tract Map 36665 (RIO VISTA) and outline the design details that will be incorporated into the final design decisions. This manual includes both design standards and guidelines. Variations to either the design standards or guidelines may be considered by the Planning Commission. The guidelines in this document lay out both functional and aesthetic design concepts as an overall strategy to be followed at the time of development. The primary objective is to establish a consistent theme throughout the project. This document will establish the conceptual architectural styles, overall theme, wall and fence concepts, and pedestrian connectivity to be used in the future build out of this tract. This Conceptual Design Manual is being processed in conformance with Riverside County Zoning Ordinance No. 348, Article VIIIId, Section 8.95b (R-4 Zoned Planned Residential Conditions of Development) through the following objectives which will:

- Provide three residential lot size categories consistent with the existing Medium Density Residential Land Use Designation (2-5 du/ac) to accommodate a variety of housing styles and resident lifecycles appropriate to the locale;
- Utilize architectural styles and design elements which reflect Lakeview/Nuevo heritage namely through the use of Ranch, Farmhouse, Craftsman, and Spanish styles;
- Provide two neighborhood parks at locations within the community which are centrally located and accessible by the project's pedestrian trail system;
- Implement a trail system for the project consistent with the Lakeview/Nuevo Area Plan Trails system; and
- Preserve onsite natural resource areas consistent with the County's Multiple Species Habitat Conservation Plan (MSHCP).

2.0 Project Background and Description

RIO VISTA is located south of Nuevo Road, east of Dunlap Drive, west of Pico Avenue, and north of San Jacinto Avenue in the County of Riverside as identified on **Figure 1, Vicinity Map**. The project proposes to subdivide 172 acres into 599 lots consisting of 584 single family dwelling units, 7 open space lots, 4 park lots, 3 basin lots and 2 lift station lots, distributed among 7 planning areas as identified in **Figure 2, Planning Areas**. The residential dwelling units will consist of a mix of 5,000 square foot (SF), 6,000 SF, and 7,000 SF single family detached lots on approximately 92 acres. In addition, the project includes approximately 26 acres of park and open space areas, 8 acres of basins, 1.5 acres for Eastern Municipal Water District lift stations, and 44 acres of right-of-way for roadways.

FIGURE 1 | VICINITY MAP

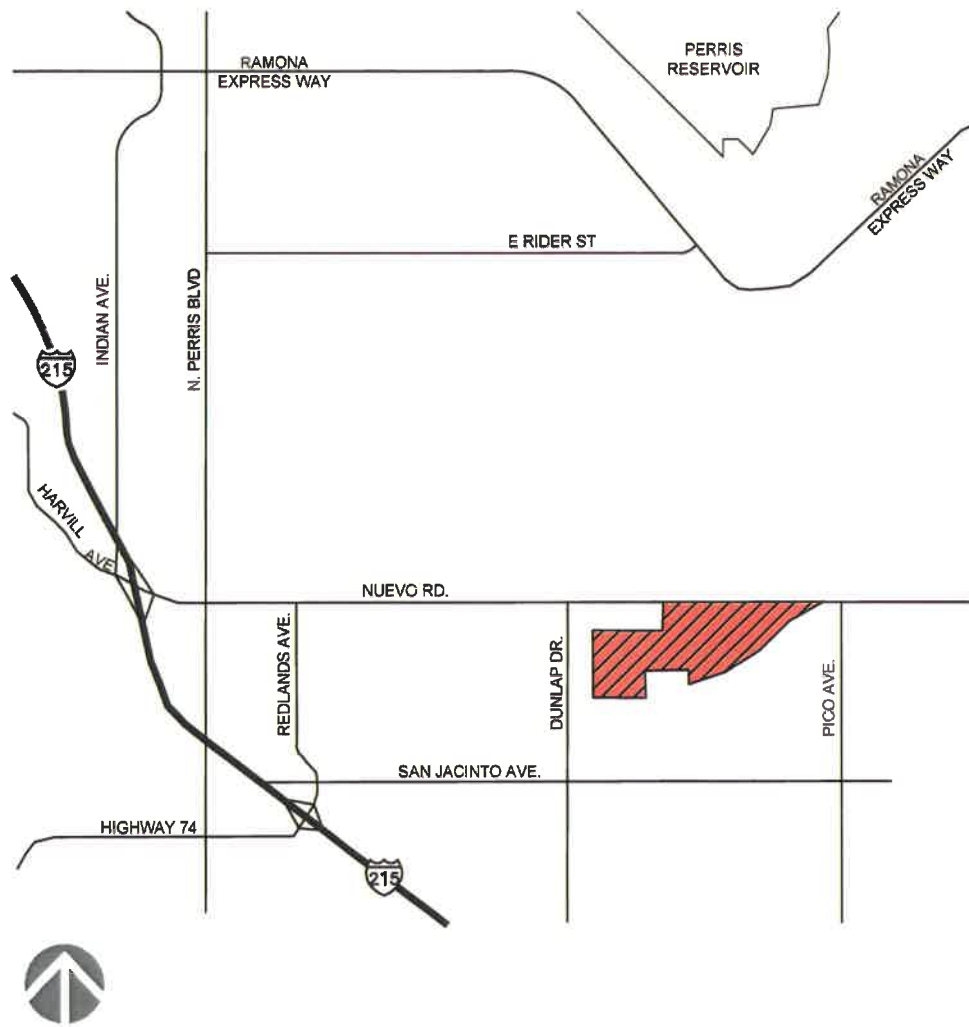
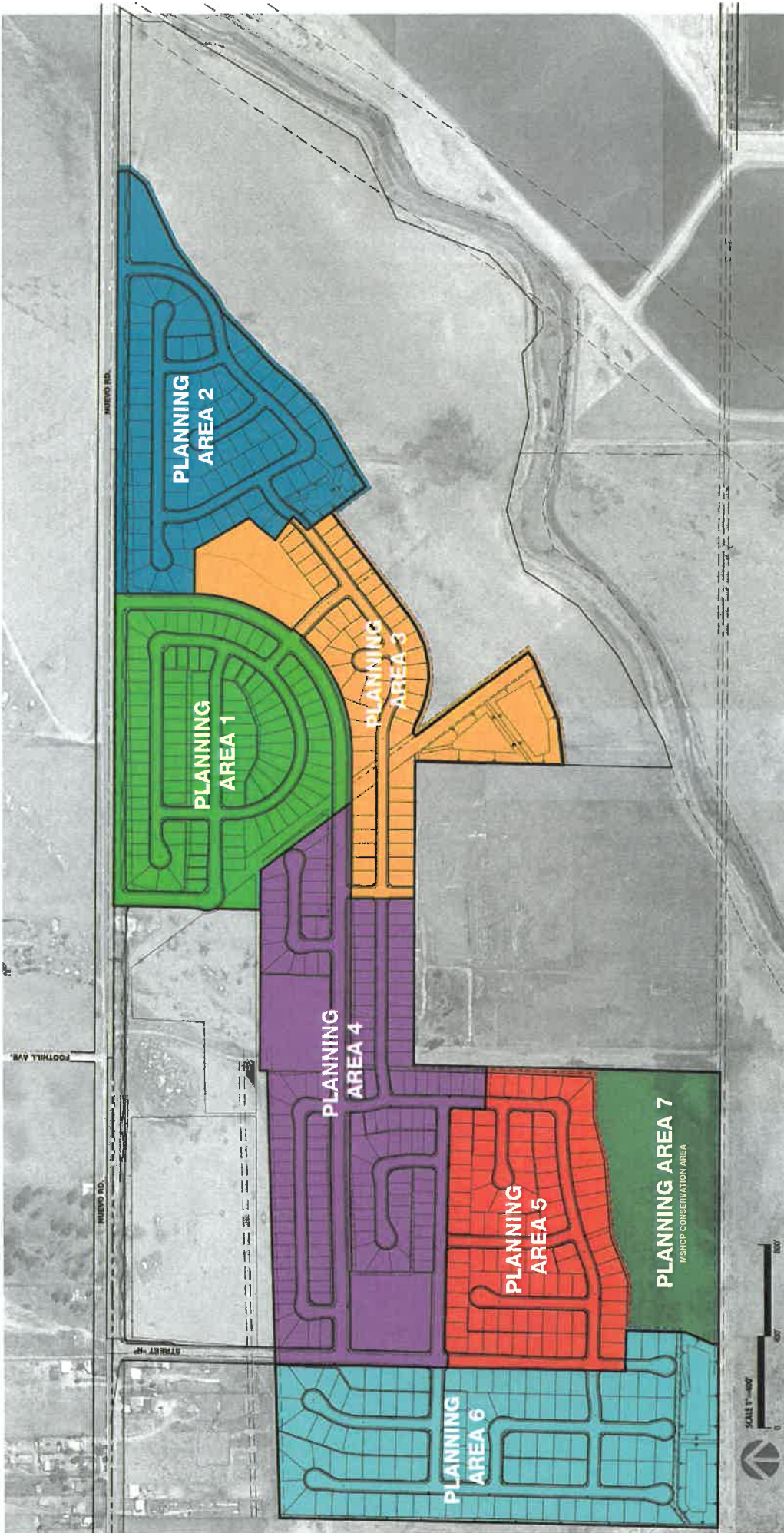


FIGURE 2 | PLANNING AREAS



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Planning Areas 7, as identified on **Figure 2**, will not be developed. This Planning Area will be dedicated to the County of Riverside as Multiple Species Habitat Conservation Plan (MSHCP) Conservation Areas.

The project proposal is consistent with Riverside County's R-4 Zone which allows for minimum lot sizes of 3,500 SF and minimum average lot sizes of 6,000 SF. The RIO VISTA project contains minimum lot sizes of 5,000 SF and an average lot size of 6,900 SF. In order to ensure the quality and cohesiveness of projects zoned R-4, Riverside County requires additional design details during planning stages. The requirement for these conceptual design details helps ensure that County design objectives are met. By implementing the following design points, this project meets the County's design objectives for the properties zoned R-4:

- Providing transition and buffer zones to ensure that the project blends into and is sensitive to the surrounding area.
- Ensuring that new homes are constructed in neighborhoods that are interesting and varied in appearance.
- Providing functional public access to recreational opportunities in relation to the overall open space system.
- Incorporating conveniently located and accessible neighborhood parks, trails, and open space.
- Providing a sense of privacy and personal space for each residential unit.

3.0 Existing Conditions

The topography currently slopes gently south towards the adjacent San Jacinto River and consists of vacant open space, with little to no vegetation, disked fields, granite boulder outcroppings, and the San Jacinto River to the south and east of the site. Portions of the property are identified on FEMA Panel Numbers 06065C1440H and 06065C1445H as being located within Flood Zone 'AE' (areas determined to be within the 100-year floodplain limits for the San Jacinto River). Per the RCIP, the property currently has land use designations of Medium Density Residential (MDR) and the site is currently zoned Rural Residential (R-R). Vehicular and non-vehicular circulation will be developed in conformance with the County's General Plan.

RIO VISTA Conceptual Design Manual

4.0 Relationship to Surrounding Properties

The surrounding properties in the area include vacant land.

The surrounding General Plan land use designations are as follows:

- North: Commercial (CR) & Medium Density Residential (MDR)
- South: Medium Density Residential (MDR) & Open Space-Water (OS-W)
- East: Medium Density Residential (MDR) & Open Space-Water (OS-W)
- West: Medium Density Residential (MDR) & Commercial Retail (CR)

The surrounding zoning districts are as follows:

- North: Specific Plan (SP), Scenic Highway Commercial (C-P-S), & Rural Residential (R-R)
- South: Light Agriculture (A-1-20)
- East: Rural Residential (R-R)
- West: Rural Residential (R-R) & Light Agriculture (A-1-20)

5.0 Preliminary Development Plan

The RIO VISTA development is intended as a planned residential community which includes various residential mixes. In addition, the development will include parks, open space, basins, and common community design identity. The overall density proposed for the RIO VISTA project is 3.4 dwelling units per acre, which conforms to the existing General Plan designation of Medium Density Residential (2-5 dwelling units per acre). The residential land uses within the RIO VISTA development range from minimum 5,000 SF lots to minimum 7,000 SF lots for single family dwelling units, subject to the requirements in Ordinance 348, Article VIII of the County of Riverside's zoning ordinance. The RIO VISTA development plan implements four different types of architectural styles and traditional single family lots.

5.1 Single Family Residential

The single-family residential (SFR) component of the project occupies approximately 92 acres among 6 Planning Areas. This residential area has been planned in a vibrant and walkable manner to set forth a safe, effective, and attractive pedestrian-friendly environment that encourages connectivity and interaction. RIO VISTA was planned for diversity with sensitivity to the planned land uses within the development and to the surrounding areas. To achieve product diversity, the design features single family dwelling units, subject to the development standards and permitted uses of the County's R-4 zone, with lots ranging from 5,000 SF to 7,000 SF and variable front yard setbacks as identified in **Figure 3, Typical Lot Detail, Figure 3A, Variable Front Yard Setbacks** and reflected in **Table A, Minimum Lot Sizes**, below:

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Table A, Minimum Lot Sizes

Planning Area	Minimum Lot Sizes (SF)	Total SFR Lots
1	5,000	112
2	7,000	76
3	6,000	53
4	5,000	137
5	6,000	96
6	7,000	110
Total Single Family Residential Lots		584

FIGURE 3 | TYPICAL LOT DETAIL

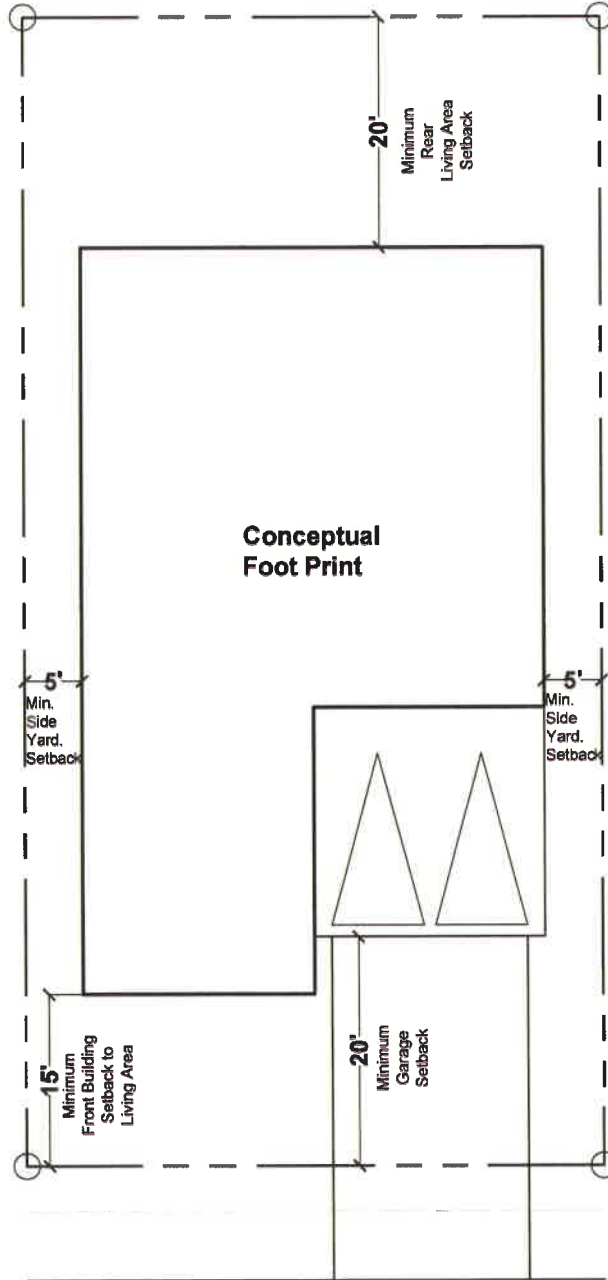
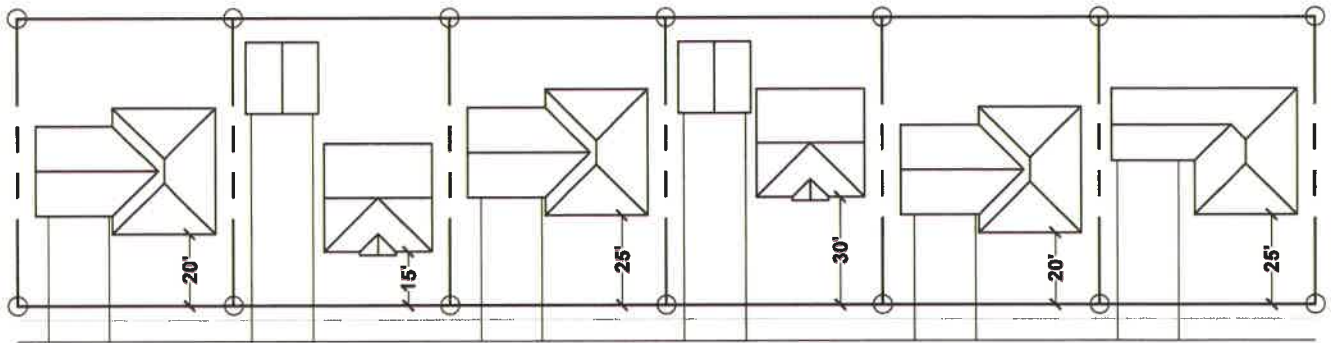


FIGURE 3A | VARIABLE FRONT YARD SETBACKS



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5.2 Recreation, Trails and Open Space

The RIO VISTA project will contain four recreational park areas, seven open spaces areas, Multiple Species Habitat Plan (MSHCP) Conservation Areas and trail connections as depicted in **Figure 4, Project Open Space, Figure 5, Circulation Plan, and Figure 6, Conceptual Park Plan.**

5.2.1 Neighborhood Parks

As depicted in **Figure 6, Conceptual Park Plans**, an approximately 3.5 and 2.8 acre park site will be located in Planning Areas 3 and 4, respectively. Both will contain both passive and active elements. These neighborhood parks allow easy access to pedestrians, bicycles and vehicles. Park amenities may include shade structures, picnic shelters, tot lots, sport courts and walkways. Turf play areas may also be provided for additional activities.

In addition to these two parks, a linear park will also be located as identified in **Figure 4, Project Open Space**, allowing for passive uses and connections to both community and regional trails. As a portion of this linear park is located adjacent to a Water Quality Basin and Regional Trail with adjacency to an MSHCP Conservation Area, landscaping will be provided pursuant to Eastern Municipal Water District (EMWD) and MSCHP planting standards.

5.2.2 Open Space Areas

Seven areas totaling approximately 19 acres will remain as open space areas throughout the project site. These areas will remain within their existing state and are provided within Planning Areas 1, 3, 4, 5, and 6 as depicted on **Figure 4, Project Open Space.**

5.2.3 MSHCP Conservation Areas

Planning Area 7, consisting of approximately 13 acres, will be dedicated to the County of Riverside for MSCHP conservation purposes. This Planning Area will not only provide for MSHCP conservation but also serve as a buffer between the RIO VISTA community and the environmentally sensitive San Jacinto River and its floodway.

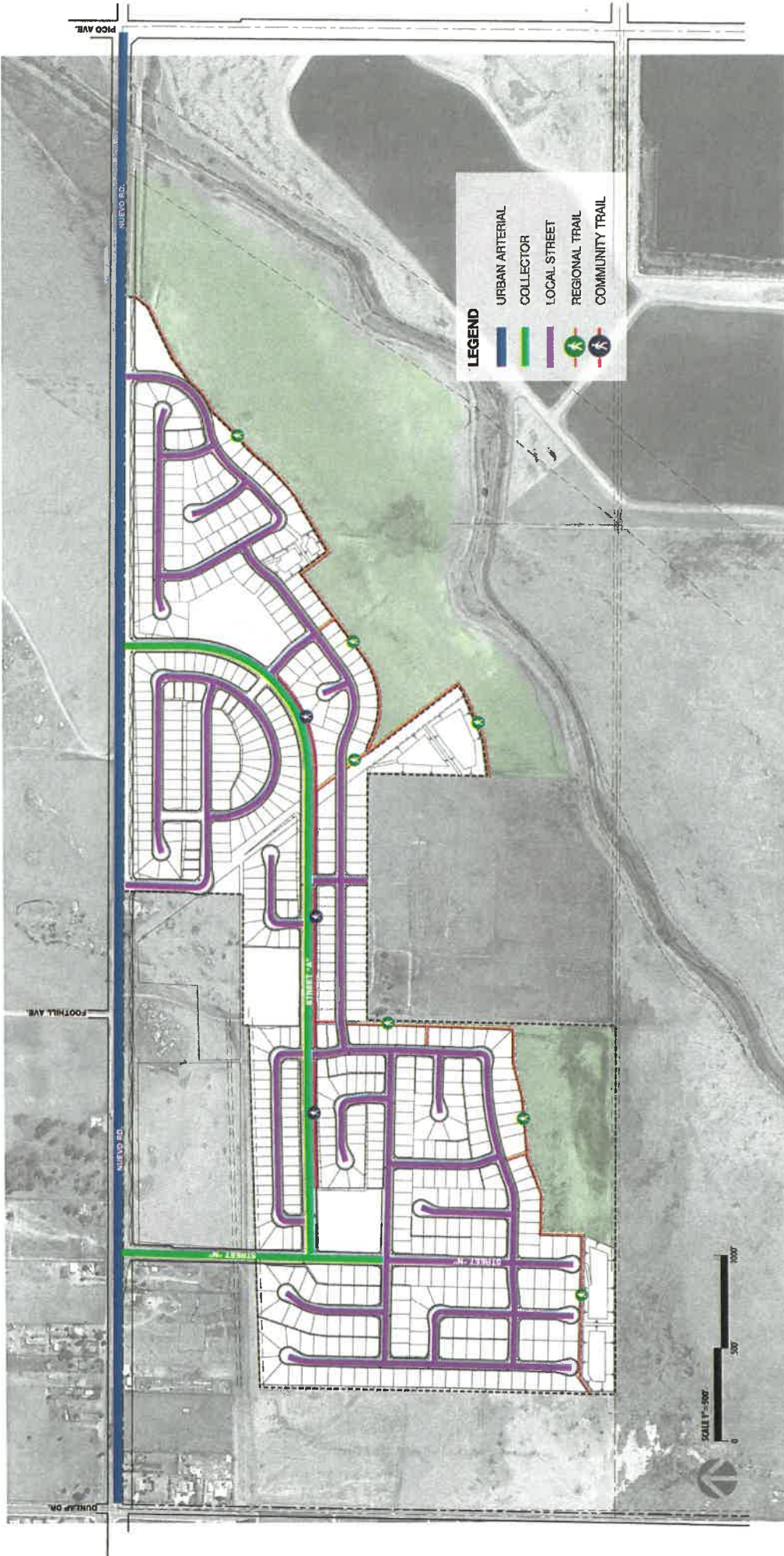
5.2.4 Community Trail

A 10-foot wide community trail will be provided along proposed "A" Street through Planning Areas 1 and 4 providing connection to Neighborhood parks and Regional Trail as depicted in **Figure 5, Circulation Plan.**

FIGURE 4 | PROJECT OPEN SPACE



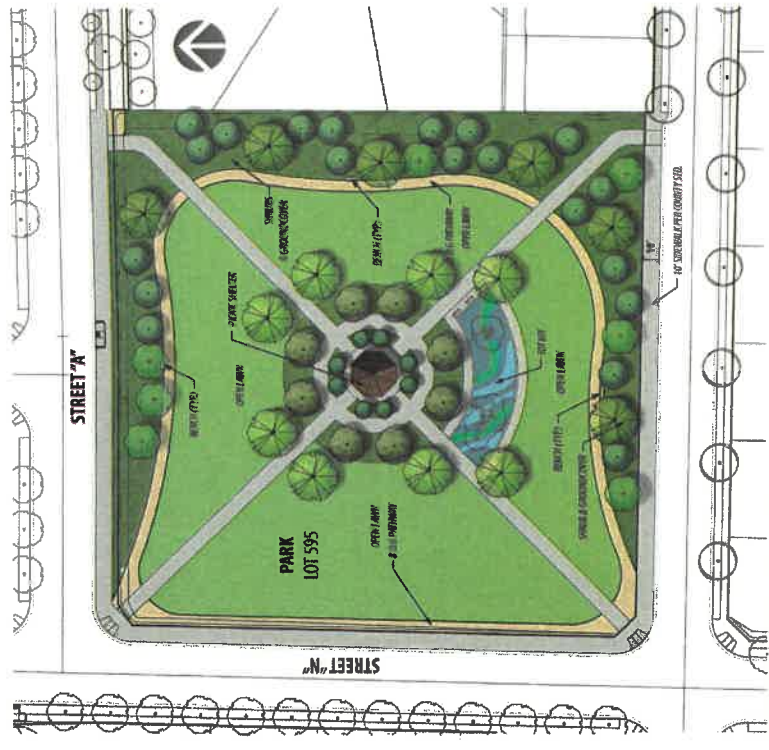
FIGURE 5 | CIRCULATION PLAN



Corporate Headquarters
10000 Wilshire Blvd
Beverly Hills, CA 90210
951.888.1070



FIGURE 6 | CONCEPTUAL PARK PLANS



ALBERT A. WEBB ASSOCIATES
 Corporate Headquarters
 3778 McChesney Street
 Riverside, CA 92506
 951.686.1070

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5.2.5 Regional Trail

As reflected in **Figure 5, Circulation Plan**, a 10-foot wide regional trail located within a 20-foot regional trail easement, will be provided within Planning Areas 2 through 6, designed per Riverside County standards. Because the regional trail is located adjacent to the MSHCP Conservation Area, signage will be placed in appropriate areas to clearly identify access points and prohibited areas. Fencing as depicted in **Figure 7, Conceptual Wall and Fence Plan** will be used to restrict access beyond the regional trail to discourage and prevent intrusion into this environmentally sensitive area. Litter and trash will be controlled to minimize the attraction of predatory species by providing closed garbage containers at access points.

5.3 Wall, Fence, and Entry Monuments

Walls and fencing will be provided as reflected in **Figure 7, Conceptual Wall and Fence Plan**. Perimeter and other wall materials, designs, and colors, will carry on the project's theme established by the project's monument signage and landscaping. Wall and fence heights will be limited to a maximum height of six (6) feet, with the exception of walls utilized for sound attenuation. Decorative pillars and pedestals may extend up to an additional sixteen (16) inches above the maximum wall heights. Materials, colors, and construction methods for theme, view and accent walls are subject to some variation, so long as the proposed character and theme of the walls is preserved and per the approval of the Planning Department. View walls may be used in areas where noise attenuation is not necessary and view opportunities exist. These areas may be adjoining the community park area, buffers or open space areas of the tract.

Community walls within the residential areas of the project will be placed along the publicly visible property lines in order to separate each residence.

Monumentation features and Entry Monumentation will be provided as depicted in **Figure 8, Conceptual Entry Monumentation**. Entry landscaping has not been finalized for RIO VISTA but will be planned and designed to establish a theme for this planned residential community consistent with the project's approved Conceptual Landscape Plan under separate cover. Materials, colors, and construction methods for entry monuments are subject to some variation, so long as the proposed character and theme of the monuments is preserved and per the approval of the Planning Department. The primary entry for the community will be located at the northern end of the project, off Nuevo Road at Street A.

FIGURE 7 | CONCEPTUAL WALL & FENCE PLAN

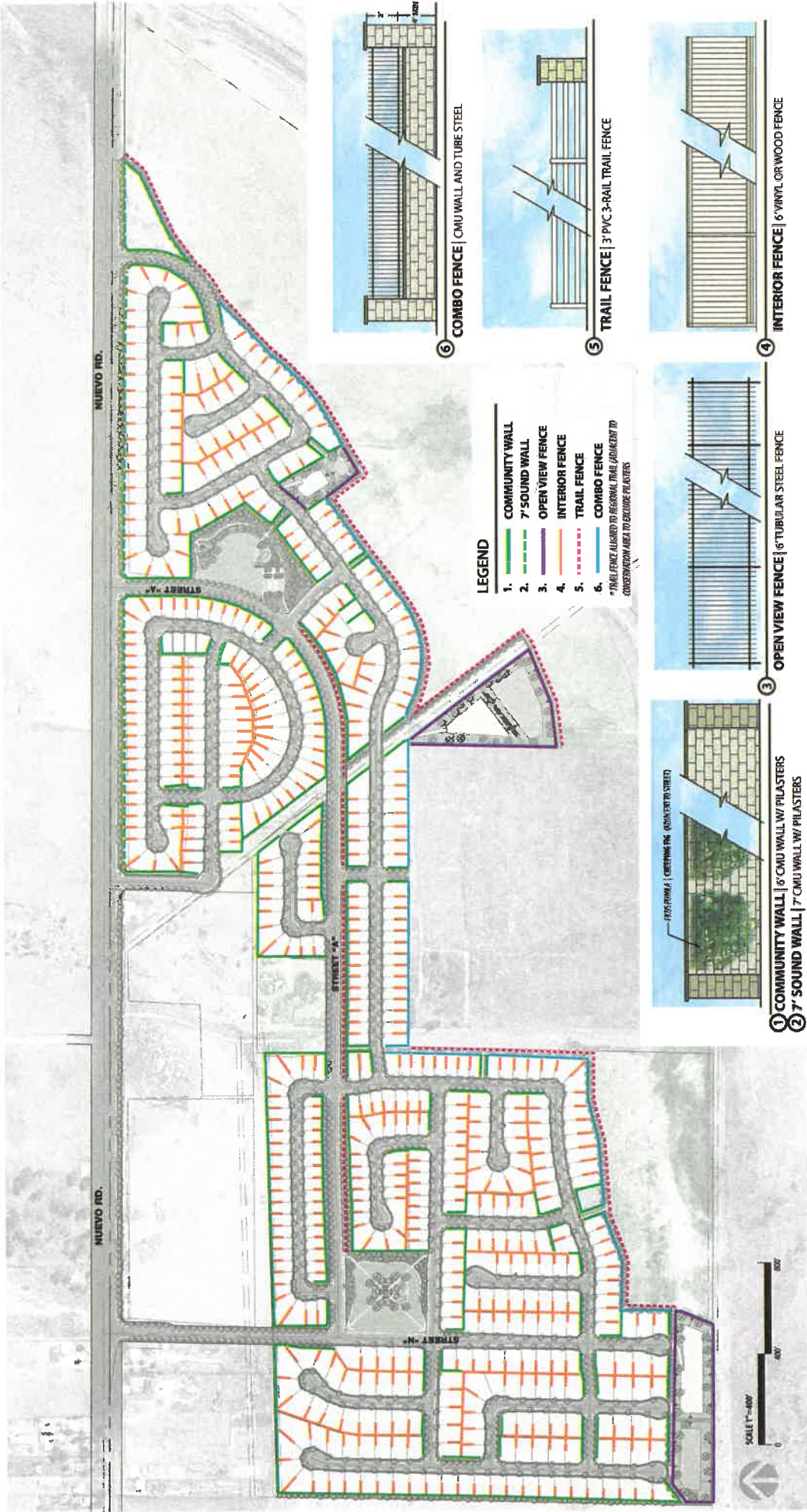
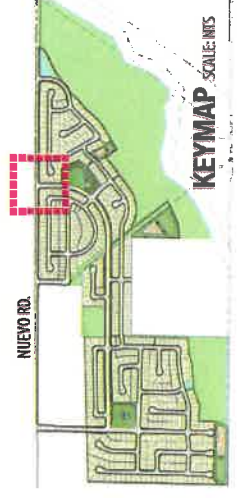
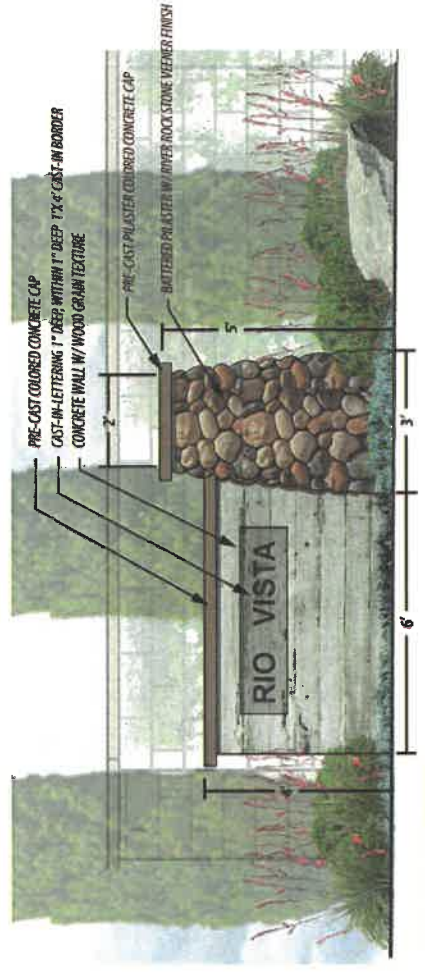
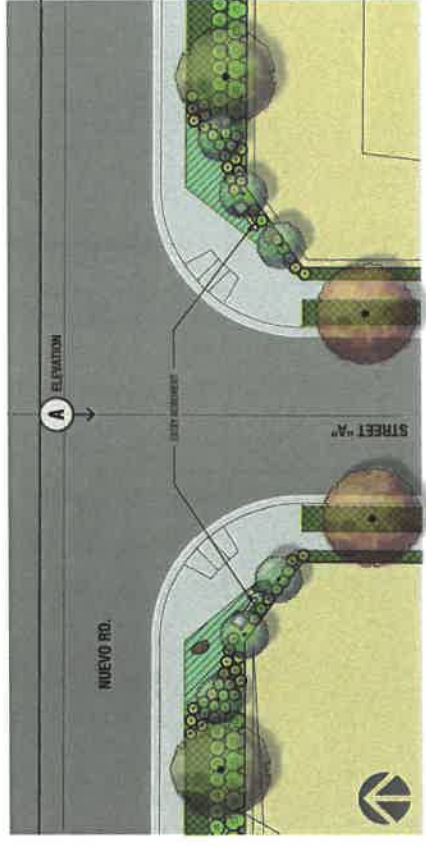


FIGURE 8 | CONCEPTUAL ENTRY MONUMENTATION PLAN



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5.3.1 General Guidelines

- No fence should exceed six feet in height unless required for noise attenuation.
- All external walls should end in a pilaster. The design of the pilaster should reflect the shape of the supports used in the entry monuments and use similar materials.
- When changes in pad elevation occur, the wall or fence should be stepped in equal vertical intervals. No step should exceed twelve inches (12") in height.
- Side yard gates are required on one side of the front yard and shall be constructed of vinyl material. Side and rear yard fencing shall be vinyl material when interior to a lot or masonry, slump stone or other materials of similar appearance, maintenance and structural durability when exterior or visible from public street. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability. Applicants shall provide specifications which shall be approved by the Planning Department.

5.4 Front Yard Landscaping

Front yard landscaping is required for all homes and unless otherwise approved by the Planning Department, will be provided by the developer/home builder. Front yard landscaping provided by the developer/builder or their representative must be installed within one month of closing. The Planning Department may extend installation times for homeowner installed or custom landscaping improvements for individual lots. Front yard landscape packages offered by developers/builders shall be subject to the review and approval of the Planning Department and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided. Front yard landscaping is to be maintained by the individual home owner.

6.0 Architecture

This section establishes the architectural styles and design guidelines for the planned community of RIO VISTA. It is the intent of these guidelines to establish a consistent architectural expression for the community during build out of the various phases. The future community is located west of the Lakeview-Nuevo Planning Area. Although not part of this Planning Area, the site's location along one of the main access roads (Nuevo Road) influenced the Southern California ranch themed architectural design guidelines for the RIO VISTA community.

Developers, builders, architects and other design professionals shall use these guidelines to create and implement a cohesive community. Where not specifically addressed in this section, all applicable County standards must be satisfied.

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6.1 General Guidelines

The following general guidelines should be considered in the designing and layout of the project:

- A common set of design style and design elements should be included throughout the project.
- Long unarticulated building facades should be avoided.
- Natural building materials should be varied throughout the project, avoiding long stretches of similar street scene.
- Offset roof planes, columns, vertical and horizontal articulation or other projecting architectural features shall occur on those facades of the residence that are visible from the street or open space.
- The visual impact of garages shall be reduced to the maximum extent practicable.

6.1.1 Building Articulation

A variety of heights, setbacks, roof shapes, trim, and sizes should be used to create visual texture along a street scene within a cohesive design framework. Whenever rear and side elevations of homes are visible from adjacent streets or public open space areas, these elevations must incorporate 360 degree architecture utilizing similar window and door treatments, wall articulations and roof projections as the front of the home.

Recessed windows and doors are encouraged to add articulation to the wall surface and to increase shade opportunities within the structure. Particular attention should be given to the shading of windows with southern and southwestern exposure. When decorative shutters are used, as consistent with the architectural style, the size of the shutters should match the actual size of the windows.

Broad roof overhangs, when architecturally authentic, are recommended to produce interest and to respond to climatic conditions, especially when used in combination with courtyards, porch enclosures, balconies, and recesses. Distinct design features are encouraged, such as: covered, useable front porches, second story balconies, recessed or bay windows, varied garage placement, garage door windows, one story articulation on a two story house or other architectural style appropriate elements.

6.1.2 Building Materials and Colors

Building materials and colors must be authentic to the architectural style represented and must provide a visually noticeable variation when the homes are contiguous to one another.

Material breaks and transitions, e.g. changing from siding/masonry veneers to stucco, should achieve clear definitions while maintaining a prescribed color and materials theme. Roof pitch,

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materials and color must be authentic to the architectural style represented and must vary among adjacent homes.

6.2 Architectural Styles

Four (4) architectural styles have been selected as appropriate for RIO VISTA based on its location within an area of Southern California heavily influenced by agricultural and ranch lifestyles. **California Ranch, American Farmhouse, Craftsman and Spanish Eclectic** architectural styles are discussed and illustrated in the following pages. Interpretations of these historical styles must meet current codes and standards within the building industry as well as address the economics of the local real estate market all while maintaining consistency the design elements of each architectural style.

Within the RIO VISTA community, builders shall provide the following floor plans and elevations.

- Each tract map with 50 homes or less, shall provide a minimum of three (3) distinct floor plan options. Each floor plan shall be designed with a minimum of three (3) distinct building elevations.
- Each tract map with 51 to 99 units shall provide a minimum of four (4) distinct floors plans. Each floor plan shall be designed with a minimum of three (3) distinct building elevations.
- Each tract map with 100 or more homes, shall provide a minimum of five (5) distinct floor plan options. Each tract map with 100 homes or more, shall provide an additional floor plan for every 100 dwelling units above 100 homes. Each plan shall be designed with no less than four (4) distinct building elevations.

Reverse floor plans are not considered a different or distinct floor plan. One elevation shall not be repeated more than each fourth house. Adding or deleting false shutters or similar types of minimal elevation changes will not be construed as one of the required distinct elevations.

Projects that are to be constructed in phases, shall submit a phasing plan to ensure the requirements for the number of floor plans and elevations are met.

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6.2.1 California Ranch

California Ranch architecture was one of the definitive symbols of the post war American dream: a safe, reasonably priced home which was efficient and provided informal living. The style is loosely based on early Spanish modified by Craftsman and Prairie influences.

Figure 9 – California Ranch



Architectural Elements typical of the California Ranch style include:

- Traditionally one story form or prominent one story elements in later adaptations
- Asymmetrical, horizontal silhouette
- Low pitched roof with deep roof overhangs, intersecting gables and exposed rafters
- Ornamental wooden porch supports and recessed windows are common
- Designed to connect with the exterior through patios and large windows.

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6.2.2 American Farmhouse

American Farmhouse architecture traces its roots back to Cape Cod and New England Colonial styles. When American settlers headed west, the style changed into the modern American Farmhouse style more widely built in Southern California which responded to the function of shelter from weather and materials available.

Figure 10 – American Farmhouse



Architectural Elements typical of the American Farmhouse style include:

- Simple, rectangular floor plans
- Covered, wrapped porches featuring simple wooden columns and railings
- Hipped roofs with split-wood (now concrete or composite) shingles
- Hipped roof dormers add interest to two-story versions
- Often have clapboard siding on one or more exterior walls
- Trim surrounds, fascias and shutters create a handwork feel

RIO VISTA Conceptual Design Manual

6.2.3 Craftsman

Craftsman architecture was inspired by the work of the Greene Brothers in Pasadena during early 1900's. These homes featured low pitched gabled roofs, exposed roof rafters and decorative braces under gables with roofs supported by square or tapered columns and wood, stucco and stone exteriors.

Figure 11 – Craftsman



Architectural Elements typical of the Craftsman style include:

- Low pitched gabled roofs with exposed roof rafters
- Roof supported by square or tapered columns
- Stone, clapboard, brick are all common accents
- Colors vary with a mix of earth tones with accented windows
- Exposed rafters, rakeboards and fascia are typically painted complementary colors
- Windows tend to be single hung with divided lights as grids

RIO VISTA Conceptual Design Manual

6.2.4 Spanish Eclectic

Spanish Eclectic architecture is a mixture of styles including southwest adobe, medieval Spanish, colonial Spanish, Pueblo and Mission styles. The style gained acceptance after the 1915 San Diego Exposition and quickly flourished in Southern California becoming a prominent Southern California style during the 1920's.

Figure 12 – Spanish Eclectic



Architectural Elements typical of the Spanish Eclectic style include:

- Simple, strong one- and two-story volumes with low pitched tile roofs
- Stucco with little or no texture is the typical wall material
- Arches used as accents
- Barrel tile roofs of warm earth colors are preferred
- Off-white or light beiges are the primary color with accents of blue, green, ochre or red
- Wrought iron or wood used for window grates and balconies
- Deep set windows and doors
- Major openings accented with raised or molded pediments

RIO VISTA Conceptual Design Manual

7.0 Utilities

Currently the site is undeveloped and, the site does contain some existing perimeter overhead electrical lines and water lines located along and within Nuevo Rd, respectively. All existing and new onsite utilities that will serve the subject site will be placed underground except as approved by Public Works. Operation and maintenance of all utilities and facilities will be managed by the appropriate operating entity upon approval and completion of construction. Sewer facilities, water facilities, street lights, and fire hydrants will be provided according to the appropriate agency's guidelines, per the recommendations of Public Works and Riverside County Fire Departments and other governmental regulations applicable to the construction of various facilities. **Table B, Utility Providers**, below, reflects service providers for the Project site.

Table B, Utility Providers

Service	Provider	Location
Electrical	Southern California Edison	At site
Telephone	SBC	TBD
Television	Individual Reception/Cable	TBD
Natural Gas	Southern California Gas Company	TBD
Water	Eastern Municipal Water District	At site
Sanitary Sewer	Eastern Municipal Water District	At site
Fire & Emergency	County of Riverside Fire Department	TBD

7.1 Water Quality Basins

Three water quality basins totaling 8 acres will be provided to serve the RIO VISTA project site and are located within Planning Areas 2, 3, and 6 adjacent to MSCHP conservation areas as depicted on **Figure 4, Project Open Space**, above. Water quality basins will be designed per Riverside County Flood Control and Water Conservation District.

7.2 Lift Stations

Two EMWD sewer lift stations totaling approximately 1.5 acres will be provided to serve the RIO VISTA project site and are located within Planning Areas 1 and 5 as depicted on **Figure 4, Project Open Space**, above. These stations will be designed and secured per EMWD small sewage lift station guidelines and specifications including a 6-foot high perimeter masonry block wall that match RIO VISTA community walls.

RIO VISTA Conceptual Design Manual

8.0 Maintenance

All of the abovementioned improvements to the Rio Vista community must be maintained. The entry monuments, walls and fences, trails, open space and park areas must have ongoing maintenance as reflected in **Table C, Rio Vista Maintenance Plan**, below:

Table C, Rio Vista Maintenance Plan

Facilities	Maintenance
Neighborhood Parks	Riverside County Community Facilities District (CFD)
Open Space Areas	Riverside County CFD
MSHCP Conservation Areas	Riverside County Regional Conservation Authority
Community Trail	Riverside County CFD
Regional Trail	Riverside County Regional Parks and Open Space District
Walls & Fences	Riverside County CFD
Entry Monumentation	Riverside County CFD
Water Quality Basins	Riverside County Flood Control and Water Conservation District
Sewer Lift Stations	Eastern Municipal Water District



Corporate Headquarters
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 951.689.1170

ALBERT A. WEBB
 ASSOCIATES



TRACT 36665 | RIVERSIDE COUNTY

CONCEPTUAL LANDSCAPE PLAN

CASE: TR36665/PM36664 AMD. NO.1
 EXHIBIT: A
 DATE: 11-02-2015
 PLANNER: D. ABRAHAM



2015-02-01

LANDSCAPE CONCEPT THEORY

THE INTENT FOR THIS PROJECT IS TO PROVIDE A LANDSCAPE DESIGN THAT WILL THRIVE IN THE CLIMATE OF THE AREA AND PROVIDES YEAR-ROUND INTEREST AND BEAUTY. ALL OF THE PLANT MATERIAL THAT HAS BEEN PROPOSED FOR THIS PROJECT IS DROUGHT TOLERANT, HEAT AND COLD RESISTANT AND EASY TO MAINTAIN. THE PROPOSED LAYOUT OF THE PLANT MATERIAL WILL BE DONE IN A WAY THAT THE PLANTS WILL HAVE ENOUGH ROOM TO GROW TO THEIR FULL MATURITY WITHOUT HAVING TO BE PRUNED. THE USE OF WOOD MULCH AND DECOMPOSED GRANITE WILL INHIBIT WEED GROWTH AND HELP RETAIN SOIL MOISTURE IMPROVING THE GROWING CONDITIONS WHILE LOWERING WATER USE. THE FINISHED LANDSCAPE WILL INTEGRATE WELL INTO THE SURROUNDING EXISTING LANDSCAPE AREAS AND WILL PROVIDE SCREENING OF THE PROJECT FROM THE SURROUNDING ROADS. THE TREES, SHRUBS, AND GROUNDCOVERS WERE SELECTED TO PROVIDE A VARIETY OF COLOR, TEXTURES, AND FORMS TO ACCENT AND BEAUTIFY THE DEVELOPMENT. THE INTERIOR STREETS OF THE DEVELOPMENT WILL BE PLANTED WITH A VARIETY OF EQUALLY SPACED STREET TREES OF AT LEAST TWO DIFFERENT SPECIES PER STREET. TREES WILL PROVIDE SCREENING, SHADE, AND SOFTEN THE PAVED AREAS. THIS PROJECT WILL COMPLY WITH STATE OF CALIFORNIA MODEL WATER EFFICIENCY LANDSCAPE ORDINANCE, COUNTY OF RIVERSIDE WATER EFFICIENT LANDSCAPE REQUIREMENTS ORDINANCE, AND LOCAL WATER USE EFFICIENCY ORDINANCE BY USING AN ET-EFFICIENT ("SMART") IRRIGATION CONTROLLER COMBINED WITH RAIN SENSORS AND FLOW SENSORS. LANDSCAPE SHALL FOLLOW PROPOSED COMMUNITY DESIGN GUIDELINES.

OWNER/APPLICANT
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 PH: (619) 546-0900 EXT
 ATTN: JONATHAN

DEVELOPER
WESTRIDGE PROPERTIES, LLC
 4200 J WILLOW LANE, SUITE 200
 SAN DIEGO, CA 92122
 PH: (619) 546-0900 EXT
 ATTN: ERIC FORDNER

LANDSCAPE ARCHITECT
ALBERTA WEBB ASSOCIATES
 3285 MCOWEN STREET
 RIVERSIDE, CALIFORNIA 92506
 PH: (951) 489-0275 FX: (951) 788-1256
 WWW.AWASOFTERRANDSPACES.COM

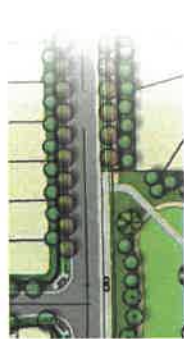
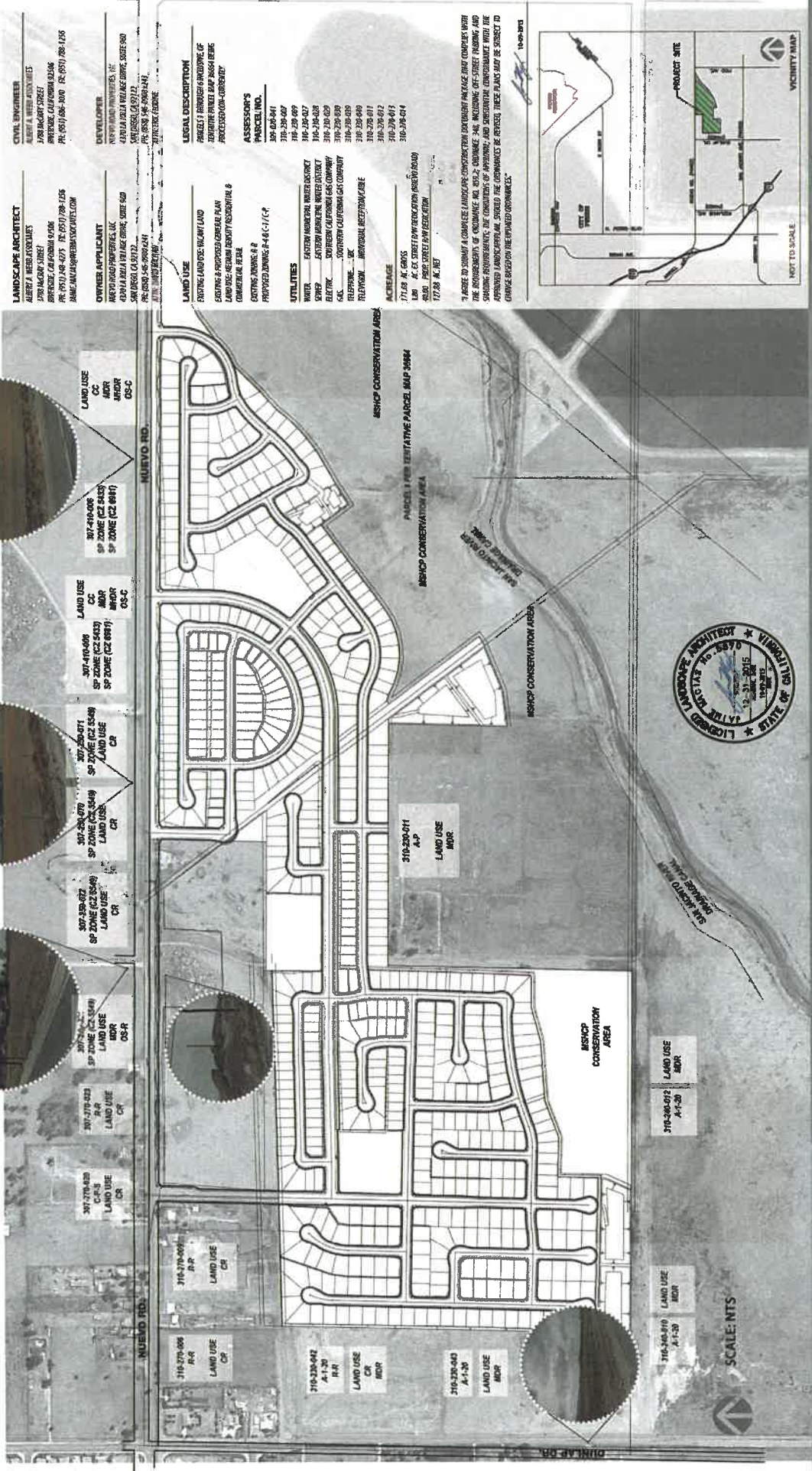
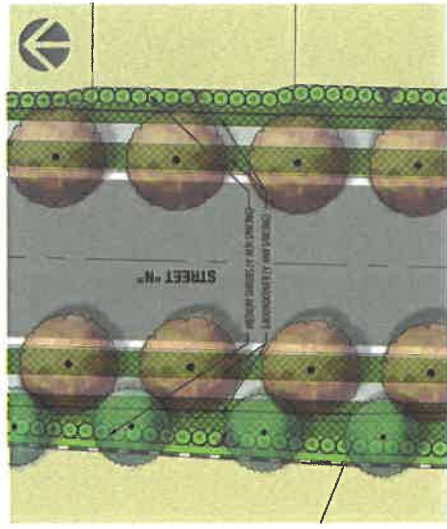


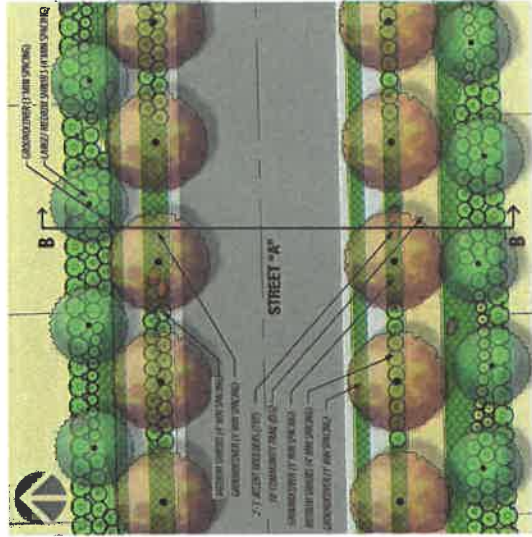
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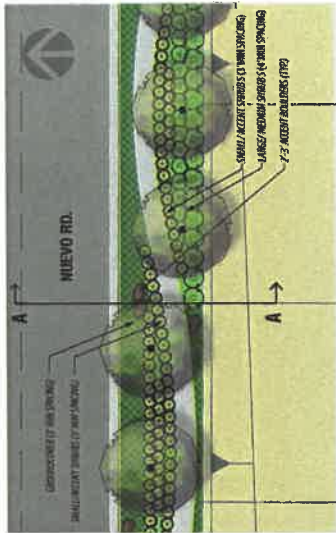




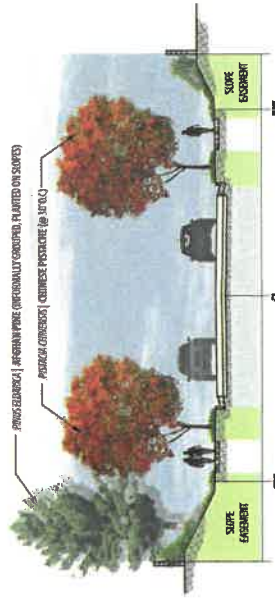
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ENLARGEMENT B STREET "A" SCALE 1"=30'



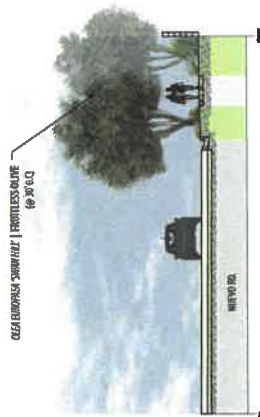
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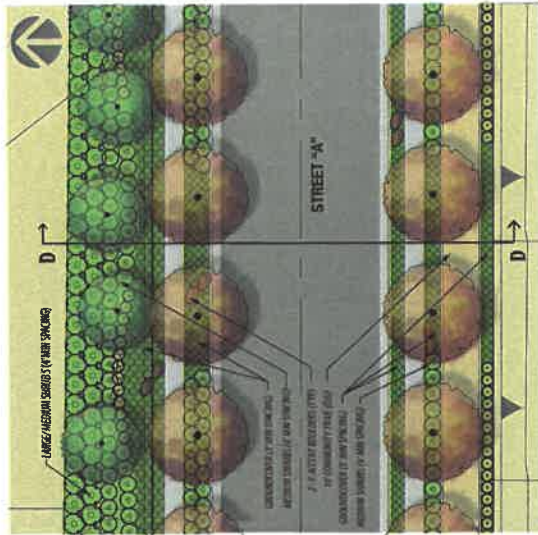


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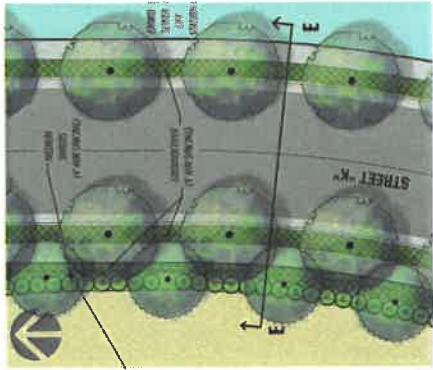


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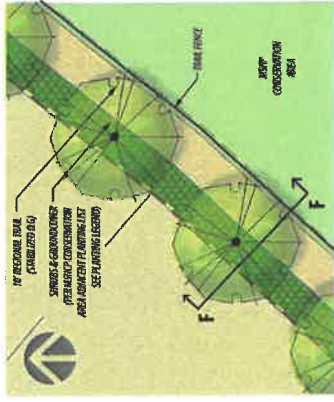




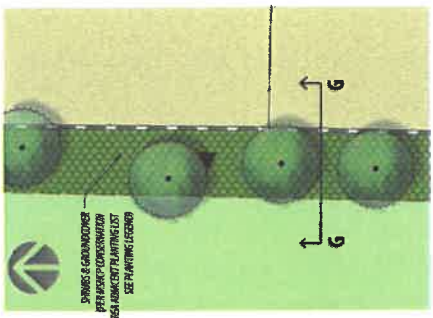
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ENLARGEMENT E STREET "K". SCALE 1"=30'



ENLARGEMENT F O.S REGIONAL TRAIL SCALE 1"=30'



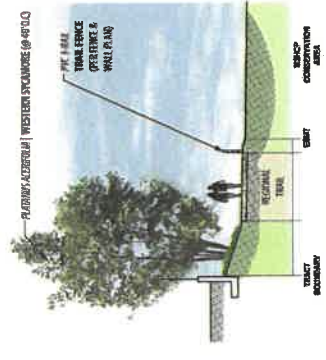
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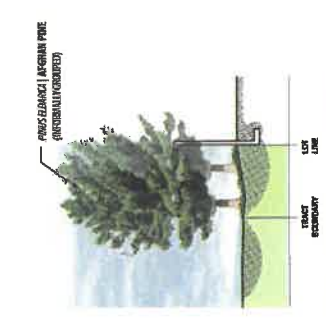
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SECTION E-E STREET "K" SCALE 1"=20'

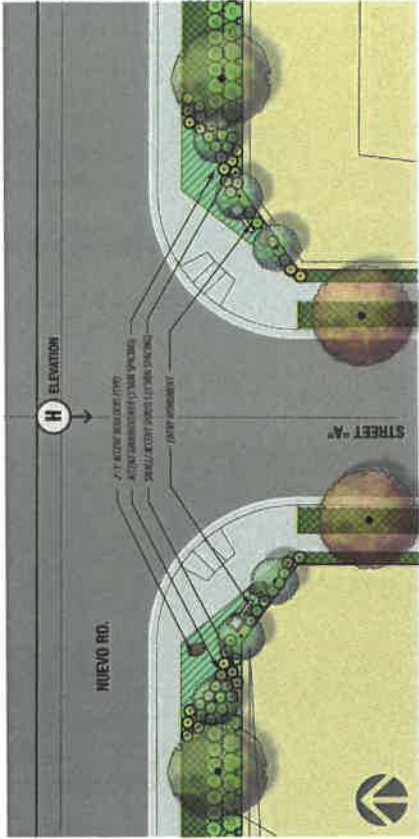


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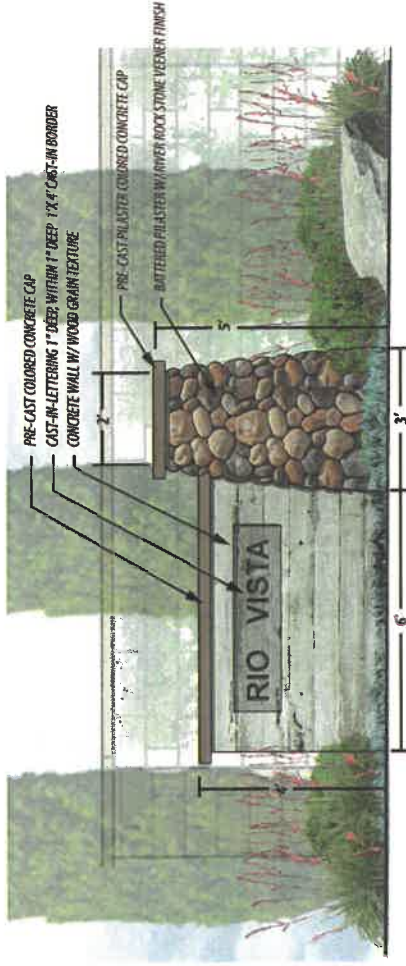


SECTION G-G O.S BUFFER SCALE 1"=20'

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 ASSOCIATES
 Corporate Headquarters
 2005 Michoud Drive
 Florence, SC 29505
 803.656.1500



ENLARGEMENT H STREET "A" ENTRY MONUMENT SCALE 1"=30'

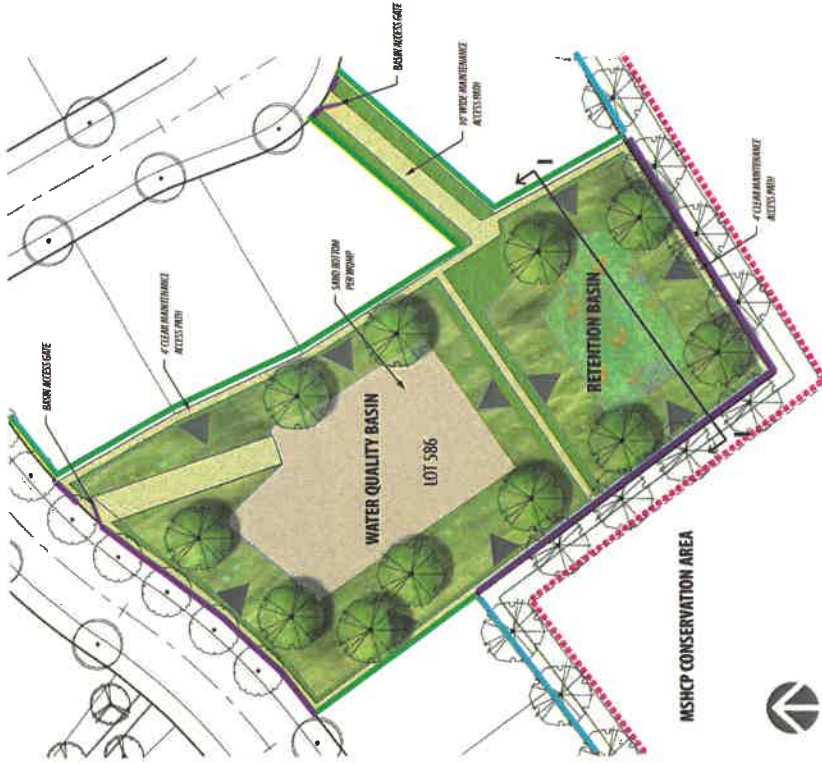


STREET "A" ENTRY MONUMENT ENLARGEMENT SCALE: NTS



ELEVATION H STREET "A" ENTRY MONUMENT SCALE 1"=20'





ENLARGEMENT | WATER QUALITY / RETENTION BASIN TYPICAL LAYOUT

SCALE 1"=60'

A L B E R T A
WEBB
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 Corporate Headquarters
 2181 Blanding Street
 Livermore, CA 94550
 925.866.1070

1670 5102



SECTION I-I | WATER QUALITY BASIN TYPICAL LAYOUT SCALE: HTS

PLANTING LEGEND

BASIN TOP/SLOPES (MSKCP CONSERVATION AREA ADJACENT PLANTING)

BOTANICAL NAME COMMON NAME	PLANT FACTOR	HEIGHT/WIDTH
ARTEMISA CALIFORNICA CALIFORNIA SAGEBRUSH	LOW (0.2)	14'-4" W: 7'
BACCHARIS CALIFORNICA GREY CHENOPOD	LOW (0.2)	14'-2" W: 6'
ERIGONIA FLORENTINA GREY WOOD	LOW (0.2)	14'-3" W: 5'
ERIGONIA FLORENTINA COMMON BUCKWHEAT	LOW (0.2)	14'-2" W: 3'
PAROLISIA PACIFICA WESTERN STICKLEMOORE	MED (0.5)	14'-30" W: 30"
SANTALINA WHITE SAGE	LOW (0.2)	14'-4" W: 3'

BASIN BOTTOM (RETENTION BASIN)

BOTANICAL NAME COMMON NAME	PLANT FACTOR	HEIGHT/WIDTH
CALIFORNIA NATIVE HELIOPSIS AUSTRIACA INTRODUCED NAT. SAGE SEEDS	LOW (0.2)	14'-4"

FENCING LEGEND

1. **COMBINATION WALL**
2. **OPEN VIEW FENCE**
3. **COMBO FENCE**
4. **TORAIL FENCE**

*SEE FENCE & WALL PLAN FOR FENCING DETAILS



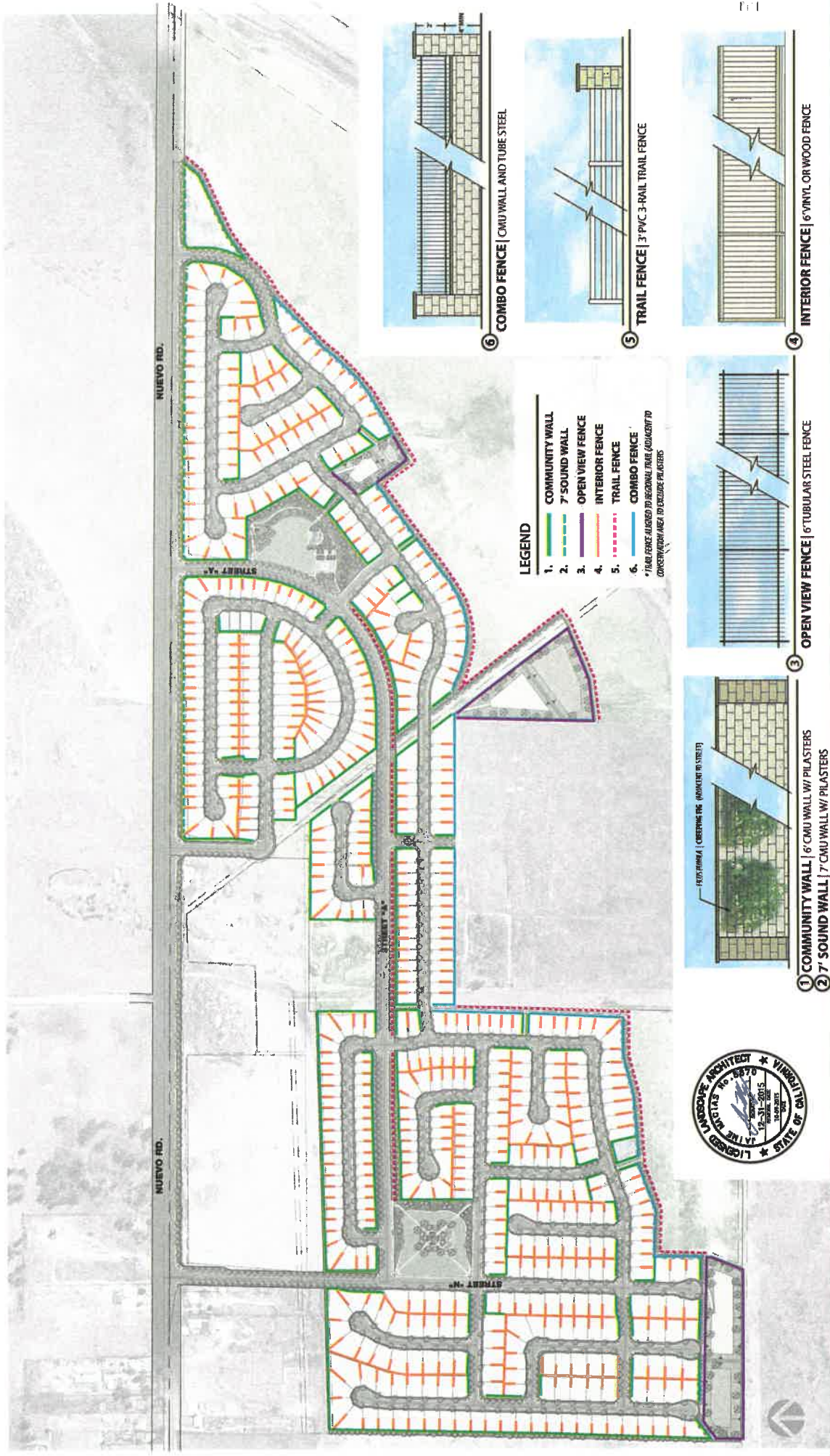


ENLARGEMENT K PARK LOT 590 SCALE: 1"=80'



ENLARGEMENT J PARK LOT 595 SCALE: 1"=80'





- LEGEND**
- 1. COMMUNITY WALL
 - 2. 7' SOUND WALL
 - 3. OPEN VIEW FENCE
 - 4. INTERIOR FENCE
 - 5. TRAIL FENCE
 - 6. COMBO FENCE
- * FENCE PLACED TO SEPARATE TRAIL (ADJACENT TO CONCRETE) FROM TRAIL (ADJACENT TO CONCRETE)



1. COMMUNITY WALL | 6' CMU WALL W/ PILASTERS
 2. 7' SOUND WALL | 7' CMU WALL W/ PILASTERS



3. OPEN VIEW FENCE | 6' TUBULAR STEEL FENCE



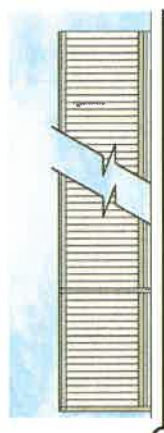
6. COMBO FENCE | CMU WALL AND TUBE STEEL



5. TRAIL FENCE | 3' PVC 3-RAIL TRAIL FENCE



4. INTERIOR FENCE | 6' VINYL OR WOOD FENCE



LANDSCAPE MAINTENANCE PLAN

FOR TENTATIVE TRACT MAP NO. 36665

LEGEND

DESCRIPTION	MAINTENANCE ENTITY
PARK AREA	INDIENO COUNTY CTD
TRACT 36665/36666 MAP	INDIENO COUNTY CTD
TRACT 36665/36666 FLOODWAY	INDIENO COUNTY CTD
OPEN SPACE AREA	INDIENO COUNTY CTD
WATER QUALITY BASIN AREA	INDIENO COUNTY CTD
COMBUNITY TRAIL AREA	INDIENO COUNTY CTD
RESIDUAL TRAIL AREA	INDIENO COUNTY REGIONAL PARK & OPEN SPACE DISTRICT
MSHSCP CONSERVATION AREA	WESTERN INDIENO COUNTY REGIONAL CONSERVATION AUTHORITY (ELCA)
EMMO LEFT DIVISION AREA	EASTERN INDIENO COUNTY DISTRICT
RESIDUAL LOT	HOMEOWNER MAINTAINED

PARK/OPEN SPACE AREA SUMMARY

AREA (SF)	AREA (AC)	RUNNING TOTAL (AC)	PHASE (# BLDGS PERMIT TRIGGER)
PARK 500	152,027	3.49	3 (12,000)
PARK 500	11,279	0.25	3 (12,000)
PARK 500	18,758	0.43	3 (12,000)
PARK 500	120,810	2.77	4 (6,000)
COMBUNITY TRAIL (STREET "A")	29,408	0.68	3 & 4
TOTAL	332,282	7.62	

TRACT 36665 LOT SUMMARY

AREA (AC)	# OF LOTS	AREA (AC)
RESIDUAL	388 (1.4 1/2 AC)	82.30
OPEN SPACE	24	13.99
BASIN	3	8.17
EMMO LEFT DIVISION	2	1.53
PARK	4*	6.22
TOTAL	607	127.20

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 4801 JOLLA VALLEY DRIVE, SUITE 100
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 P: (619) 584-0001
 ATR: DAVID WICKHAM

ENGINEER
 ALBERT A. WEBB ASSOCIATES
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 ATR: JAMES MADSON

LANDSCAPE ARCHITECT
 ALBERT A. WEBB ASSOCIATES
 3755 BLOSSOM STREET
 RIVERSIDE, CA 92506
 P: (951) 788-5200
 ATR: JAMES MADSON

MAINTENANCE ENTITIES
 INDIENO COUNTY REGIONAL PARKS
 INDIENO COUNTY CTD
 WESTERN INDIENO COUNTY
 EASTERN INDIENO COUNTY DISTRICT
 HOMEOWNER MAINTAINED



170

ALBERT A. WEBB ASSOCIATES
 3755 Blossom Street
 Riverside, CA 92506
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RIO VISTA TRACT 36665 | LANDSCAPE MAINTENANCE PLAN

TENTATIVE PARCEL MAP NO. 36664
ADVISORY NOTIFICATION DOCUMENT
AND
CONDITIONS OF APPROVAL



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



09/26/18, 11:05 am

PM36664

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM36664. 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

Tentative Parcel Map No. 36664 is a Schedule 'I' subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. No grading or building permits will be issued as a part of the Parcel Map.

Advisory Notification. 2 AND - EIR Mitigation Measures

Incorporation of all adopted EIR Mitigation Measures.

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on the APPROVED MAP

Tentative Parcel Map, Amended No. 36664 Exhibit A (Site Plan), dated January 30, 2017.

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)
- School District Impact Compliance
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance
(cont.)

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. 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)

E Health

E Health. 1 0010-E Health-USE - EMWD WATER AND SEWER

PM36664 is proposing potable water service and sanitary sewer service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

E Health. 2 0010-E Health-USE - RETENTION BASINS

All proposed retention basin(s) shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

Fire

Fire. 1 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 0010-Planning-MAP*- ZONING STANDARDS (cont.)

Planning. 6 0010-Planning-MAP*- ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-4 zone.

Planning. 7 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. 8 0015 - Planning - Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

Planning. 9 0015 - Planning - 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 PM36664 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 PM36664, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 0010-Transportation-MAP - DRAINAGE 2 (cont.)
appropriate easements as approved by the Transportation Department.

Transportation. 3 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 No. 460 and Riverside County Road Improvement Standards (Ordinance No. 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.

Plan: PM36664

Parcel: 310230009

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 1 0050-EPD-RCA Conveyance (cont.) Not Satisfied
designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

If an executed donation agreement is provided, EPD may defer this condition to Prior to Building Permit issuance.

050 - Planning-EPD. 2 0050-Planning-EPD-MAP - CONSERVATION Not Satisfied
NEED TIMELINE FOR WHEN CONSERVATION WILL OCCUR. EPD PREFER IT BE IN THE FIRST PHASE OF THE PROJECT, PRIOR TO MAP RECORDATION.

Regional Parks and Open Space

050 - Regional Parks and Open Space-MAP - OFFER OF DEDICATION Not Satisfied
Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

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 - CENTERLINE STUDY PROFILE Not Satisfied
Plans shall be based upon a centerline study profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department.

050 - Transportation. 2 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance No. 461.

050 - Transportation. 3 0050-Transportation-MAP - IMP PLANS Not Satisfied
Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 4 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 5 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR Not Satisfied
Sufficient public street right-of-way along Nuevo Road shall be dedicated for public use to provide for a 76 foot half-width right-of-way per County Standard No. 91, Ordinance No. 461.

Plan: PM36664

Parcel: 310230009

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - R-O-W DEDICATED 1/SUR (cont.) Not Satisfied

Sufficient public street right-of-way along street "B" shall be dedicated for public use to provide for a 66'-74 foot full-width right-of-way per County Standard No. 103, Ordinance No. 461. (Modified to reduce right-of-way from 74' to 66'-74'.)

Sufficient public street right-of-way along street "A" shall be dedicated for public use to provide for a 74 foot full-width right-of-way per County Standard No. 103, Ordinance No. 461.

Sufficient public street right-of-way along street "C" shall be dedicated for public use to provide for a 56 foot full-width right-of-way per County Standard No. 105, Section "A", Ordinance No. 461.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - NO PRECISE GRDG Not Satisfied

NO GRADING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION -UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

Planning

060 - Planning. 1 060 - Planning - No Grading or Building Permits Not Satisfied

No grading or building permits will be issued as a part of this Map (PM36664).

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-RCA Conveyance Not Satisfied

Prior to the issuance and grading permits or recordation of the final map, whichever occurs first, the applicant shall provide proof that the area set aside for MSHCP Conservation as identified in the HANS 2202, as 71.2 acres is to be conveyed in fee title to the Regional Conservation Authority. The applicant may provide an executed donation agreement with the RCA as means to initiate the conveyance process and concurrently address the mitigation requirement of creating the 2.66 acres of vernal pool habitat within the onsite MSHCP Conservation Area along with the preservation of 4.53 acres of vernal pool and 2.48 acres of seasonal pools, labeled as "MSHCP Proposed Conservation Area" on Figure 10 of the document entitled "Rio Vista Project, Habitat Evaluation and Acquisition Negotiation Strategy Biological Analysis" dated February 8th, 2016 and prepared by Helix Environmental Planning for HANS 2202 and JPR 15-10-28-01. The fee title conveyance or donation agreement shall be recorded in favor of the RCA and approved by Riverside County Planning Department, Environmental Programs Division (EPD). The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

If an executed donation agreement is provided, EPD may defer this condition to Prior to Building Permit issuance.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO BP'S W/O L.U. PRMT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION -UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL(S).

Flood

080 - Flood. 1 0080-Flood-MAP NO GRADING/BUILDING PERMIT Not Satisfied

TENTATIVE TRACT MAP NO. 36665
ADVISORY NOTIFICATION DOCUMENT
AND
CONDITIONS OF APPROVAL



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez
Agency Director*



09/26/18, 11:01 am

TR36665

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36665. 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

Tentative Tract Map No. 36665 is a Schedule 'A' subdivision of 171.7 acres into 599 lots, which will include, 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 square feet, 6,000 square feet, and 7,000 square feet, 10 open space/park lots, 3 water quality detention basins, and two 2 sewage lift stations.

Ultimate development of the Project site from the Tentative Tract Map will result in the construction of a mix of residential dwelling units comprised of single family detached lots distributed across six of the Project's eight Planning Areas. Typically Planning Areas are associated with Specific Plans; however, the EIR refers to these as Planning Areas to be able to describe what occurs in each area during each phase of development, as shown in Figure 1. Planning Area 1 will contain 112 lots with a minimum lot size of 5,000 SF. Planning Area 2 will contain 76 lots with a minimum lot size of 7,000 SF. Planning Area 3 will contain 53 lots with a minimum lot size of 6,000 SF and a 3.5-acre neighborhood park. Planning Area 4 will contain 137 lots with a minimum lot size of 5,000 SF and a 2.8-acre neighborhood park. Planning Area 5 will contain 96 lots with a minimum lot size of 6,000 SF. Planning Area 6 will contain 110 lots with a minimum lot size of 7,000 SF. Planning Area 7 and Planning Area 8 will be dedicated to the County of Riverside as a MSHCP Conservation Area. The proposed parks in Planning Area 3 and 4 will contain passive and active elements such as shade structures, picnic shelters, tot lots, sport courts and walkways. Approximately 19.5 acres of open space within Planning Areas 1, 3, 4, 5, and 6 will remain in their existing state. Planning Area 7 consisting of approximately 11.9 acres will and Planning Area 8 consisting of approximately 59.3 acres will be dedicated to the County of Riverside as MSHCP conservation areas.

The proposed Project is anticipated to be completed in two phases. The first phase, will include construction of Planning Area 1, 2, and 3 is expected to be completed in 2019. The second phase includes construction of Planning Areas 4, 5, and 6 to be completed in 2021. Phase I will consist of the development of 241 single family units and Phase II will consist of 343 units for a total of 584 single family residential units.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Design Guidelines (cont.)

Advisory Notification. 2 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards; and,
2. Rio Vista Conceptual Design Manual, March 21, 2016

Advisory Notification. 3 AND - EIR Mitigation Measures

Incorporation of all adopted EIR Mitigation Measures as provided for in the Rio Vista Environmental Impact Report, Mitigation Monitoring Reporting Program, September 2018

Advisory Notification. 4 AND - Exhibits

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

Tentative Map, No. 36665, Exhibit A. dated January 30, 2017

Exhibit D (Design Manual), dated March 21, 2016

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated November 2, 2015.

Exhibit P (Phasing Plan), dated May 11, 2015.

Advisory Notification. 5 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) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance
(cont.)

- Ord. No. 461 (Road Improvement Standards)
- Ord. No. 484 (Control of Blowing Sand)
- Ord. No. 625 (Right to Farm)
- Ord. No. 655 (Regulating Light Pollution)
- Ord. No. 671 (Consolidated Fees)
- Ord. No. 679 (Directional Signs for Subdivisions)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

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 drainage facility deemed necessary to control or prevent erosion. Additional erosion

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT (cont.)
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 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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 10 0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)
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.

BS-Grade. 14 0010-BS-Grade-MAP - SLOPE STABL'TY ANLYS

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

BS-Grade. 15 0010-BS-Grade-MAP - SLOPES IN FLOODWAY

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control &

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 15 0010-BS-Grade-MAP - SLOPES IN FLOODWAY (cont.)
Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

E Health

E Health. 1 0010-E Health-USE - NOISE STUDY

Noise Consultant: Kunzman Associates
Attention: Roma Stromberg
Phone (714)973-8383

Noise Study: Tentative Tract Map No. 36665, Noise Impact
Analysis, June 15, 2015 (#5499)

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36665 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated September 14, 2015 c/o Steve Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

E Health. 2 0010-E Health-USE - RETENTION BASINS

All proposed retention basin(s) shall be constructed and maintained in a manner that prevents vector breeding and vector nuisances.

E Health. 3 0010-E Health-USE - WATER AND SEWER SERVICE

TR35665 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies. Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 2 0010-Fire-MAP*-#16-HYDRANT/SPACING

ADVISORY NOTIFICATION DOCUMENT

General

General. 1 0100-Regional Parks and Open Space-MAP - TRAIL
CONSTRUCTION PH.2 (cont.)

Prior to the issuance of the 188th residential building permit or completion of Phase 2 whichever occurs first, the applicant shall construct the trail segment in Phase 2 as shown on the exhibit/trail plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

General. 2 0100-Regional Parks and Open Space-MAP - TRAIL
CONSTRUCTION PH.3

Prior to the issuance of 241th residential building permit or completion of Phase 3 whichever occurs first, the applicant shall construct the trail segment in Phase 3 as shown on the exhibit/trail phasing plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

General. 3 0100-Regional Parks and Open Space-MAP - TRAIL
CONSTRUCTION PH.4

Prior to the issuance of 378th residential building permit or completion of Phase 4 whichever occurs first, the applicant shall construct the trail segment in Phase 4 as shown on the exhibit/trail phasing plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

General. 4 0100-Regional Parks and Open Space-MAP - TRAIL
CONSTRUCTION PH.5

Prior to the issuance of 474th residential building permit or completion of Phase 5 whichever occurs first, the applicant shall construct the trail segment in Phase 5 as shown on the exhibit/trail phasing plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

General. 5 0100-Regional Parks and Open Space-MAP - TRAIL
CONSTRUCTION PH.6

Prior to the issuance of 531th residential building permit or completion of Phase 6 whichever occurs first, the applicant shall construct the trail segment in Phase 6 as shown on the exhibit/trail phasing plan approved by the District and have scheduled an inspection with the District for its approval of the completed work.

General. 6 0100-Regional Parks and Open Space-MAP - TRAIL
MAINTENANCE PH.2

Prior to the issuance of the 188th residential building permit or completion of Phase 2 whichever occurs first, the applicant shall provide written documentation to Riverside County Planning Department and the Regional Park and Open-Space District that a trail maintenance mechanism is in place.

General. 7 0100-Regional Parks and Open Space-MAP - TRAIL
MAINTENANCE PH.3

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - PDA04916R1 ACCEPTED (cont.)
County Archaeological Report (PDA) No. 4916 submitted for this project (TR36665) was prepared by Kyle Garcia of PCR Services and is entitled: "Phase I Cultural Resources Assessment for the Proposed Rio Vista Project, County of Riverside, CA," 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 June 09, 2015. Revised County Archaeological Report (PDA) No. 4916r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated July 2015. This report was received on August 31, 2015 and accepted by the County Archaeologist on August 03, 2015. (PDA) No 4916R1 concludes: 10 prehistoric archaeological resources were identified within the Study Area during the Phase I assessment. Four of the resources consist of isolated prehistoric artifacts (P-33-023881, -023882, -023883, and -023884) that have been found in isolated and disturbed contexts and therefore are recommended as not eligible for listing in the California Register and no further work, other than their formal recordation, is required. Six additional archaeological resources consist of bedrock milling station sites that are associated with a sparse scatter of surface chipped stone and/or ground stone artifacts (CA-RIV-3975, -3976, -3977, -3978, and -3979) and one moderately dense surface scatter of ground stone artifacts (CA-RIV-11727). One of the four resources, Locus B of CA-RIV-3978, consist of the highest number of bedrock mortars (n=12) of all the milling stations. Four (CA-RIV-3977, -3978, -3979, and -11727) of these six resources are located in areas that would not undergo direct impacts from construction since the Applicant has designed the project so that these resources would be located in a planned natural open space area. However, a small portion of CA-RIV-11727 (specifically, a metate artifact) is currently located in an area currently planned for housing lots immediately outside the open space area. The remaining two resources (CA-RIV-3975 and -3976) are currently located in areas that are proposed for housing lots and streets and would therefore undergo direct construction impacts. (PDA) No 4916R1 recommends that a Phase II test and evaluation program be developed and implemented for the resources within the Study Area that would undergo direct impacts from construction. This program would include subsurface archaeological excavations in the vicinity of resources CA-RIV-3975 and -3976 to determine whether an intact buried archaeological deposit exists in the immediate vicinity. These excavations will assist in determining whether these resources are eligible for listing in the California Register. Moreover, additional subsurface archaeological excavations shall be conducted in the areas that are planned to undergo direct construction impacts just beyond the central open space area where the current boundaries of resources CA-RIV-3977, -3978, and -11727 are located. These excavations will serve to determine (or "test") whether any of the three resources extend laterally below the surface in areas immediately outside the open space boundary that would undergo construction impacts. In addition, further Native American consultation shall be conducted to gather data regarding the village sites of Páyve and Qaxáalk and any data regarding a traditional cultural landscape. Finally, archival research shall be conducted on the resources located immediately north of the Study Area and surrounding region with respect to their association with the resources located within the Study Area.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 0010-Planning-MAP* - RES. DESIGN STANDARDS (cont.)

Planning. 10 0010-Planning-MAP* - RES. DESIGN STANDARDS

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-4 zone.
- b. The front yard setback is 10 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet.
- f. The minimum average width of each lot is 40 feet and the minimum average depth is 80 feet.
- g. The maximum height of any building is 40 feet.
- h. The minimum parcel size is 5,000 square feet.
- i. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

Planning. 11 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-MAP*- REQUIRED MINOR PLANS (cont.)
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. 12 0015 Planning - 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 TR36665 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 TR36665, 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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 15 0015 Planning - Unanticipated Resources (cont.)
appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

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

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.

Planning. 17 0040-Planning-MAP - CONCEPTUAL PHASE GRADING

Prior to the approval of an application for a division into units or phasing plan for the TENTATIVE MAP, a conceptual grading plan covering the entire TENTATIVE MAP shall be submitted to the County Planning Department for review and approval. The conceptual grading plan shall comply with the following:

A. Techniques which will be used to prevent erosion and sedimentation during and after the grading process shall be depicted or documented.

B. Approximate time frames for grading and areas which may be graded during the higher probability rain months of January through March shall be identified.

C. Preliminary pad and roadway elevations shall be depicted.

D. Areas where temporary grading occurs on any phase other than the one being graded for development at a particular time shall be identified.

The approved conceptual grading plan shall be provided to the Building and Safety Grading Division and shall be used as a guideline for subsequent detailed grading plans for individual units or phases of the TENTATIVE MAP.

Planning. 18 0040-Planning-MAP - LOT ACCESS/UNIT PLANS

Any proposed division into units or phasing of the TENTATIVE MAP shall provide for adequate vehicular access to all lots in each unit or phase, and shall substantially conform to the intent and purpose of the land division approval. No approval for any number of units or phases is given by this TENTATIVE MAP and its conditions of approval, except as provided by Section 8.3 (Division into Units) of Ordinance No. 460.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 19 0040-Planning-MAP - PHASES SEPARBLE - R-2 (cont.)

Planning. 19 0040-Planning-MAP - PHASES SEPARBLE - R-2

This land division may be divided into units and recorded in phases provided that the phasing plan complies with the following:

A. The proposed division into units or phasing, including unit or phase boundaries, sequencing, and floor plan selection shall be subject to the Planning Director's approval.

B. Each proposed unit or phase, individually and cumulatively with all other units or phases, shall comply with the provisions of Section 7.11 (Restricted Single-Family Residential Subdivision) of the County Ordinance No. 348.

Planning. 20 015 - Planning - Construction Stages

The applicant shall provide documentation prior to the issuance of building permits and note on the construction plans what activities will occur during the 5 stages of construction.

For example the number of residential units proposed to be constructed during each stage.

To reduce maximum daily emissions of NOX, construction activities between Phases shall be consecutive. In addition, to reduce NOX emissions, the following activities within a given Phase shall not be concurrent: 1) Phase 1 Building and Construction and Paving in 2017; 2) Phase 2 Grading-Import and Building Construction in 2019; 3) Phase 2 Building Construction and Paving in 2018; 4) Phase 2 Building Construction, Architectural Coatings, and Paving in 2019; and 5) Phase 2 Building Construction and Paving in 2019. Alternatively, the applicant may provide modeling of the criteria pollutant emissions of NOX (regional emissions from these construction activities) with the proposed fleet of equipment. If the modeling shows that the respective emissions would exceed the SCAQMD's daily regional significance threshold, the maximum daily equipment of the proposed development shall be limited to the extent that could occur without resulting in NOX emissions in excess of SCAQMD's significance thresholds. Proof of compliance shall be reviewed by the Department of Building and Safety's Grading Division prior to issuance of a building permit for each phase.

Planning. 21 015 - Planning - Electricity from Power Poles

Where economically and physically feasible, electricity from power poles shall be used instead of temporary diesel or gasoline powered generators. Feasibility shall be determined by the Department of Building and Safety's Grading Division prior to issuance of grading permits.

Planning. 22 015 - Planning - Maintenance of Equipment

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 22

015 - Planning - Maintenance of Equipment (cont.)

During construction, ozone precursor emissions from mobile construction equipment shall be controlled by maintaining equipment engines in good condition and in proper tune per manufacturers' specifications to the satisfaction of the Department of Building and Safety. Equipment maintenance records and equipment design specification data sheets shall be kept on-site during construction. Compliance with this measure shall be subject to periodic inspections by the Department of Building and Safety.

Planning. 23

015 - Planning - Noise Reduction Measures

In addition to adherence to the County of Riverside Code limiting the construction hours of operation, the following measures are required to reduce construction noise and vibrations, emanating from the proposed Project:

- During all Project site excavation and grading on-site, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.
- The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.
- Equipment shall be shut off and not left to idle when not in use.
- The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.
- The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.
- The Project proponent shall mandate that the construction contractor prohibit the use of music or sound amplification on the Project site during construction.
- The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment.
- Portable stationary noise sources shall be shielded, and noise shall be directed away from sensitive receptors.
- For the duration of construction activities, the construction manager shall serve as the contact person should noise levels become disruptive to local residents. A sign should be posted at the Project site with the contact phone number.

Transportation

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE (cont.)

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
REQUIREMENT

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)

successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 5 0010-Transportation-MAP - OFF-SITE PHASE

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

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.

Transportation. 7 0010-Transportation-MAP TS/CONDITIONS

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

- Evans Road (NS) at: Rider Street Road (EW)
- Placentia Avenue (EW)
- Orange Avenue (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 0010-Transportation-MAP TS/CONDITIONS (cont.)
Citrus Avenue (EW)
Nuevo Road (EW)

I-215 Southbound Ramps (NS) at: Nuevo Road (EW)

I-215 Northbound Ramps (NS) at: Nuevo Road (EW)

Perris Blvd. (NS) at: Nuevo Road Road (EW)

Redlands Avenue (NS) at: Nuevo Road (EW)

Wilson Avenue (NS) at: Nuevo Road (EW)

Murrieta Road (NS) at: Nuevo Road (EW)

Dunlap Drive (NS) at: Nuevo Road (EW)

Foothill Avenue (NS) at: Nuevo Road (EW)

Project Access 1 (Street N) (NS) at: Nuevo Road (EW)

Project Access 3 (Street B) (NS) at: Nuevo Road (EW)

Project Access 4 (Street A) (NS) at: Nuevo Road (EW)

Project Access 5 (Street K) (NS) at: Nuevo Road (EW)

Pico Avenue (NS) at: Nuevo Road (EW)

Menifee Road (NS) at: Nuevo Road (EW)

Lakeview Avenue (NS) at: Nuevo Road (EW)

Redlands Avenue (NS) at: San Jacinto Avenue (EW)
I-215 Northbound Ramps (EW)
I-215 Southbound Ramps (EW)

Menifee Road (NS) at: Central Avenue (EW)
San Jacinto Avenue (EW)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

ADVISORY NOTIFICATION DOCUMENT

Transportation

- Transportation. 8 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4
IMP (cont.)
- Transportation. 8 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4
IMP

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

Waste Resources

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

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

- Waste Resources. 2 0010-Waste Resources-MAP - LANDSCAPE
PRACTICES

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: TR36665

Parcel: 310230009

50. Prior To Map Recordation

Flood

050 - Flood. 4 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 5 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 6 0050-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 0050-Planning-MAP - AG/DAIRY NOTIFICATION Not Satisfied

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 2 0050-Planning-MAP - CCOC FOR REMNDR PARCEL Not Satisfied

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

050 - Planning. 3 0050-Planning-MAP - ECS NOTE MAFB NOISE Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"This land division is affected by aircraft noise from Air Force operations as defined by the March Air Force Base Air Installation Compatible Use Zone (AICUZ) report."

050 - Planning. 4 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 5 0050-Planning-MAP - ECS NOTE NO FENCE WILDLF Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"Fencing, which restricts the movement of wildlife, shall not be allowed in the wildlife Corridor. Prohibited fencing includes, but is not limited to, chain link, barbed-wire, and solid wood."

Plan: TR36665

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50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 7 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 8 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 9 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. 10 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. 11 0050-Planning-MAP*- ECS NOTE ARCHAEOLOGICAL Not Satisfied

The following Environmental Constraints note shall be placed on the ECS: "County Archaeological Report no. PDA-4972 was prepared for this property on MARCH 01, 2016 by PCR Services and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

050 - Planning. 12 0050-Planning-MAP*- ECS NOTE DAM INUNDATION Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

DAM INUNDATION AREA - This property is located downstream of Lake Perris which is part of the domestic water distribution system for Southern California. As part of the construction of the dam that creates the reservoir area, an inundation map has been prepared in the event of failure of the dam. This map indicates that the floodway from this type of catastrophic dam failure would reach the project limits. The seismic stability evaluation of the dam, dikes and headworks embankments performed by Harding-Lawson Associates in December of 1978 concluded that they will perform satisfactorily during a maximum credible earthquake.

050 - Planning. 13 0050-Planning-MAP*- ECS NOTE RIGHT-TO-FARM Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"Lot Nos. 529-552 as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in

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Parcel: 310230009

50. Prior To Map Recordation

Planning

050 - Planning. 13 0050-Planning-MAP*- ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied
operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 14 0050-Planning-MAP*- ECS WILDLIFE CORR ESMNT Not Satisfied
A conservation easement encompassing the MSHCP Conservation Area as shown on the TENTATIVE MAP Exhibit A shall be delineated on the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 15 0050-Planning-MAP*- OFFER OF TRAILS Not Satisfied
An offer of dedication to the County of Riverside for a ten foot (10') wide community trail and twenty foot (20') wide regional trail, and combo trail as delineated on Figure 4 - Project Open Space in the Rio Vista Conceptual Design Manual and shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 16 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 County Service Area No. 146 which demonstrates to the satisfaction of the County that the land divider has provided for the dedication of 6.3 acres of park land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 17 0050-Planning-MAP*- REQUIRED APPLICATIONS Not Satisfied
No FINAL MAP shall record until Change of Zone No. 7869 have 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. 18 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 residential lots on the FINAL MAP shall have a minimum lot size of 5,000 square feet.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 19 0050-Planning-MAP*- TRAIL MAINTENANCE Not Satisfied

Plan: TR36665

Parcel: 310230009

50. Prior To Map Recordation

Planning

050 - Planning. 19 0050-Planning-MAP*- TRAIL MAINTENANCE (cont.) Not Satisfied

The land divider shall form or annex to a trails maintenance district or other maintenance district approved by the County Planning Department, for the maintenance of a ten foot (10') wide community trail located along Proposed Street A through PA 1 and 4, and a 20 foot (20') wide regional trail along the southern portion of the Project site adjacent to the MSHCP conservation areas and the water quality basins. A combo bike trail is located through the center of the project. All trails are depicted on Figure 4 - Project Open Space in the Rio Vista Conceptual Design Manual. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the trail easements until such time as the maintenance is taken over by the appropriate maintenance district.

Planning-CUL

050 - Planning-CUL. 1 0050-ECS NOTE ARCHAEOLOGICAL Not Satisfied

The following Environmental Constraints note shall be placed on the ECS: "County Archaeological Report no. PDA 4972 was prepared for this property on MARCH 01, 2016 by "County Archaeological Report no. PDA 4972 was prepared for this property on MARCH 01, 2016 by PCR Services and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report."

Planning-EPD

050 - Planning-EPD. 1 0050-EPD-RCA Conveyance Not Satisfied

Prior to the issuance and grading permits or recordation of the final map, whichever occurs first, the applicant shall provide proof that the area set aside for MSHCP Conservation as identified in the HANS 2202, as 71.2 acres is to be conveyed in fee title to the Regional Conservation Authority. The applicant may provide an executed donation agreement with the RCA as means to initiate the conveyance process and concurrently address the mitigation requirement of creating the 2.66 acres of vernal pool habitat within the onsite MSHCP Conservation Area along with the preservation of 4.53 acres of vernal pool and 2.48 acres of seasonal pools, labeled as "MSHCP Proposed Conservation Area" on Figure 10 of the document entitled "Rio Vista Project, Habitat Evaluation and Acquisition Negotiation Strategy Biological Analysis" dated February 8th, 2016 and prepared by Helix Environmental Planning for HANS 2202 and JPR 15-10-28-01. The fee title conveyance or donation agreement shall be recorded in favor of the RCA and approved by Riverside County Planning Department, Environmental Programs Division (EPD). The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

If an executed donation agreement is provided, EPD may defer this condition to Prior to Building Permit issuance.

Regional Parks and Open Space

050 - Regional Parks and Open Space-MAP - OFFER OF DEDICATION Not Satisfied

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for trails purposes. Said easements will offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

050 - Regional Parks and Open Space-MAP - TRAIL MAINTENANCE Not Satisfied

The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

Plan: TR36665

Parcel: 310230009

50. Prior To Map Recordation

Regional Parks and Open Space

050 - Regional Parks and Open Space | 0050-Regional Parks and Open Space-MAP - TRAIL PLAN Not Satisfied

Prior to issuance of project recordation, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Nuevo Road and street "A" and so noted on the final map.

050 - Survey. 2 0050-Survey-MAP - EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Nuevo Road, "N" Street (between lot 346 to "A" Street), and "A" Street.
- (2) Trails along street "A" between lot 340 and street "F".
- (3) Streetlights.
- (4) Traffic signals located at Street "N" and Nuevo Road.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

050 - Transportation. 2 0050-Transportation-MAP - CONSTRUCT RAMP Not Satisfied

Plan: TR36665

Parcel: 310230009

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 0050-Transportation-MAP - CONSTRUCT RAMP (cont.) Not Satisfied
Ramps shall be constructed at 4-way intersections and "T" intersections per draft Standard No. 403, sheets 1 through 7 of Ordinance No. 461.

050 - Transportation. 3 0050-Transportation-MAP - CORNER CUT-BACK I Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance No. 461.

050 - Transportation. 4 0050-Transportation-MAP - DEDICATIONS PH1 Not Satisfied
Phase 1 includes the development of 112 single-family detached dwelling units.

Street "A" (Nuevo Road to and including Open Space Lot 588) is designated as COLLECTOR ROAD and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, sidewalk, and 6" D.G. trail within 74'-85' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A" and Standard No. 405, Ordinance No. 461. (Modified for increased right-of-way from 74' to 74'-85'.)

NOTE:

1. A 5' sidewalk 3' from the right-of-way line and a 5' sidewalk 4' from the curb line (on the trail side) shall be constructed within the 15' parkway and 26' parkway (on the trail side) per Standard No. 405, Ordinance No. 461.
2. A 10' D.G. community trail shall be constructed per Standard No. 405, Ordinance No. 461 and as approved by the Director of Transportation and Parks and Open Space District.

Street "B" (from Street "C" to Nuevo Road) is designated as ENHANCED COLLECTOR/LOCAL ROAD and shall be improved with 36'-44' full-width AC pavement, 6" concrete curb and gutter, 5' sidewalk within the 56'-66' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" and Standard No. 104, Section "A", Ordinance No. 461, and TR36665 exhibit, dated 1/30/2017.

NOTE:

A 5' sidewalk shall be constructed adjacent the property line within the 10' parkway.

All other interior streets are designated LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" (36'/56'), Ordinance No. 461.

NOTE:

A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Or as determined by the Director of Transportation.

050 - Transportation. 5 0050-Transportation-MAP - DEDICATIONS PH2 Not Satisfied
Phase 2 includes the development of 76 single-family detached dwelling units (Lots 113 through 188).

Street "F" (from Street "A" to Street "KK") is designated as ENHANCED COLLECTOR/LOCAL ROAD and shall be improved with 36'-40' full-width AC pavement, 6" concrete curb and gutter, sidewalks within the 56'-61' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A" and Standard No. 105, Section "A", Ordinance No. 461, and TR36665 exhibit, dated 1/30/2017.

NOTE:

1. An 11' sidewalk shall be constructed adjacent the curb line (along park side) within the 11' parkway.

Plan: TR36665

Parcel: 310230009

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - DEDICATIONS PH2 (cont.) Not Satisfied

2. A 5' sidewalk shall be constructed adjacent the property line on the other side of the park side within the 10' parkway.

All other interior streets are designated LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" (36'/56'), Ordinance No. 461.

NOTE:

A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Street "A" shall be constructed to Nuevo Road to provide secondary access if not constructed under Phase 1. Or as determined by the Director of Transportation.

050 - Transportation. 6 0050-Transportation-MAP - DEDICATIONS PH3 Not Satisfied

Phase 3 includes the development of 53 single-family detached dwelling units (Lots 189 through 241). All interior streets are designated LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" (36'/56'), Ordinance No. 461.

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

If the following streets have not been constructed by Phase 1 and 2, it shall be the responsibility of Phase 3 to design and construct said streets.

1. Street "A" from Lot 258 of Phase 4 to Nuevo Road.
2. Extension of Street "KK" to Street "H" of Phase 2 to Street "K" to Nuevo Road. Or as determined by the Director of Transportation.

050 - Transportation. 7 0050-Transportation-MAP - DEDICATIONS PH4 Not Satisfied

Phase 4 includes the development of 137 single-family detached dwelling units (Lots 242 through 378).

Street "N" (Nuevo Road to Street "A") is designated as COLLECTOR ROAD and shall be improved with 44'-56' full-width AC pavement, 6" concrete curb and gutter, 5' sidewalk within the 74'-86' full-width dedicated right-of-way in accordance with modified County Standard No. 103, Section "A", Ordinance No. 461. (Modified for increased improvement from 44' to 44'-56' AC pavement and increased right-of-way from 74' to 74'-86' per TR36665 exhibit, dated 1/30/2017.)

NOTE:

A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway.

Street "A" (Street "N" to and including Open Space Lot 588) is designated as a COLLECTOR ROAD and shall be improved with 44' full-width AC pavement, 6" concrete curb and gutter, sidewalk, and 6" D.G. trail within 74'-85' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A" and Standard No. 405, Ordinance 461. (Modified for increased right-of-way from 74' to 74'-85'.)

NOTE:

1. A 5' sidewalk 3' from the right-of-way line and a 5' sidewalk 4' from the curb line (on the trail side) shall be

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050 - Transportation. 7 0050-Transportation-MAP - DEDICATIONS PH4 (cont.) Not Satisfied
constructed within the 15' parkway and 26' parkway (on the trail side) per Standard No. 405, Ordinance No. 461.

2. A 10' D.G. community trail shall be constructed per Standard No. 405, Ordinance No. 461 and as approved by the Director of Transportation and Parks and Open Space District.

Street "N" (from Street "A" to Street "R") is designated as ENHANCED COLLECTOR/LOCAL ROAD and shall be improved with 36'-44' full-width AC pavement, 6" concrete curb and gutter, 5' sidewalk within the 56'-66' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" and Standard No. 104, Section "A", Ordinance No. 461 and per TR36665 exhibit, dated 1/30/2017.

NOTE:

1. An 11' sidewalk shall be constructed adjacent the curb line (along park side) within the 11' parkway.
2. A 5' sidewalk shall be constructed adjacent the property line (on the other side of the park) within the 11' parkway.

Street "R" (from Street "N" to Street "Y") is designated an ENHANCED COLLECTOR/LOCAL ROAD and shall be improved with 36'-40' full-width AC pavement, 6" concrete curb and gutter, sidewalks within the 56'-61' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A" and Standard No. 105, Section "A", Ordinance No. 461 and per TR36665 exhibit, dated 1/30/2017.

NOTE:

1. A 11' sidewalk shall be constructed adjacent the curb line (along park side) within the 11' parkway.
2. A 5' sidewalk shall be constructed adjacent the property line on the other side of the park side within the 10' parkway.

All other interior streets are designated LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance No. 461. (36'/56')

NOTE:

A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Street "A" shall be constructed to Nuevo Road to provide secondary access if not constructed under Phase 1. Or as determined by the Director of Transportation.

050 - Transportation. 8 0050-Transportation-MAP - DEDICATIONS PH5 Not Satisfied

Phase 5 includes the development of 96 single-family detached dwelling units (Lots 379 through 474)

Street "N" (from Street "R" to Street "W") is designated as ENHANCED COLLECTOR/LOCAL ROAD and shall be improved with 36'-44' full-width AC pavement, 6" concrete curb and gutter, 5' sidewalk within the 56'-66' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" and Standard No. 104, Section "A", Ordinance No. 461, and TR36665 exhibit, dated 1/30/2017.

NOTE:

1. An 11' sidewalk shall be constructed adjacent the curb line (along park side) within the 11' parkway.

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050 - Transportation. 8 0050-Transportation-MAP - DEDICATIONS PH5 (cont.) Not Satisfied

2. A 5' sidewalk shall be constructed adjacent the property line (on the other side of the park) within the 11' parkway.

3. A 5' sidewalks (both sides) shall be constructed adjacent the property line south of Street "W" within the 10' parkway.

All other interior streets are designated LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" (36'/56'), Ordinance No. 461.

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

If the following streets have not been constructed by Phase 1 and 4, it shall be the responsibility of Phase 5 to design and construct said streets.

1. Street "N" from Lot 466 to Nuevo Road.
2. Extension of Street "Q" to Street "A" of Phase 4 to Nuevo Road. Or as determined by the Director of Transportation.

050 - Transportation. 9 0050-Transportation-MAP - DEDICATIONS PH6 Not Satisfied

Phase 6 includes the development of 110 single-family detached dwelling units (Lots 475 through 584).

All interior streets are designated LOCAL ROAD and shall be improved with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Ordinance No. 461, Section "A". (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

If the following streets have not been constructed by Phase 1, 4, and 5, it shall be the responsibility of Phase 6 to design and construct said streets.

1. Street "N" from Lot 480 to Nuevo Road.
2. Extension of Street "W" to Street "Q" of Phase 5 to Street "A" of Phase 4 to Nuevo Road.

Or as determined by the Director of Transportation.

050 - Transportation. 10 0050-Transportation-MAP - EXISTING MAINT PH1 Not Satisfied

Phase 1 includes the development of 112 single-family detached dwelling units.

Nuevo Road along the project frontage is designated as URBAN ARTERIAL HIGHWAY and shall be improved with 55' half-width AC pavement, 8" concrete curb and gutter located 55' from the centerline, 8" concrete landscape median, and match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within the 76' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance No. 461.

NOTE:

1. A 5' meandering sidewalk shall be constructed within the 21' parkway.
2. Construct acceleration and deceleration AC pavement lane to the east and west project boundaries as directed by the Director of Transportation.

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050 - Transportation. 10 0050-Transportation-MAP - EXISTING MAINT PH1 (cont.) Not Satisfied

3. The project proponent shall pay a cash-in-lieu fee for the construction cost of a half-width median.

Or as determined by the Director of Transportation.

050 - Transportation. 11 0050-Transportation-MAP - EXISTING MAINT PH2 Not Satisfied

Phase 2 includes the development of 76 single-family detached dwelling units (Lots 113 through 188).

Nuevo Road along the project frontage is designated as URBAN ARTERIAL HIGHWAY and shall be improved with 55' half-width AC pavement, 8" concrete curb and gutter located 55' from the centerline, 8" concrete landscape median, and match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within the 76' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance No. 461.

NOTE:

1. A 5' meandering sidewalk shall be constructed within the 21' parkway.

2. Construct acceleration and deceleration AC pavement lane to the east and west project boundaries as directed by the Director of Transportation.

3. The project proponent shall pay a cash-in-lieu fee for the construction cost of a half-width median.

Or as determined by the Director of Transportation.

050 - Transportation. 12 0050-Transportation-MAP - EXISTING MAINT PH4 Not Satisfied

Phase 4 includes the development of 137 single-family detached dwelling units (Lots 242 through 378).

Nuevo Road between Street "N" and Street "B" designated as URBAN ARTERIAL HIGHWAY and shall be improved with 55' half-width AC pavement, 8" concrete curb and gutter located 55' from the centerline, 8" concrete landscape median, and match up asphalt concrete paving; reconstruction or resurfacing of existing paving as determined by the Transportation Department within the 76' half-width dedicated right-of-way in accordance with County Standard No. 91, Ordinance No. 461.

NOTE:

1. A 5' meandering sidewalk shall be constructed within the 21' parkway.

2. Construct acceleration and deceleration AC pavement lane to the east and west project boundaries as directed by the Director of Transportation.

3. The project proponent shall pay a cash-in-lieu fee for the construction cost of a half-width median.

Or as determined by the Director of Transportation.

050 - Transportation. 13 0050-Transportation-MAP - IMP PLANS Not Satisfied

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

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050 - Transportation. 13 0050-Transportation-MAP - IMP PLANS (cont.) Not Satisfied

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

050 - Transportation. 14 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. 15 0050-Transportation-MAP - LANDSCAPING/TRAILS Not Satisfied

The project proponent shall comply in accordance with landscaping and/or trail requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance No. 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859.

Landscaping shall be improved within Nuevo Road, "N" Street (between lot 346 to "A" Street), and "A" Street and/or trails shall be improved along "A" Street.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 16 0050-Transportation-MAP - LIGHTING PLAN Not Satisfied

A separate streetlight plan is required for this project. Street lighting shall be designed in accordance with the Lakeview-Nuevo Design Guidelines as directed by the Transportation Department.

050 - Transportation. 17 0050-Transportation-MAP - LINE-OF-SIGHT EASEMENT Not Satisfied

In order to secure adequate sight distance for lots 38 thru 46 and lots 74 through 86 NO TREES, WALLS or any OTHER obstructions over 30 inches high shall be allowed per County Standard No. 821, Ordinance No. 461.

Note:

The developer/owner of TR36665 has the responsibility to notify the prospective home buyers of lots 38 through 46 and lots 74 through 86 of this condition. This restriction shall be included in the CC&Rs for said lots.

The installation of an all-way stop control at the intersection of Street "A" and Street "F" per 50.TRANS.19 may eliminate the need for the line-of-sight easement for Lots 38 through 46. This will be determined upon further review of the street improvement plans. or as approved by the Director of Transportation.

050 - Transportation. 18 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied

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

050 - Transportation. 19 0050-Transportation-MAP - SOILS 2 Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 20 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.

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Transportation

050 - Transportation. 21 0050-Transportation-MAP - TS/DESIGN PHASES 1-3 Not Satisfied

Phase 1 through Phase 3 includes the development of 241 single-family detached dwelling units. The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals eligible for fee credit if installed in the ultimate location:

Murrieta Road (NS) at Nuevo Road (EW) or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 22 0050-Transportation-MAP - TS/DESIGN PHASES 4-6 Not Satisfied

Phase 4 through Phase 6 includes the development of the 242nd to 584th single-family detached dwelling units.

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:
Signals eligible for fee credit if installed in the ultimate location:

Project Access 1 (Street N) (NS) at Nuevo Road (or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 23 0050-Transportation-MAP - TS/GEOMETRICS PH 1-3 Not Satisfied

Phase 1 through Phase 3 includes the development of 241 single-family detached dwelling units.

The intersection of Murrieta Road (NS) at Nuevo Road (EW) shall be signalized and improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane

Southbound: one left-turn lane, one shared through/right-turn lane

Eastbound: one left-turn lane, one through lane, one right-turn lane

Westbound: one left-turn lane, one shared through/right-turn lane

The intersection of Project Access 3 (Street B) (NS) at Nuevo Road (EW) shall be improved to provide the following geometrics:

Northbound: one right-turn lane - stop controlled

Southbound: N/A

Eastbound: one shared through/right-turn lane

Westbound: one through lane

NOTE: This access shall be restricted to right-in/right-out access. The project proponent shall provide appropriate channelization to enforce this turn restriction.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 23 0050-Transportation-MAP - TS/GEOMETRICS PH 1-3 (cont.) Not Satisfied

The intersection of Project Access 4 (Street A) (NS) at Nuevo Road (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left/right-turn lane - stop controlled
- Southbound: N/A
- Eastbound: one shared through/right-turn lane
- Westbound: one left-turn lane, one through lane

The intersection of Project Access 5 (Street K) (NS) at Nuevo Road (EW) shall be improved to provide the following geometrics:

- Northbound: one right-turn lane - stop controlled
- Southbound: N/A
- Eastbound: one shared through/right-turn lane
- Westbound: one through lane

NOTE: This access shall be restricted to right-in/right-out access. The project proponent shall provide appropriate channelization to enforce this turn restriction.

The intersection of Menifee Road (NS) at San Jacinto Avenue (EW) shall be improved to provide the following geometrics:

- Northbound: one left-turn lane, one shared through/right-turn lane
- Southbound: one shared left-turn/through lane, one right-turn lane
- Eastbound: one shared left-turn/through lane, one right-turn lane
- Westbound: one shared left-turn/through/right-turn lane

The intersection of Street "A" (NS) and Street "F" (EW) shall be improved to provide the following geometrics:

- Northbound: one shared left-turn/through/right-turn lane
- Southbound: one shared left-turn/through/right-turn lane
- Eastbound: one shared left-turn/through/right-turn lane
- Westbound: one shared left-turn/through/right-turn lane

NOTE: All-way stop control shall be installed at this intersection or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 24 0050-Transportation-MAP - TS/GEOMETRICS PH 4-6 Not Satisfied

Phase 4 through Phase 6 includes the development of the 242nd to 584th single-family detached dwelling units.

The intersection of Project Access 1 (Street N) (NS) at Nuevo Road (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: one left-turn lane, one right-turn lane
- Southbound: N/A
- Eastbound: one shared through/right-turn lane
- Westbound: one left-turn lane, one through lane or as approved by the Transportation Department.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 24 0050-Transportation-MAP - TS/GEOMETRICS PH 4-6 (cont.) Not Satisfied

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 25 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance No's 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 26 0050-Transportation-MAP-LC LNDSCP COMMON AREA MAIN Not Satisfied

Prior to map recordation, the developer/permit holder shall submit Covenants, Conditions, and Restrictions (CC&R) to the Riverside County Counsel for review along with the required fees set forth by the Riverside County Fee Schedule.

For purposes of landscaping and maintenance, the following minimum elements shall be incorporated into the CC&R's:

- 1) Permanent public, quasi-public or private maintenance organization shall be established for proper management of the water efficient landscape and irrigation systems. Any agreements with the maintenance organization shall stipulate that maintenance of landscaped areas will occur in accordance with Ordinance No. 859 (as adopted and any amendments thereto) and the County of Riverside Guide to California Friendly Landscaping.
- 2) The CC&R's shall prohibit the use of water-intensive landscaping and require the use of low water use landscaping pursuant to the provisions of Ordinance No. 859 (as adopted and any amendments thereto).
- 3) The common maintenance areas shall include all those identified on the approved landscape maintenance exhibit. The Transportation Department, Landscape Section shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Transportation Department, Landscape Section.

050 - Transportation. 27 0050-Transportation-USE - TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

050 - Transportation. 28 AQ-9 Not Satisfied

The Project shall synchronize two signals at the intersections of Murrieta Road/Nuevo Road as well as Project Driveway 1/Nuevo Road.

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP (cont.) Not Satisfied
approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied
All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied
Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied
Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied
In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

060 - BS-Grade. 6 0060-BS-Grade-MAP - 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. 7 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied
A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied
Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 8 0060-BS-Grade-MAP - NPDES/SWPPP (cont.) Not Satisfied

For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

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

060 - BS-Grade. 9 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 10 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

060 - BS-Grade. 11 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 12 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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

060 - BS-Grade. 13 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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

E Health

060 - E Health. 1 0060-E Health-ECP - PHASE II ESA REQUIRED Not Satisfied

The Department of Environmental Health, Environmental Cleanup Programs (DEH-ECP) has reviewed the Phase I Environmental Site Assessment report prepared by Hillmann Consultants dated April 24, 2015. Based on the information provided in this report and historic agricultural activity associated with the property, DEH-ECP concurs with conclusions of the report that soil sampling and analysis is required. The soil sampling and analysis shall be conducted in accordance with the Interim Guidance for Sampling Agricultural Properties (DTSC, 2008). For further information, please contact the DEH-ECP at (951) 955-8980.

Flood

060 - Flood. 1 0060-Flood-MAP "FAIR SHARE" AGREEMENT FEE Not Satisfied

A portion of the site is within the "Project Area" of the Lower San Jacinto River 100-year Floodplain for which the Board has adopted Resolution 2005-220. This project shall meet all the criteria set in Resolution 2005-220 of the County of Riverside.

In accordance with the resolution (or County ordinance/Board resolution in effect at the time of permit issuance/map recordation), the developer shall execute an agreement with the District to pay its "fair share" of total project costs prior to map recordation or the issuance of grading or building permits, whichever comes first. The District shall determine the "fair share" per acre charge based on the District's best estimate of the most expensive project

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGICAL AVOIDANCE (cont.) Not Satisfied

CA-RIV-3978, 3979, CA-RIV-3977, sections of CA-RIV-11727 will be preserved in place in an open space to be legally designated and recorded as environmentally sensitive open space that will be preserved in perpetuity. The location, nature, size and boundaries of sites will not be publicly recorded, but the boundary and total footprint of the open space environmentally sensitive area shall be recorded for preservation in perpetuity. During Project development, the sites will be protected from grading impacts, with an appropriate buffer area to protect this site(s), and will be fenced off from construction and ground-disturbing activities. These areas will be identified as Environmentally Sensitive Area(s). The Project Applicant will ensure that appropriate temporary fencing is installed (i.e., orange fabric/barrier fencing), with the appropriate signage, to prevent any unintentional disturbances to the area during any earthmoving or ground-disturbing activities on the Project site. The fencing will be installed before clearing and grubbing and will not be removed until all earthmoving activities have been completed and the wall has been constructed. The Project Archaeologist and Tribal Monitor will be on site to monitor the fence installation and removal and will conduct regular inspections of the fencing to make sure that it is intact and has not been breached. All other provisions concerning the on-site protocol on avoidance will be in the CRMP.

060 - Planning. 2 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. 3 0060-Planning-MAP - FEATURE RELOCATION Not Satisfied

CULT-4/TCR-4

Sites at CA-RIV-3976, CA-RIV-3975 cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor, Project Archaeologist and the Tribe shall meet onsite to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. A relocation plan including controlled grading shall be submitted to the County Archaeologist for approval that shall include but not be limited to the following: Before construction activities are allowed to start, any visible artifacts shall be recovered and recorded using professional archaeological methods. Controlled grading will be conducted in order to identify and evaluate any previously unidentified subsurface artifacts or features. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature.

060 - Planning. 4 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the County T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 5 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied

CULT-6/TCR-6

At least 30 days prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the Pechanga and Soboba Tribes for a Native American Monitor. The Agreement shall address the treatment of known cultural resources including the Project's approved mitigation measures and conditions of approval; terms for inadvertent discoveries; the designation, responsibilities, and participation of professional Tribal Monitor during grading, excavation and ground disturbing activities; Project grading and development scheduling; terms of compensation for the monitor, including overtime and weekend rates, in addition to mileage reimbursement; and treatment and final disposition of any cultural resources, sacred sites, and human remains discovered on the site. The Native American Monitor shall be on-site during all ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching in soils where tribal cultural materials and resources may be found. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification and evaluation of cultural resources to determine appropriate protocols. Such evaluation shall include

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.) Not Satisfied
culturally appropriate temporary and permanent treatment pursuant to the Agreement which may include avoidance of cultural resources, in-place preservation and/or re-burial on the Project property in an area that will not be subject to future disturbances for preservation in perpetuity. The reburial of any cultural resources shall occur at a location to be determined between the landowner and the Tribes, the details of which will be addressed in the Agreement. The developer/permit applicant shall submit a fully executed copy of the Agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the County Archaeologist shall clear this condition. This agreement shall not conflict with or materially modify any condition of approval or mitigation measure.

060 - Planning. 6 0060-Planning-MAP - PALEO PRIMP & MONITOR Not Satisfied
This site is mapped in the County's General Plan as having a High potential for palaeontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
- 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 8.Procedures and protocol for collecting and processing of samples and specimens.
- 9.Fossil identification and curation procedures to be employed.
- 10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in The County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and

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060 - Planning. 6 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied

the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the palaeontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 7 0060-Planning-MAP - SECTION 1601/1603 PERMIT Not Satisfied

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder shall provide written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreement shall be submitted with the notification.

060 - Planning. 8 0060-Planning-MAP - SECTION 404 PERMIT Not Satisfied

Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

060 - Planning. 9 0060-Planning-MAP *- REQUIRED APPLICATIONS Not Satisfied

No grading permits shall be issued until Change of Zone No. 7869 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 10 0060-Planning-MAP -CULTURAL SENSITIVITY TRN Not Satisfied

CULT-5/TCR-5

The Project Archaeologist and a representative designated by the consulting Tribes shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning. 11 0060-Planning-MAP*- COMMUNITY TRAIL ESMNT Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which delineates grading adjacent to or within a proposed trail easement throughout the Project site, as delineated on the TENTATIVE MAP. Said grading must

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60. Prior To Grading Permit Issuance

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060 - Planning. 11 0060-Planning-MAP*- COMMUNITY TRAIL ESMNT (cont.) Not Satisfied
conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 12 060- Planning - Construction Equipment and Staging Not Satisfied

Grading and Construction plans shall note the requirement that all construction contractors strictly control the staging of construction equipment and the cleanliness of construction equipment stored or driven beyond the limits of the construction work area. Construction equipment shall be parked and staged within the Project site to the extent practical. Staging areas shall be screened from view with green fencing.

060 - Planning. 13 060- Planning - Construction Equipment Certified Not Satisfied

Grading plans shall note that during grading activities within Phase 1 and the import activities within grading of Phase 2, heavy-duty construction equipment shall be certified to meet or exceed the following United States Environmental Protection Agency (USEPA) standards. Proof of compliance shall be reviewed by the Department of Building and Safety's Grading Division prior to issuance of a grading permit.

- Phase 1 Grading: all heavy-duty construction equipment shall meet or exceed USEPA Tier 3 standards; and
- Phase 2 Grading Import: all scrapers shall meet or exceed USEPA Tier 3 standards and all other heavy-duty construction equipment shall meet or exceed USEPA Tier 4 interim standards.

Planning-CUL

060 - Planning-CUL. 1 0060- MM-CUL-1/TCR-1 ARCHAEOLOGICAL AVOIDANCE Not Satisfied

CA RIV 3978, 3979, CA RIV 3977, sections of CA RIV 11727 will be preserved in place in an open space to be legally designated and recorded as environmentally sensitive open space that will be preserved in perpetuity. The location, nature, size and boundaries of sites will not be publicly recorded, but the boundary and total footprint of the open space Environmentally sensitive area shall be recorded for preservation in perpetuity. During Project development, the sites will be protected from grading impacts, with an appropriate buffer area to protect this site(s), and will be fenced off from construction and ground disturbing activities. These areas will be identified as Environmentally Sensitive Area(s). The Project Applicant will ensure that appropriate temporary fencing is installed (i.e., orange fabric/barrier fencing), with the appropriate signage, to prevent any unintentional disturbances to the area during any earthmoving or ground disturbing activities on the Project site. The fencing will be installed before clearing and grubbing and will not be removed until all earthmoving activities have been completed and the wall has been constructed. The Project Archaeologist and Tribal Monitor will be on site to monitor the fence installation and removal and will conduct regular inspections of the fencing to make sure that it is intact and has not been breached. All other provisions concerning the on site protocol on avoidance will be in the CRMP.

060 - Planning-CUL. 2 0060- MM-CUL-2/TCR-2 CONTROLLED GRADING Not Satisfied

Site(s) RIV 003975, 003976 and 11727 will be impacted during construction activities and the soils surrounding them will be disturbed. A controlled grading plan will be developed by the Project Archaeologist in conjunction with the Consulting Tribe(s). The controlled grading plan shall require the systematic slower removal of the soils incorporating smaller cuts to allow for the identification of, and minimize damages to, the resources. Documentation and recovery of any subsurface cultural deposits that are not being relocated to open space shall occur during this controlled grading process until grading reaches a depth, level or state wherein no resources are present, and then standard grading may resume. Results of the controlled grading program shall be included in the Phase IV monitoring report.

060 - Planning-CUL. 3 0060- MM-CUL-3/TCR-3 CRMP REQUIRED 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 (CRMP) which must be approved by the County Archaeologist prior to issuance of grading permits. Any newly discovered cultural resources shall be subject to a cultural resource evaluation which will be detailed in CRMP. The CRMP will document the proposed methodology for unanticipated finds including temporary storage, the state law process should human remains be identified, the

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Planning-CUL

060 - Planning-CUL. 3 0060- MM-CUL-3/TCR-3 CRMP REQUIRED (cont.) Not Satisfied

grading activity observation process, the mitigation measures and conditions of approval for the Project, taking into account the customs and traditions of the Tribe(s). The Project Archaeologist shall manage and oversee monitoring for 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 in soils where tribal cultural materials and resources may be found. The Project archeologist or monitor working directly under the Project archeologist, 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 consultation with the Tribal 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-CUL. 4 0060- MM-CUL-4/TCR-4 NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the appropriate tribe for a Native American Monitor. The Native American Monitor shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor, the Native American Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 5 0060- MM-CUL-5/TCR-5 CULTURAL SENSITIVITY TRAINING Not Satisfied

The Project Archaeologist and a representative designated by the consulting Tribes shall attend the pre grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

060 - Planning-CUL. 6 0060- MM-CUL-6/TCR-6 FEATURE RELOCATION Not Satisfied

Sites at CA RIV 3976, CA RIV 3975 cannot be avoided through Project redesign. Prior to grading permit issuance, the Project Supervisor, Project Archaeologist and the Tribe shall meet on site to determine the strategy for relocating the milling features to a permanent open space area predetermined and designated on a confidential map. A relocation plan including controlled grading shall be submitted to the County Archaeologist for approval that shall include but not be limited to the following: Before construction activities are allowed to start, any visible artifacts shall be recovered and recorded using professional archaeological methods. Controlled grading will be conducted in order to identify and evaluate any previously unidentified subsurface artifacts or features. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature.

Planning-EPD

060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey Not Satisfied

BIO MM-3:

All Project sites containing burrowing owl habitat or burrows (based on Step 1 – Habitat Assessment) whether owls were found or not, require pre-construction surveys that shall be conducted within 30 days of any vegetation removal, ground disturbance, or grading activity. If ground disturbance does not occur within 30 days of the survey, an

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60. Prior To Grading Permit Issuance

Planning-EPD

- 060 - Planning-EPD. 1 0060-EPD-30-Day Burrowing Owl Preconstruction Survey (cont.) Not Satisfied
additional survey will be required to avoid direct take of burrowing owls.

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist who holds a Memorandum of Understanding with the County. The survey results shall be provided in writing to the Environmental Programs Division (EPD) of the Planning Department. If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act.

Burrowing Owl relocation shall only be allowed to take place outside of the burrowing owl nesting season (nesting season is March 1 through August 31) and is required to be performed by a qualified biologist familiar with relocation methods. The County Environmental Programs Department shall be consulted to determine appropriate type of relocation (active or passive) and potential translocation sites. Burrowing Owl Protection and Relocation Plans and Biological Monitoring Plans are required to be reviewed and approved by the California Department of Fish and Wildlife.

- 060 - Planning-EPD. 2 0060-EPD-Nesting Bird Survey (MBTA) Not Satisfied

BIO MM-2:

To avoid impacts to nesting birds and violation of State and federal laws pertaining to birds, on properties where mature trees are present, all construction-related activities (including but not limited to mobilization and staging, clearing, grubbing, vegetation removal, fence installation, demolition, and grading) should occur outside the avian nesting season (generally prior to February 1 or after August 31). If construction and construction noise occurs within the avian nesting season (from February 1 to August 31 or according to local requirements), all suitable habitats located within the project's area of disturbance including staging and storage areas plus a 250-foot (passerines) and 1,000-foot (raptor nests) buffer around these areas shall be thoroughly surveyed, as feasible, for the presence of active nests by a qualified biologist no more than five days before commencement of any site disturbance activities and equipment mobilization. If project activities are delayed by more than five days, an additional nesting bird survey shall be performed. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to the nest. The results of the surveys shall be documented. If it is determined that birds are actively nesting within the survey area, Mitigation Measure BIO-2 shall apply. Conversely, if the survey area is found to be absent of nesting birds, Mitigation Measure BIO-2 shall not be required.

If pre-construction nesting bird surveys result in the location of active nests, no site disturbance and mobilization of heavy equipment (including but not limited to equipment staging, fence installation, clearing, grubbing, vegetation removal, fence installation, demolition, and grading), shall take place within 250 feet of non-raptor nests and 1,000 feet of raptor nests, or as determined by a qualified biologist in consultation with the California Department of Fish and Wildlife, until the chicks have fledged. Monitoring shall be required to insure compliance with the provisions of the MBTA and relevant California Fish and Game Code requirements. Monitoring dates and findings shall be documented.

- 060 - Planning-EPD. 3 0060-EPD-Obtain Streambed Permits Not Satisfied

BIO MM-4:

Prior to issuance of a grading permit by the County of Riverside for permanent impacts to these features, the Project application shall acquire 1602 Stream Alternation Agreement from the California Department of Fish and Wildlife, a Section 401 Water Quality Certification from the Regional Water Quality Control Board (RWQCB), and a permit from the U.S. Army Corps of Engineers (USACE) under Section 404 of the Clean Water Act for impacts to Waters of the State (WS) and Waters of the United States (WUS).

- 060 - Planning-EPD. 4 0060-EPD-RCA Conveyance Not Satisfied

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-EPD-RCA Conveyance (cont.) Not Satisfied

Prior to the issuance and grading permits or recordation of the final map, whichever occurs first, the applicant shall provide proof that the area set aside for MSHCP Conservation as identified in the HANS 2202, as 71.2 acres is to be conveyed in fee title to the Regional Conservation Authority. The applicant may provide an executed donation agreement with the RCA as means to initiate the conveyance process and concurrently address the mitigation requirement of creating the 2.66 acres of vernal pool habitat within the onsite MSHCP Conservation Area along with the preservation of 4.53 acres of vernal pool and 2.48 acres of seasonal pools, labeled as "MSHCP Proposed Conservation Area" on Figure 10 of the document entitled "Rio Vista Project, Habitat Evaluation and Acquisition Negotiation Strategy Biological Analysis" dated February 8th, 2016 and prepared by Helix Environmental Planning for HANS 2202 and JPR 15-10-28-01. The fee title conveyance or donation agreement shall be recorded in favor of the RCA and approved by Riverside County Planning Department, Environmental Programs Division (EPD). The area designated for conservation shall be accessible for the RCA, via easement or public road access, or as stipulated by the RCA in the donation agreement.

If an executed donation agreement is provided, EPD may defer this condition to Prior to Building Permit issuance.

060 - Planning-EPD. 5 0060-EPD-Riv/Rip Mapping Not Satisfied

BIO MM-1:

Prior issuance of a grading permit by the County of Riverside for permanent impacts to these features, the Project applicant shall provide mitigation for impacts to Riparian/Riverine resources through on-site creation of 2.66 acres or greater of higher quality vernal pool habitat or through the purchase of 2.66 acres or greater of credits from a mitigation bank that provides greater functions and values that the habitat impacted, and shall preserve 4.53 acres of vernal pool and 2.48 acres of seasonal pools. In addition, a restriction shall be placed requiring dogs on leashes unless in confined fenced areas and cats are permitted only indoors to reduce impacts to conservation areas.

Planning-GEO

060 - Planning-GEO. 1 060- Planning - Geo - Palaeontological Resources Not Satisfied

The project site is mapped in the County's General Plan as having a High potential for palaeontological resources. The applicant must comply with DEIR mitigation measures, County of Riverside Project conditions of approval and the Updated Geotechnical Report prepared by Leighton and Associates, Inc.

060 - Planning-GEO. 2 060 -Planning - Geo - PRIMP Not Satisfied

The project site is mapped in the County's General Plan as having a High potential for palaeontological resources. Prior to issuance of grading permits, the applicant shall retain a qualified professional paleontologist and who is approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Palaeontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site plan and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.

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60. Prior To Grading Permit Issuance

Planning-GEO

060 - Planning-GEO. 2 060 -Planning - Geo - PRIMP (cont.) Not Satisfied

3. Identification and qualifications of the qualified palaeontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the palaeontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. Pursuant to the County of Riverside "SABER Policy", palaeontological fossils found in the County of Riverside should, be preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps, and references.
12. Procedures for reporting of findings. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting, and curation fees. The property owner and/or applicant on whose land the palaeontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery, and curating the fossils at the institution where the fossils will be placed and will provide confirmation to the County that such funding has been paid to the institution. All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g., Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter, or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Regional Parks and Open Space

060 - Regional Parks and Open Space | 0060-Regional Parks and Open Space-MAP - TRAIL PLAN APPROVE Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN Not Satisfied

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

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.) Not Satisfied
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-CREDIT/REIMBURSEMENT 4 IMP Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Palaeontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

070 - Planning. 2 0070-Planning-MAP -PHASE IV CULTURAL REPORT 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.

Planning-CUL

070 - Planning-CUL. 1 0070- MM-CUL-7/TCR-7 PRESERVATION PLAN Not Satisfied

Prior to Final Grading, the Project Archaeologist, with input from the Tribes, shall develop a Preservation Plan for the long term care and maintenance of all sites within the Open Space and other avoidance areas. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long term maintenance, prohibited activities, methods of preservation to be employed (fencing, vegetative deterrence, etc.), the party responsible for the long term maintenance, appropriate avoidance protocols, monitoring by the Consulting Tribes and compensation for

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 0070- MM-CUL-7/TCR-7 PRESERVATION PLAN (cont.) Not Satisfied
services; and necessary emergency protocols. The preservation and maintenance plan shall be included as an appendix to the Phase IV Monitoring report.

070 - Planning-CUL. 2 0070- MM-CUL-8/TCR-8 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 web site. 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.

070 - Planning-CUL. 3 0070- MM-CUL-9/TCR-9 ARTIFACT DISPOSITION Not Satisfied

Prior to Final Grading the landowner(s) shall relinquish ownership of all cultural and/or tribal cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or future Phase III data recovery.

The following treatment (in order of preference) shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, which is a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. 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 of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains. Results concerning finds of any inadvertent discoveries shall be included in the Phase IV monitoring report.

Regional Parks and Open Space

070 - Regional Parks and Open Space- MAP - TRAIL GRADE INSPEC Not Satisfied

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

The Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Grading Division.

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.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 0080-Planning-MAP*- ENTRY MONUMENT PLOT PLAN (cont.) Not Satisfied

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 8 0080-Planning-MAP*- FINAL SITE PLAN Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the Fifth District and the approved Rio Vista Conceptual Design Manual, Exhibit D.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.
6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 9 0080-Planning-MAP*- PARKING SPACES Not Satisfied

Parking spaces are required in accordance with County Ordinance No. 348. All parking areas shall be surfaced with

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-MAP*- PARKING SPACES (cont.) Not Satisfied
asphaltic concrete to current standards as approved by the Riverside County Department of Building and Safety.

080 - Planning. 10 0080-Planning-MAP*- SCHOOL MITIGATION Not Satisfied

Impacts to the Nuview Union and Perris Union School District shall be mitigated in accordance with California State law.

080 - Planning. 11 0080-Planning-MAP*- Walls/Fencing Plans Not Satisfied

The land divider/permit holder shall file one (1) set of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. i

H. Corner lots shall be constructed with wrap-around decorative block wall returns.

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

080 - Planning. 12 080 - Planning - Circuit and Capacity in Garages Not Satisfied

The Project shall provide circuit and capacity in all garages of residential units as required by the California Green Building Code. Proof of compliance shall be provided to the Department of Building and Safety prior to issuance of occupancy.

080 - Planning. 13 080 - Planning - Construction Stages Not Satisfied

The applicant shall provide documentation prior to the issuance of building permits and note on the construction plans what activities will occur during the 5 stages of construction.
For example the number of residential units proposed to be constructed during each stage.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13 080 - Planning - Construction Stages (cont.) Not Satisfied

To reduce maximum daily emissions of NOX, construction activities between Phases shall be consecutive. In addition, to reduce NOX emissions, the following activities within a given Phase shall not be concurrent: 1) Phase 1 Building and Construction and Paving in 2017; 2) Phase 2 Grading-Import and Building Construction in 2019; 3) Phase 2 Building Construction and Paving in 2018; 4) Phase 2 Building Construction, Architectural Coatings, and Paving in 2019; and 5) Phase 2 Building Construction and Paving in 2019. Alternatively, the applicant may provide modeling of the criteria pollutant emissions of NOX (regional emissions from these construction activities) with the proposed fleet of equipment. If the modeling shows that the respective emissions would exceed the SCAQMD's daily regional significance threshold, the maximum daily equipment of the proposed development shall be limited to the extent that could occur without resulting in NOX emissions in excess of SCAQMD's significance thresholds. Proof of compliance shall be reviewed by the Department of Building and Safety's Grading Division prior to issuance of a building permit for each phase.

080 - Planning. 14 080 - Planning - Exterior Outlets Not Satisfied

The Project shall provide exterior electrical outlets on the front and rear of all buildings to allow for electric landscape maintenance equipment. Proof of compliance shall be provided to the Department of Building and Safety prior to issuance of occupancy.

080 - Planning. 15 080 - Planning - GHG Screening Table - 100pts Not Satisfied

Prior to issuance of building permits, the applicant shall provide documentation to the County of Riverside Building Department as part of the plan check process, demonstrating that the project will implement the above described Project features that will achieve at least 100 points from the Riverside County Greenhouse Gas Emissions Screening Tables. The project may also achieve equivalent emission reductions from other measures approved by the County of Riverside. Implementing these mitigation measures shall be verified by the County of Riverside Building Department prior to the issuance of the final Certificate of Occupancy.

080 - Planning. 16 080 - Planning - Noise Study Not Satisfied

Prior to issuance of building permits, a noise study verifying that the STC ratings of proposed building materials and any additional noise attenuation methods will achieve the interior standard of 45 dBA shall be prepared and submitted. Building plans shall identify building materials and any additional noise attenuation methods to be utilized for the second story of homes adjacent to Nuevo Road. Additional noise attenuation methods may include recessed balconies and windows and architectural design features that will serve as a noise barrier. Building materials and noise attenuation methods shall achieve an exterior to interior noise reduction of at least 26.5 dBA.

080 - Planning. 17 080- Planning - Noise Barrier Wall Not Satisfied

Prior to issuance of occupancy permits, a solid barrier shall be constructed along the perimeter of the proposed residential area along Nuevo Road and shall be designed to reduce the required level of noise from Nuevo Road. The barrier must be constructed with a top elevation that is seven feet higher than the adjacent elevation of Nuevo Road. The barrier shall be solid with no holes or openings and shall wrap around the side/back yards of the most western and most eastern residential lots proposed along Nuevo Road.

Planning-CUL

080 - Planning-CUL. 1 0080- MM-TCR-10 NATIVE PLANTS Not Satisfied

The Applicant/Landowner shall incorporate at least 25% native plants into the Project's landscaping plans. The preferred "plant list" will be provided by the Pechanga Tribe and an appropriate plant palette will be incorporated into the landscaping plans to be reviewed and approved by Riverside County.

Planning-EPD

080 - Planning-EPD. 1 0080-EPD-RCA Conveyance Not Satisfied

Prior to building permit issuance of any structure proof of an executed donation agreement or proof of fee title

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80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-EPD-RCA Conveyance (cont.) Not Satisfied
dedication of the MSHCP Conservation Area described in HANS 2202 and JPR 15-10-28-01 in favor of the Regional Conservation Authority (RCA) shall be provided to the Environmental Programs Division (EPD).

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Nuevo Road, "N" Street (between lot 346 to "A" Street), and "A" Street.
- (2) Trails along street "A" between lot 340 and street "F".
- (3) Streetlights.
- (4) Traffic signals located at Street "N" and Nuevo Road.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Transportation IP# Application to the Transportation Department, Landscape Section for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

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

NOTE: When the Landscaping Plot Plan is located within a special district such as _____, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN (cont.) Not Satisfied

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 0080-Transportation-MAP - LC LANDSCAPE SECURITY Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Transportation Department, Landscape Section. Once the department has approved the estimate, the developer/permit holder shall be provided a requisite form. The required forms shall be completed and returned to the department for processing and review in conjunction with County Counsel. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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

080 - Transportation. 4 MM TR-1 Not Satisfied

Prior to issuance of occupancy permits for Phase I, the Project Developer shall construct or submit payment to the County of Riverside commensurate with its contribution to the need to improve roadway segments and intersections in the Project vicinity (e.g., fair share payment) as identified in the traffic impact analysis (TIA). Fair share contributions differ from direct impacts as fees are collected for future improvements rather than direct improvements for the implementation of the Project. Fair share contributions shall be deposited by the County in accounts specific to infrastructure expansion and improvements. The following improvements were identified in the Project TIA requiring mitigation due to potentially significant Phase I impacts:

- Murrieta Road/Nuevo Road - Project Developer shall fund the installation of and install a signal.
- Menifee Road/Nuevo Road - Project Development shall pay for its fair share through TUMF for the construction of a northbound right turn lane.
- Menifee Road/San Jacinto Avenue - Project Development shall pay for its fair share through TUMF for the construction of a northbound left turn lane.

080 - Transportation. 5 MM TR-2 Not Satisfied

Prior to issuance of occupancy permits for Phase II, the Project Developer shall construct or submit payment to the County of Riverside commensurate with its contribution to the need to improve roadway segments and intersections in the Project vicinity (e.g., fair share payment) as identified in the traffic impact analysis (TIA). Fairshare contributions differ from direct impacts as fees are collected for future improvements rather than direct improvements for the implementation of the Project. Fair share contributions shall be deposited by the County in accounts specific to infrastructure expansion and improvements. The following improvements were identified in the Project TIA requiring mitigation due to potentially significant Phase I and II impacts:

- Construction of improvements or submittal of fair share payments identified in Mitigation Measure TR-1.
- Evans Road/Orange Avenue - Project Developer shall submit fair share payment for the construction of a westbound left turn and right turn lane.
- Murrieta Road/Nuevo Road - The Project Developer shall fund the installation of and install a signal. Project Developer shall submit fair share payment for the construction of a northbound left turn and right turn lane.
- Evans Road/Nuevo Road - Project Developer shall submit fair share payment for the construction of a second southbound right turn lane.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 MM TR-2 (cont.) Not Satisfied

- Driveway 1/Nuevo Road – Project Developer shall fund the installation of and install a signal.
- Driveway 4/Nuevo Road – Project Developer shall fund the installation of and install a signal.
- Menifee Road/Nuevo Road – Project Developer shall pay for its fair share through TUMF for the construction of a northbound and an eastbound right turn lane.
- Redlands Avenue/San Jacinto Avenue – Project Developer shall submit fair share payment for the installation of a northbound overlapping right turn signal.
- Menifee Road/Central Avenue – Project Developer shall pay for its fair share through DIF for the installation of a signal.
- Menifee Road/San Jacinto Avenue – Project Developer shall fund the construction of and construct a northbound left turn lane. Project Developer shall pay for its fair share through DIF for the installation of a signal

Waste Resources

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

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - BMP GPS COORDINATES Not Satisfied

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

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.
4. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP. Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S (cont.) Not Satisfied
The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance457.

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. 4 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied
Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied
Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied
Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: www.rcwatershed.org/about/materials-library.

The developer must provide to the District's Plan Check Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal in order to clear the appropriate condition. Placing a copy of the affidavit without submitting the original will not guarantee clearance of the condition.

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90. Prior to Building Final Inspection

Flood

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

The District will not release occupancy permits for any residential lot exceeding the 80% of the total recorded residential lots within the map or phase within the recorded map prior to the District's acceptance of the drainage system for operation and maintenance.

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

090 - Flood. 4 0090-Flood-MAP SUBMIT LOMR Not Satisfied

A Letter of Map Revision (LOMR) shall be obtained from FEMA for all lots impacted by a FEMA floodplain prior to the issuance of occupancy permits.

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 seven foot (7') high sound wall constructed of CMU block wall with pilasters will be installed along the portion of the Project site fronting on Nuevo Road. A six foot (6') high CMU wall with pilasters will be installed along the western boundary of the Project site and within interior portions of the Project site. All walls and fencing will be installed substantially as shown on Figure 7 - Conceptual Wall and Fence Plan within the Rio Vista Conceptual Design Manual. The required walls and fences 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 dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 146.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied

b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.

c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.

d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.

e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.

f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - LAKEVIEW/NUEVO FUNDING Not Satisfied

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB, if approved, and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

090 - Transportation. 3 0090-Transportation-MAP - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Landscaping shall be improved within Nuevo Road, "N" Street (between lot 346 to "A" Street), and "A" Street.

090 - Transportation. 4 0090-Transportation-MAP - LC COMPLY W/LNDSCP/IRR Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 5 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOSI Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One-Year Post-Establishment landscape inspections. The deposit required for landscape inspections shall be determined by the Transportation

Plan: TR36665

Parcel: 310230009

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 0090-Transportation-MAP - LC LNDSCP INSPECT DEPOSI (cont.) Not Satisfied
Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 6 0090-Transportation-MAP - LNDSCP INSPECTION RQMT Not Satisfied

The permit holder's landscape architect is responsible for preparing the Landscaping and Irrigation plans (or on-site representative), and shall arrange for a PRE-INSTALLATION INSPECTION with the Transportation Department, Landscape Section at least five (5) working days prior to the installation of any landscape or irrigation component.

Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five (5) working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Transportation Department 80,TRANS._____ condition of approval entitled "USE-LANDSCAPING SECURITY" and the 90.TRANS._____ condition of approval entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the Transportation Department landscape inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

090 - Transportation. 7 0090-Transportation-MAP - TS/INSTALL PH 1-3 Not Satisfied

Phase 1 through Phase 3 includes the development of 241 single-family detached dwelling units. The project proponent shall be responsible for the design and construction of traffic signal(s) at the intersections of:

Signals not eligible for fee credit if installed in the ultimate location:

Murrieta Road (NS) at Nuevo Road (EW) or as approved by the Transportation Department. For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 8 0090-Transportation-MAP - TS/INSTALL PH 4-6 Not Satisfied

Phase 4 through Phase 6 includes the development of the 242nd to 348th single-family detached dwelling units.

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals not eligible for fee credit if installed in the ultimate location:

Project Access 1 (Street N) (NS) at Nuevo Road (EW) or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

090 - Transportation. 9 0090-Transportation-MAP - TS/INTERCONNECT Not Satisfied

The project proponent shall be required to provide traffic signal interconnect on Nuevo Road from Street "N" to the easterly project boundary of Phase 2. or as approved by the Transportation Department.

090 - Transportation. 10 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to

Plan: TR36665

Parcel: 310230009

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 0090-Transportation-MAP - UTILITY INSTALL (cont.) Not Satisfied
existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles
offsite in each direction of the project site.

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

090 - Transportation. 11 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation
Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

090 - Transportation. 12 0090-Transportation-MAP- STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with the development in accordance with the approved street lighting
plan and standards of Lakeview-Nuevo Design Guidelines as approved by the Transportation Department.
Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be
completed.

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

Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-MAP - WASTE REPORTING FORM Not Satisfied

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

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: June 2, 2015

TO:

Riv. Co. Transportation Dept.	P.D. Environmental Programs Division	5th District Planning Commissioner
Riv. Co. Trans. Dept. – Landscape Section	P.D. Geology Section	Riverside Transit Agency
Riv. Co. Environmental Health Dept.	P.D. Archaeology Section	Eastern Municipal Water District
Riv. Co. Public Health Dept.	Riv. Co. Surveyor	Southern California Edison
Riv. Co. Flood Control District	Riv. Co. Sheriff's Dept.	Southern California Gas Co.
Riv. Co. Fire Department	Riv. Co. Waste Management Dept.	Nuvview Union & Perris Union High School
Riv. Co. Building & Safety – Grading	Riv. Co. ALUC	March Air Reserve Base
Riv. Co. Building & Safety – Plan Check	5th District Supervisor	

CHANGE OF ZONE NO. 7869, TENTATIVE PARCEL MAP NO. 36664, AND TENTATIVE TRACT MAP NO. 36665 – EA42798 – Applicant: Nuevo Road Properties, LLC – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), Open Space: Conservation Habitat (OS:CH), and Open Space: Water (OS:W) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST: The Change of Zone** proposes to change the site's zoning from Rural Residential (R-R) to Planned Residential (R-4) and General Commercial (C-1/C-P). The **Tentative Parcel Map** is a Schedule I subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. The **Tentative Tract Map** is a Schedule A subdivision of 173 acres into 587 residential lots, three (3) water quality detention basins, two (2) park sites, two (2) sewage lift stations, one (1) commercial lot, and seven (7) open space lots. - APNs: 309-020-041, 310-230-007, 009, 027, 028, 029, 030, 039, 040, 310-270-011, 012, 013, and 014

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on June 18, 2015**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2015LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham, (951) 955-5719, Project Planner**, or e-mail at dabraham@rctlma.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



CHAIR July 13, 2015

Simon Housman
Rancho Mirage

VICE CHAIRMAN
Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Greg Pettis
Cathedral City

Steve Manos
Lake Elsinore

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Ms. Damaris Abraham, Urban Regional Planner IV
Riverside County Planning Department
4080 Lemon Street, Twelfth Floor
Riverside CA 92501
HAND DELIVERY

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW

File No.: ZAP1120MA15
Related File No.: CZ07869 (Change of Zone), TR36665 (Tentative Tract Map),
and PM36664 (Tentative Parcel Map)
APN: 309-020-041; 310-230-007; 310-230-009; 310-230-027; 310-230-028; 310-230-029; 310-230-030; 310-230-039; 310-230-040; 310-270-011; 310-270-012; 310-270-013; 310-270-014.

Dear Ms. Abraham:

On July 9, 2015, the Riverside County Airport Land Use Commission found County of Riverside Case No. CZ07869, a proposal to change the zoning classification of 266.23 acres located southerly of Nuevo Road, easterly of (but not bordering) Dunlap Drive, westerly of (but not bordering) Pico Avenue, and northerly of the San Jacinto River in the unincorporated community of Nuevo from Rural Residential (R-R) to Planned Residential (R-4) on 235.21 acres and C-1/C-P (General Commercial) on 31.02 acres, **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (March ALUCP).

Specifically, Assessor's Parcel Numbers (APNs) 309-020-041, 310-230-007, 310-230-009, 310-230-028, 310-230-029, 310-230-030, 310-230-039, and 310-230-040 are proposed for R-4 zoning. APNs 310-230-027, 310-270-011, 310-270-012, 310-270-013, and 310-270-014 are proposed for C-1/C-P zoning.

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of the proposed zone change. As the site is located within Airport Compatibility Zones D and E, both the existing and the proposed zoning are consistent with the March ALUCP.

On July 9, 2015, the Riverside County Airport Land Use Commission found Tentative Tract Map No. 36665, a proposal to divide a 173.31-acre portion of the site referenced above into 587 single-family residential lots (plus 7 lots for open space, 3 for water quality basins, 2 for parks, 2 for Eastern Municipal Water District sewer lift stations, and 1 for future commercial development), and Tentative Parcel Map No. 36664, a proposal to divide the entirety of the 266.23-acre site into 8 parcels (each at least 20 gross acres in size), **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, subject to the following conditions:

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, artificial marshes, wastewater management facilities, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers of the proposed lots and to the tenants of the homes thereon, and shall be recorded as a deed notice.
4. Any proposed detention basin(s) on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the retention basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
5. March Air Reserve Base must be notified of any land use having an electromagnetic radiation component to assess whether a potential conflict with Air Base radio communications could result. Sources of electromagnetic radiation include radio wave transmission in conjunction with remote equipment inclusive of irrigation controllers, access gates, etc.

If you have any questions, please contact Russell Brady, ALUC Contract Planner, at (951) 955-0549 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Edward C. Cooper, Director

JJGJG

Attachment: Notice of Airport in Vicinity

cc: Nuevo Road Properties, LLC (applicant/landowner/payee)
Albert A. Webb and Associates (representative)
James and Cecilia (Flores) Deitemeyer (neighboring landowner/interested party)
Alvin and Margaret Epperson (neighboring landowner/interested party)
Western Riverside County Regional Conservation Authority
Riverside County Flood Control District
Eastern Municipal Water District
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Sonia Pierce, March Air Reserve Base
ALUC Case File

Y:\ALUC\Airport Case Files\March\ZAP1120MA15\ZAP1120MA15.LTR



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 (TR36665, PM36664, CZ07869)

Dear Ms. Garcia:

This serves to notify you of a proposed project located within the Lakeview/Nuevo 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 or by contacting her at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7869, TENTATIVE PARCEL MAP NO. 36664, AND TENTATIVE TRACT MAP NO. 36665 – EA42798 – Applicant: Nuevo Road Properties, LLC – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Commercial Retail (CD:CR) (0.200.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), Open Space: Conservation Habitat (OS:CH), and Open Space: Water (OS:W) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The Change of Zone proposes to change the site's zoning from Rural Residential (R-R) to Planned Residential (R-4) and General Commercial (C-1/C-P). The Tentative Parcel Map is a Schedule I subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. The Tentative Tract Map is a Schedule A subdivision of 173 acres into 587 residential lots, three (3) water quality detention basins, two (2) park sites, two (2) sewage lift stations, one (1) commercial lot, and seven (7) open space lots. - APNs: 309-020-041, 310-230-007, 009, 027, 028, 029, 030, 039, 040, 310-270011, 012, 013, and 014

Sincerely,

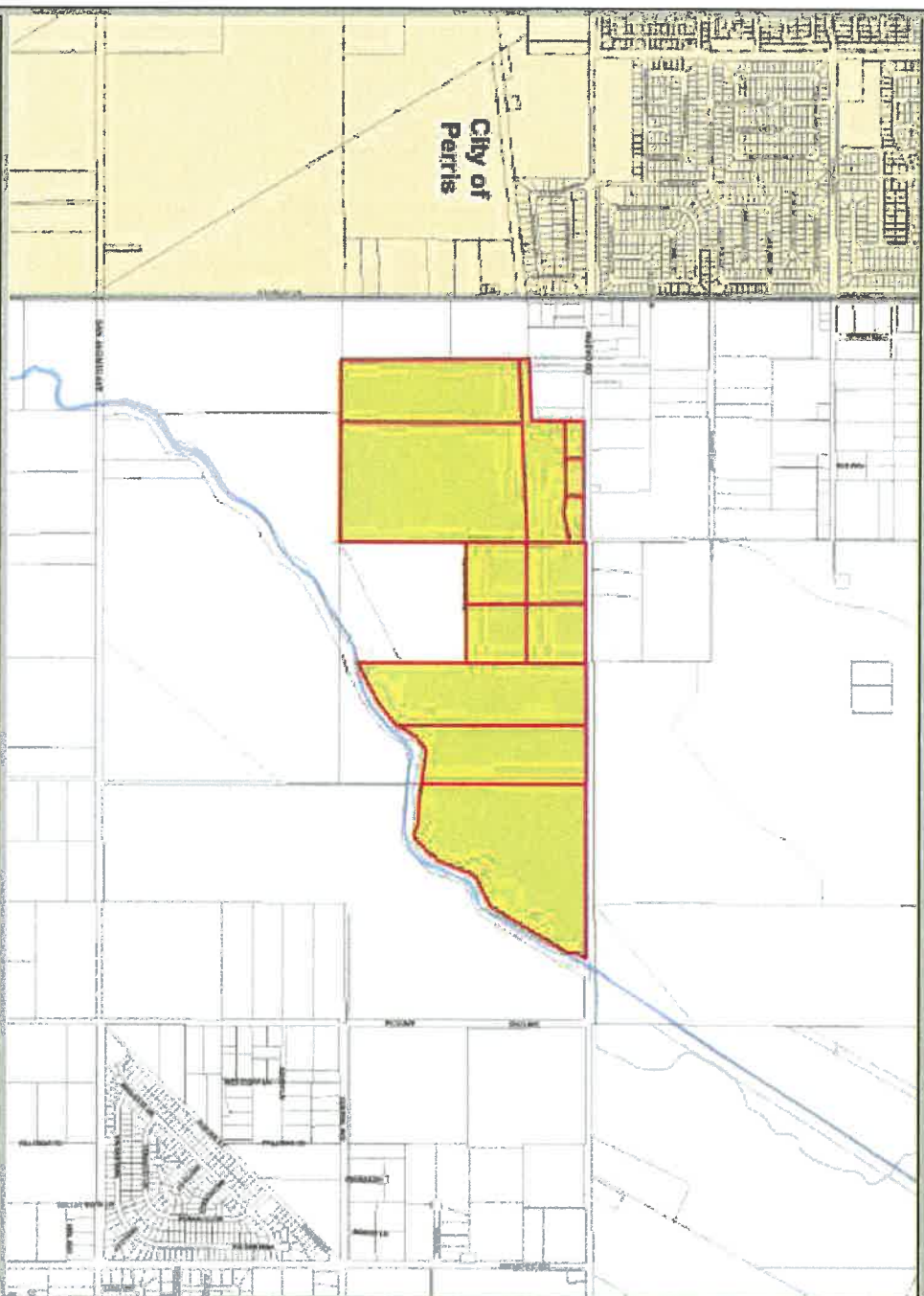
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctlma.org

Attachment: Project Vicinity Map

TR36665



• AERIAL PHOTO 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 (but limited to data third party sources, boundaries, or completeness) of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of the product with respect to accuracy and precision shall be the user's responsibility of the user.

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- INTERSTATE
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- cities
- counties
- hydrographynes
- waterbodies
- Lake
- River

Notes



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36665, PM36664, CZ07869)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within the Lakeview/Nuevo 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 or by contacting her at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7869, TENTATIVE PARCEL MAP NO. 36664, AND TENTATIVE TRACT MAP NO. 36665 – EA42798 – Applicant: Nuevo Road Properties, LLC – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Commercial Retail (CD:CR) (0.200.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), Open Space: Conservation Habitat (OS:CH), and Open Space: Water (OS:W) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The Change of Zone proposes to change the site's zoning from Rural Residential (R-R) to Planned Residential (R-4) and General Commercial (C-1/C-P). The Tentative Parcel Map is a Schedule I subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. The Tentative Tract Map is a Schedule A subdivision of 173 acres into 587 residential lots, three (3) water quality detention basins, two (2) park sites, two (2) sewage lift stations, one (1) commercial lot, and seven (7) open space lots. - APNs: 309-020-041, 310-230-007, 009, 027, 028, 029, 030, 039, 040, 310-270011, 012, 013, and 014

Sincerely,

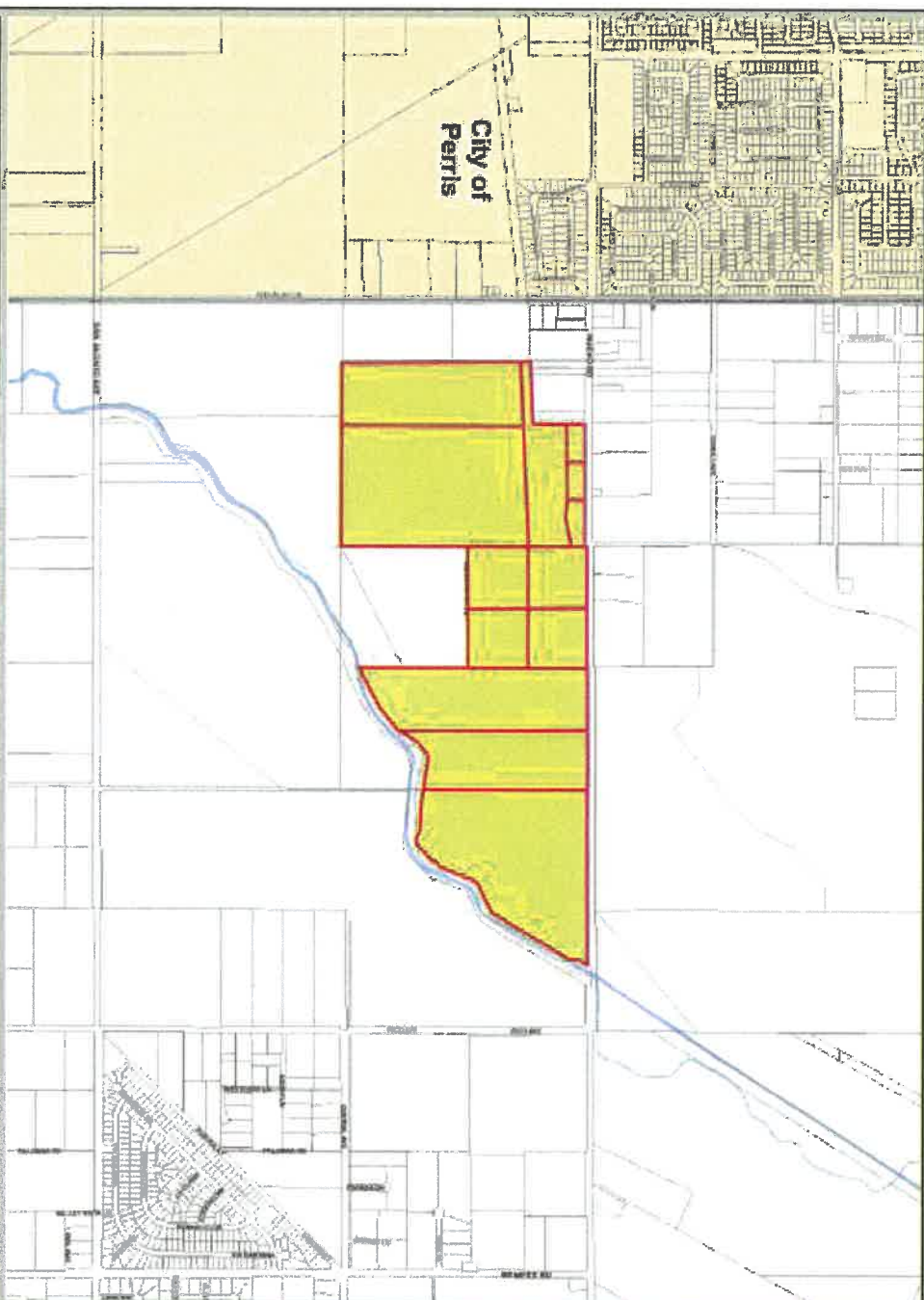
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctlma.org

Attachment: Project Vicinity Map

TR36665



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- sales
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

July 13, 2015

Jim McPherson
Cultural Resources Department
Rincon Band of Luiseño Indians
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (TR36665, PM36664, CZ07869)

Dear Mr. McPherson:

This serves to notify you of a proposed project located within the Lakeview/Nuevo 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 or by contacting her at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7869, TENTATIVE PARCEL MAP NO. 36664, AND TENTATIVE TRACT MAP NO. 36665 – EA42798 – Applicant: Nuevo Road Properties, LLC – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Commercial Retail (CD:CR) (0.200.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), Open Space: Conservation Habitat (OS:CH), and Open Space: Water (OS:W) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The Change of Zone proposes to change the site's zoning from Rural Residential (R-R) to Planned Residential (R-4) and General Commercial (C-1/C-P). The Tentative Parcel Map is a Schedule I subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. The Tentative Tract Map is a Schedule A subdivision of 173 acres into 587 residential lots, three (3) water quality detention basins, two (2) park sites, two (2) sewage lift stations, one (1) commercial lot, and seven (7) open space lots. - APNs: 309-020-041, 310-230-007, 009, 027, 028, 029, 030, 039, 040, 310-270011, 012, 013, and 014

Sincerely,

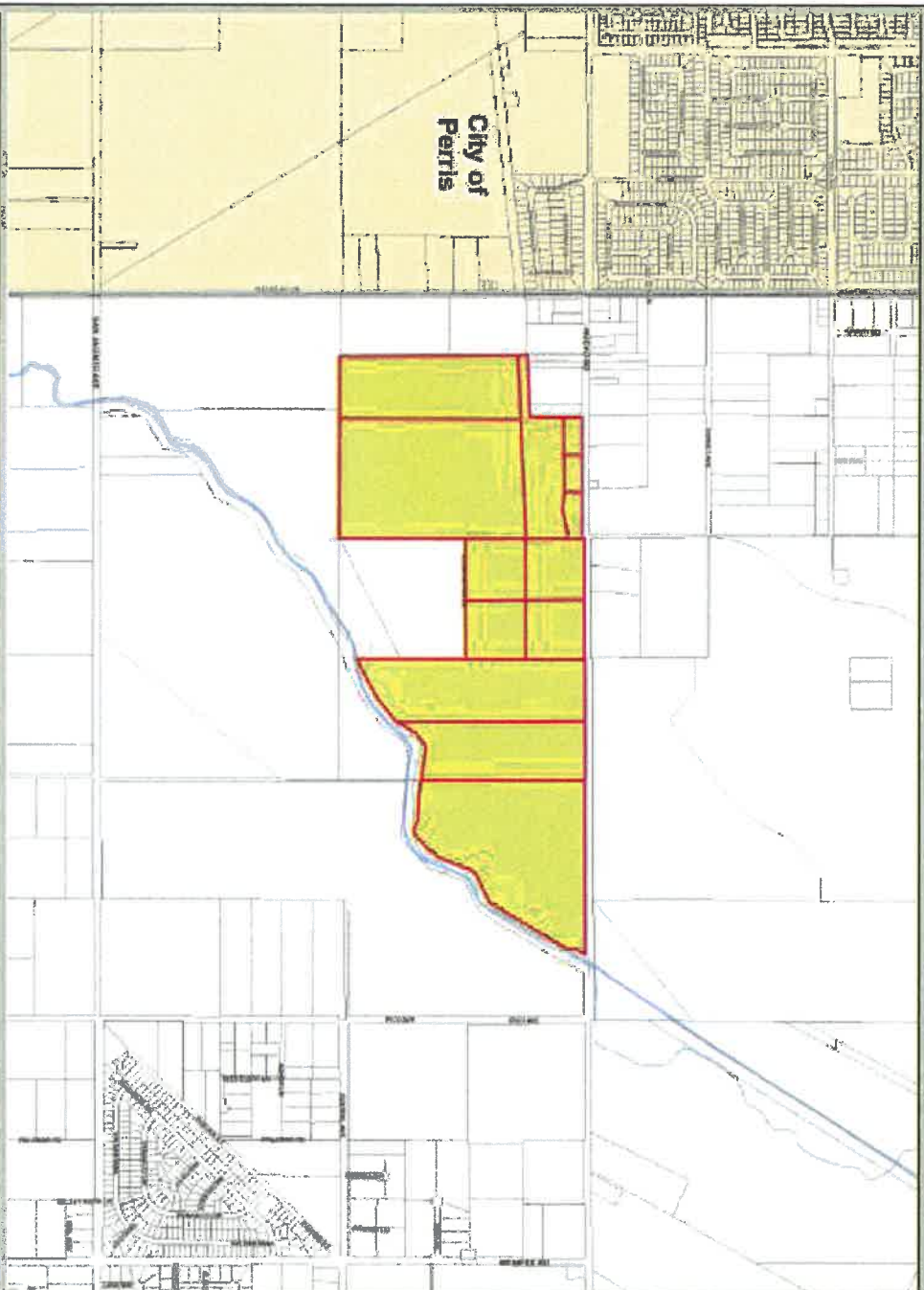
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctlma.org

Attachment: Project Vicinity Map

TR36665



"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 accuracy, clarity and/or) accuracy, timeliness, or completeness of any of the data included, 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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- cities
- hydrography/rivers
- waterbodies
- Lake
- River

Notes



RIVERSIDE COUNTY 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 (TR36665, PM36664, CZ07869)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within the Lakeview/Nuevo 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 or by contacting her at (951) 955-2873.

Project Description:

CHANGE OF ZONE NO. 7869, TENTATIVE PARCEL MAP NO. 36664, AND TENTATIVE TRACT MAP NO. 36665 – EA42798 – Applicant: Nuevo Road Properties, LLC – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Commercial Retail (CD:CR) (0.200.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), Open Space: Conservation Habitat (OS:CH), and Open Space: Water (OS:W) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The Change of Zone proposes to change the site's zoning from Rural Residential (R-R) to Planned Residential (R-4) and General Commercial (C-1/C-P). The Tentative Parcel Map is a Schedule I subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. The Tentative Tract Map is a Schedule A subdivision of 173 acres into 587 residential lots, three (3) water quality detention basins, two (2) park sites, two (2) sewage lift stations, one (1) commercial lot, and seven (7) open space lots. - APNs: 309-020-041, 310-230-007, 009, 027, 028, 029, 030, 039, 040, 310-270011, 012, 013, and 014

Sincerely,

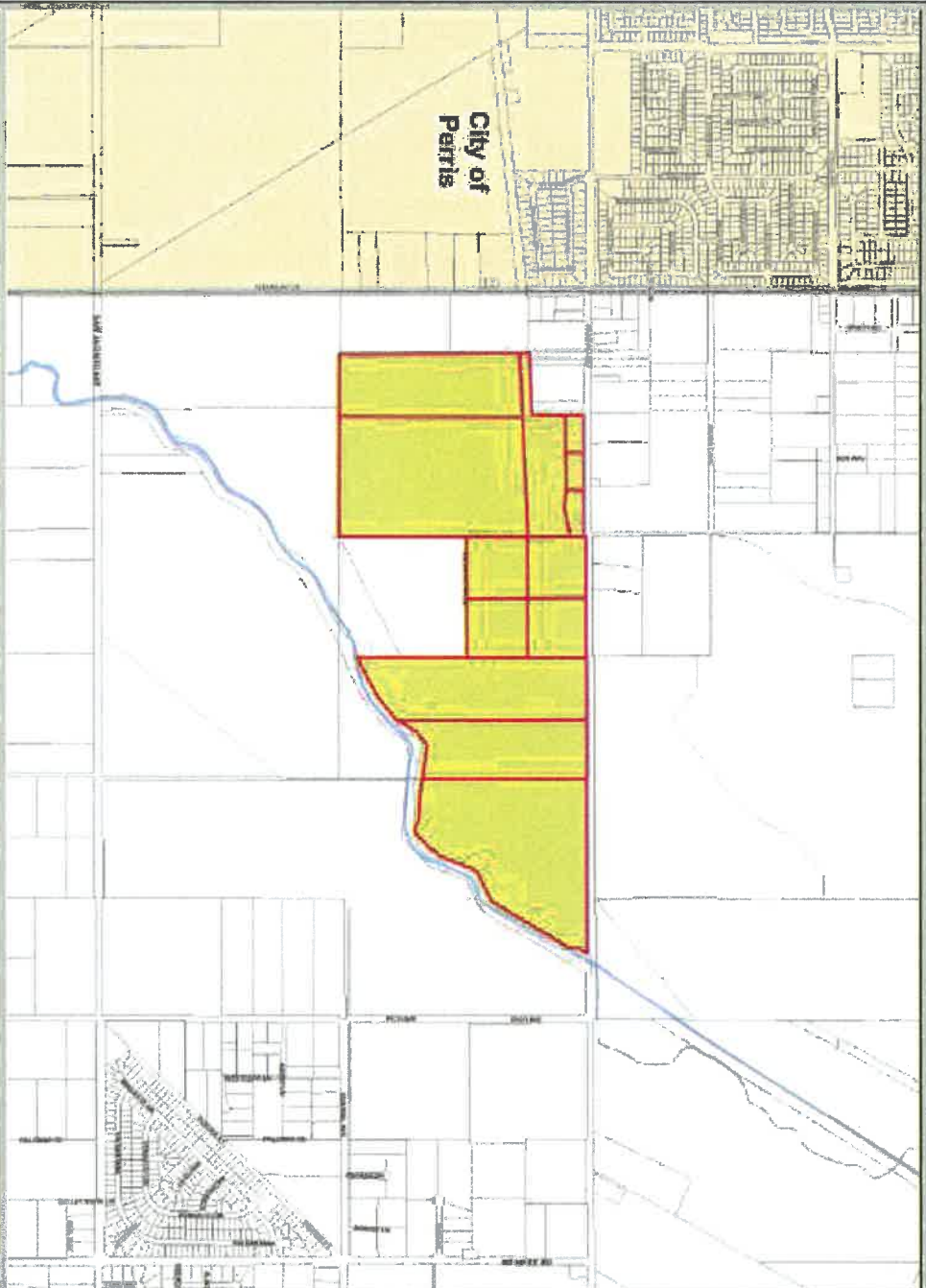
PLANNING DEPARTMENT

Heather Thomson
Archaeologist

email cc: Damaris Abraham, Urban Regional Planner III, DABRAHAM@rctlma.org

Attachment: Project Vicinity Map

TR36665



*AERIAL PHOTO MAPS and data are to be used for reference purposes only. Map features are approximate, and we not necessarily accurate to surveying or engineering standards. The City of Riverside makes no warranty or guarantee as to the content, the source or the 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 will be the sole responsibility of the user.

REPORT PRINTED ON: 7/12/2015 12:42:24 PM

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Legend

- Display Parcels
- City Boundaries
- Cities
- roads/anno
- highways
- HWY
- AIRBORNE
- INTERSTATE
- UPRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrography/lines
- waterbodies
- Lakes
- Rivers

Notes



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| <input type="checkbox"/> TRACT MAP | <input type="checkbox"/> MINOR CHANGE | <input type="checkbox"/> VESTING MAP |
| <input type="checkbox"/> REVISED MAP | <input type="checkbox"/> REVERSION TO ACREAGE | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 36664

DATE SUBMITTED: 5/13/15

APPLICATION INFORMATION

Applicant's Name: Nuevo Road Properties, LLC c/o Eric Flodine E-Mail: ericf@strataequity.com

Mailing Address: 4370 La Jolla Village Drive, Suite 960

<u>San Diego</u>	<u>Street</u> CA	<u>92122</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (858) 546-0900 x 243 Fax No: (858) 546-8725

Engineer/Representative's Name: Albert A. Webb Associates c/o Jason Ardery E-Mail: jason.ardery@webbassociates.com

Mailing Address: 3788 McCray Street

<u>Riverside</u>	<u>Street</u> CA	<u>92506</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Nuevo Road Properties, LLC c/o David Michan E-Mail: davidm@strataequity.com

Mailing Address: 4370 La Jolla Village Drive, Suite 960

<u>San Diego</u>	<u>Street</u> CA	<u>92122</u>
<u>City</u>	<u>State</u>	<u>ZIP</u>

Daytime Phone No: (858) 546-0900 x 243 Fax No: (858) 546-8725

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) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of San Jacinto River, South of Nuevo Road, East of N. Dunlap Drive, West of Pico Avenue.

Thomas Brothers map, edition year, page number, and coordinates: Rvsvd Cty, 2008, page 778 - Grid 7C-E & page 808 - Grid 1C-E

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):

PM36664, proposes to subdivide 267 acres of vacant land into approximately 8 lots for Residential lots per TTM 36665, future commercial, dedication of Regional Trail, as well as MSHCP conservation area.

Related cases filed in conjunction with this request:

ST00960, TTM 36665, CZ____, PAR 1429, GEO #____, Phasing Plan #_____

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

SP00367-abandoned, SP00274-abandoned,

If yes, provide Case No(s): CUP02530-expired, CZ05768-abandoned, CZ7464-applied, GPA00841-applied, PAR 1429 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 35008-denied, 41195-applied E.I.R. No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide a copy: traffic study (ST00960) will be submitted directly to Transportation

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

Will the 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: 715,000 +/-

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 515,000 +/-

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

Import 375,000 +/- Export _____ Neither _____

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

What is the anticipated route of travel for transport of the soil material?
I-215 to Nuevo Road

How many anticipated truckloads? 28,400 (13 CY/truck) truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 4,500 +/- 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 TPM is only for finance purposes.

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

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

APPLICATION FOR 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) *Fred Wood* Date APRIL 26, 2015

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:	TPM 36664	
Project Location:	North-Cty.Rvsd. Storm Drain, South-Nuevo Rd, East-N.Dunlap, West-Pico Avenue	
Project Description:	267 acres subdivided into 8 lots	
Applicant Contact Information:	Eric Flodine, ericf@strataequity.com, 858-546-0900 x 243	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
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: 36665

DATE SUBMITTED: 5/13/15

APPLICATION INFORMATION

Applicant's Name: Nuevo Road Properties, LLC c/o Eric Flodine E-Mail: ericf@strataequity.com

Mailing Address: 4370 La Jolla Village Drive, Suite 960

San Diego CA 92122

City State ZIP

Daytime Phone No: (858) 546-0900 x 243 Fax No: (858) 546-8725

Engineer/Representative's Name: Albert A. Webb Associates c/o Jason Ardery E-Mail: jason.ardery@webbassociates.com

Mailing Address: 3788 McCray Street

Riverside CA 92506

City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Nuevo Road Properties, LLC c/o David Michan E-Mail: davidm@strataequity.com

Mailing Address: 4370 La Jolla Village Drive, Suite 960

San Diego CA 92122

City State ZIP

Daytime Phone No: (858) 546-0900 x 0243 Fax No: (858) 546-8725

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) 863-7555

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.

ERIC FLODINE
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.

DAVID MICHAUS
PRINTED NAME OF PROPERTY OWNER(S)


SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owner's signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 309-020-041, 310-230-007, -009, -027 thru -030, -039, -040

Section: 26 and 27 Township: 4S Range: 3W

Approximate Gross Acreage: 173.29 acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of County of Riverside Storm Drain, South of Nuevo Road, East of N. Dunlap Drive, West of Pico Avenue

Thomas Brothers map, edition year, page number, and coordinates: Rvsd Cty, 2008, page 778 & 808, S26 T4S R3W, S27 T4S R3W

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):

¹⁷³ TR36665, ~~267~~ acres of vacant land subdivided into ⁵⁸⁷ residential lots in six phases including two community parks, community trail and regional trail, open space for cultural resources preservation, and MSHCP conservation area. Change of zone is proposed from R-R to R-4

Related cases filed in conjunction with this request:

ST00960, Tentative Parcel Map # 36664, Change of Zone # _____, EA # _____, Geo# _____

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

If yes, provide Case No(s). PAR01429 (Parcel Map, Zone Change, etc.)

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

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: traffic study

Is water service available at the project site: Yes No

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

Is sewer service available at the site? Yes No

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

Will the 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: 715,000 +/-

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards 515,000

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

Import 375,000 +/- CY Export _____ Neither _____

What is the anticipated source/destination of the import/export?
Unknown at this time

What is the anticipated route of travel for transport of the soil material?
I-215 to Nuevo Road

How many anticipated truckloads? 28,900 (13 CY/Truck) truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 4,500 +/- 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

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

APPLICATION FOR 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) Errol Date APRIL 28, 2015

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region ¹		
Project File No.		
Project Name:	TTM 36665	
Project Location:	North-Cty.Rvsd. Storm Drain, South-Nuevo Rd, East-N.Dunlap, West-Pico Avenue	
Project Description:	267 acres subdivided into 641 residential lots, future commercial lot	
Applicant Contact Information:	Eric Flodine, ericf@strataequity.com, 858-546-0900 x 243	
Proposed Project Consists of, or includes:	YES	NO
Significant Redevelopment: The addition or replacement of 5,000 square feet or more of impervious surface on an already developed site. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, original purpose of the constructed facility or emergency redevelopment activity required to protect public health and safety.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Residential development that create 10,000 square feet or more of impervious surface (collectively over the entire project site), including residential housing subdivision requiring a Final Map (i.e. detached single family home subdivisions, multi-family attached subdivisions, condominiums, or apartments, etc.).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 10,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Automotive repair shops (Standard Industrial Classification (SIC) codes ² 5013, 5014, 5541, 7532, 7533, 7534, 7536, 7537, 7538, 7539)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Mixed use developments that create 10,000 square feet or more of impervious surface (collectively over the entire project site).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Restaurants (SIC code 5812) where the land area of development is 5,000 square feet or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hillside developments 5,000 square feet or more which are located on areas with known erosive soil conditions or where natural slope is 25 percent or more.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developments of 2,500 square feet of impervious surface or more adjacent to (within 200 feet) or discharging directly into ESA's "Directly" means situated within 200 feet of the ESA; "discharging directly" means outflow from a drainage conveyance system that is composed entirely of flows from the subject development or redevelopment site, and not commingled with flows from adjacent lands.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parking lots of 5,000 square feet or more exposed to stormwater, where "parking lot" is defined as a land area or facility for the temporary storage of motor vehicles.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Retail Gasoline Outlets that are either 5,000 square feet or more of impervious surface with a projected average daily traffic of 100 or more vehicles per day.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Public Projects other than Transportation Projects, that are implemented by a Permittee and similar in nature to the priority projects described above and meets the thresholds described herein.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Development Projects whose site conditions or activity pose the potential for significant adverse impacts to water quality.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
¹ Land area is based on acreage disturbed.	<input type="checkbox"/>	<input type="checkbox"/>
² Descriptions of SIC codes can be found at http://www.osha.gov/pls/imis/sicsearch.html .	<input type="checkbox"/>	<input type="checkbox"/>
DETERMINATION: Circle appropriate determination.		
If any question answered "YES" Project requires a project-specific WQMP.		
If all questions answered "NO" Project requires incorporation of Site Design and source control (BMPs) imposed through Conditions of Approval or permit conditions.		



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 Nuevo Road Properties, LLC hereafter "Applicant" and Nuevo Road Properties, LLC "Property Owner".

Description of application/permit use:

TTM 36665, 173.29 acres subdivided into approximately 603 residential lots.

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): 309-020-041, 310-230-007, -009, -027 through -030, -039, -040

Property Location or Address:

South of Nuevo Road, between Dunlap Drive and Pico Avenue

2. PROPERTY OWNER INFORMATION:

Property Owner Name: Nuevo Road Properties, LLC Phone No.: 858-546-0900 x243

Firm Name: Nuevo Road Properties, LLC Email: ericf@strataequity.com

Address: 4370 La Jolla Village Drive, Suite 960
San Diego, CA 92122

3. APPLICANT INFORMATION:

Applicant Name: Nuevo Road Properties, LLC c/o Eric Flodine Phone No.: 858-546-0900 x243

Firm Name: Nuevo Road Properties, LLC c/o Eric Flodine Email: ericf@strataequity.com

Address (if different from property owner)

4. SIGNATURES:

Signature of Applicant:  Date: April 28, 2015
Print Name and Title: Eric Flodine, Vice President

Signature of Property Owner:  Date: April 28, 2015
Print Name and Title: David Michan, Manager

Signature of the County of Riverside, by  Date: 5/13/15
Print Name and Title: DM Hill CU Tech 111

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: <u>TR36665</u>	
Set #: <u>00006661</u>	Application Date: <u>5/13/15</u>



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: C207869 DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: Nuevo Road Properties, LLC c/o Eric Flodine E-Mail: ericf@strataequity.com

Mailing Address: 4370 La Jolla Village Drive, Suite 960
San Diego CA 92122
City State ZIP

Daytime Phone No: (858) 546-0900 x 243 Fax No: (858) 546-8725

Engineer/Representative's Name: Albert A. Webb Associates c/o Jason Ardery E-Mail: jason.ardery@webbassociates.com

Mailing Address: 3788 McCray Street
Riverside CA 92506
City State ZIP

Daytime Phone No: (951) 686-1070 Fax No: (951) 788-1256

Property Owner's Name: Nuevo Road Properties, LLC c/o David Michan E-Mail: davidm@strataequity.com

Mailing Address: 4370 La Jolla Village Drive, Suite 960
San Diego CA 92122
City State ZIP

Daytime Phone No: (858) 546-0900 x 243 Fax No: (858) 546-8725

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

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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.

ERIC FLODINE

PRINTED NAME OF APPLICANT



SIGNATURE OF APPLICANT

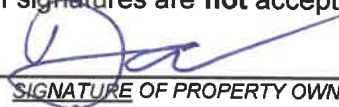
AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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.

DAVID MICHAH

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): 309-020-041, 310-230-007, 310-230-009, 310-230-027 thru -030, 310-230-039, 310-230-040

Section: 26 and 27 Township: 4S Range: 3W

Approximate Gross Acreage: 245

General location (nearby or cross streets): North of San Jacinto River, South of

Nuevo Road, East of N. Dunlap Drive, West of Pico Avenue.

APPLICATION FOR CHANGE OF ZONE

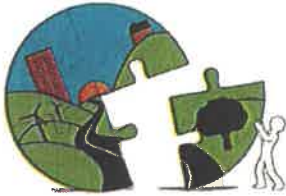
Thomas Brothers map, edition year, page number, and coordinates: Rvsd Cty., 2008 page 778- 7C-E, page 808-1C-E

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

APN 310-230-027 and 310-270-011 thru -014 are currently zoned R-R, we are proposing C-1/C-P to remain consistent with the general plan. APN 309-020-041, 310-230-007, 310-230-009, 310-230-028 thru -030, 310-230-039, 310-230-040 are currently zoned R-R and we are proposing R-4 which is consistent with existing GP land use of MDR.

Related cases filed in conjunction with this request:

ST00960, TPM 36664, TTM 36665, PAR1429, Phasing Plan #




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.

 9/6/18

Property Owner(s) Signature(s) and Date

New Road Properties, LLC, by David Michen

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, 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 REQUIRED FOR ALL PROJECTS

- *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.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
INTENT TO CERTIFY AN ENVIRONMENTAL IMPACT REPORT

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7869, TENTATIVE PARCEL MAP NO. 36664, and TENTATIVE TRACT MAP NO. 36665 – **Intent to Certify an Environmental Impact Report** – EIR550 – Applicant: Nuevo Road Properties, LLC – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units per Acre) – Open Space: Conservation Habitat (OS-CH) – Open Space: Water (OS-W) – Mixed Use Area (MUA) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres – Zoning: Rural Residential (R-R) – Mixed Use (MU) – Highest Density Residential (R-7) – **REQUEST:** The **Change of Zone No. 7869** proposes to change the site's zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4). **Tentative Parcel Map No. 36664** is a Schedule "I" subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots. **Tentative Tract Map No. 36665** is a Schedule "A" subdivision of 171.68 acres into 599 lots, which will include 584 residential lots for an overall density of 3.4 dwelling units per acre with minimum lot sizes ranging from 5,000 sq. ft., 6,000 sq. ft., and 7,000 sq. ft., 10 open space/park lots, three (3) water quality detention basins, and two (2) sewage lift stations.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **OCTOBER 3, 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, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project has the potential to have a significant effect on the environment and has prepared an environmental impact report. Environmental Impact Report No. 550, which identifies all significant environmental effects, has been prepared in conjunction with the above referenced applications that constitute the proposed project. The Planning Commission will consider the proposed project, and the final environmental impact report, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on August 22, 2018,

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

APN (s) or case numbers CZ07869 / TR36665 / PM36664 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

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

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

TITLE: GIS Analyst

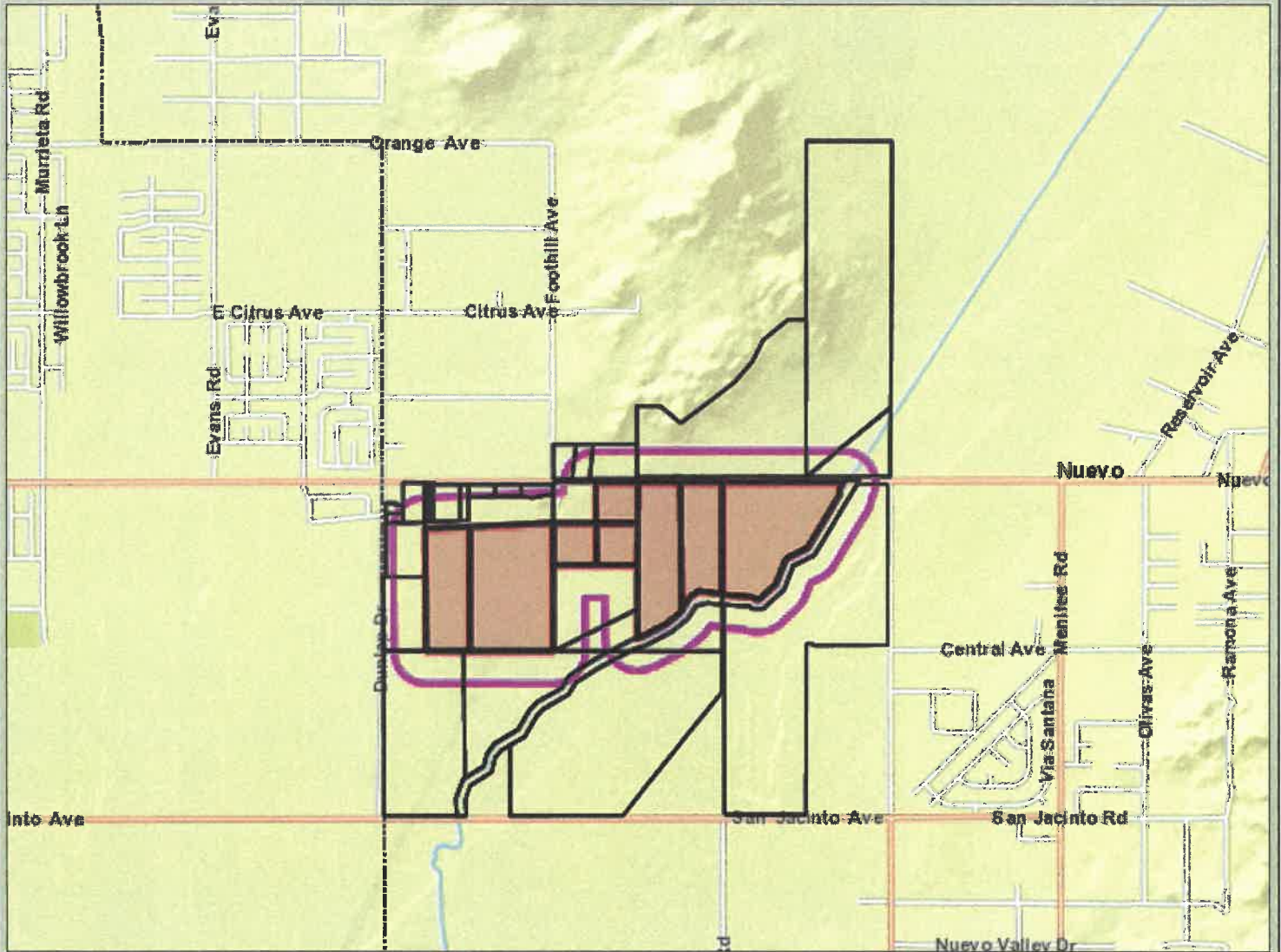
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

CZ07869 TR36665 PM36664 (600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 3,009 6,019 Feet



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

REPORT PRINTED ON... 8/22/2018 3:48:48 PM

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307230019
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307230020
RANCH HAVEN
GOLDEN HILL COUNTRY
C/O C/O LEGAL DEPT
3161 MICHELSON STE 425
IRVINE CA 92612

307250070
MCCANNA HILLS
100 BAYVIEW CIR STE 2000
NEWPORT BEACH CA 92660

307250071
MCCANNA HILLS
100 BAYVIEW CIR STE 2000
NEWPORT BEACH CA 92660

307250072
MCCANNA HILLS
100 BAYVIEW CIR STE 2000
NEWPORT BEACH CA 92660

307410006
RONALD STEVEN PREISSMAN
1804 ANGELO DR
BEVERLY HILLS CA 90210

309020041
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

309020042
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

309020043
EASTERN MUNICIPAL WATER DIST
P O BOX 8300
PERRIS CA 92572

310230007
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

310230009
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

310230011
WILLIAM R CRAMER
P O BOX 18929
ANAHEIM CA 92817

310230012
WILLIAM R CRAMER
P O BOX 18929
ANAHEIM CA 92817

310230013
WILLIAM R CRAMER
P O BOX 18929
ANAHEIM CA 92817

310230015
WESTERN RIVERSIDE COUNTY REG CON
C/O C/O REAL ESTATE DIVISION
3403 10TH ST STE 500
RIVERSIDE CA 92502

310230026
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

310230027
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

310230028
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

310230029
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

310230030
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

310230039
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

310230040
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

310230043
C B AGEWOOD
P O BOX 93723
CITY OF INDUSTRY CA 91715

310230044
ROMAN CATHOLIC BISHOP OF SB
1201 E HIGHLAND AVE
SAN BERNARDINO CA 92404

310240007
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

310240009
WESTERN RIVERSIDE COUNTY REG CON
C/O C/O REAL ESTATE DIVISION
3403 10TH ST STE 500
RIVERSIDE CA 92502

310240010
WESTERN RIVERSIDE COUNTY REG CON
C/O C/O REAL ESTATE DIVISION
3403 10TH ST STE 500
RIVERSIDE CA 92502

310240012
WESTERN RIVERSIDE COUNTY REG CON
C/O C/O REAL ESTATE DIVISION
3403 10TH ST STE 500
RIVERSIDE CA 92502

310270003
GREGORIO LUPERCIO
ROSALVA LUPERCIO
22088 DUNLAP DR
PERRIS CA 92571

310270004
BRENDA MONTES
LAURA MONTES
JESUS MONTES

22102 DUNLAP DR
NUEVO CA. 92567

310270006
HAKOB BAGRATUNY
HANNELORE BAGRATUNY
1944 SHADED WOOD RD
DIAMOND BAR CA 91765

310270007
RAMONA MEDINA
27019 NUEVO RD
PERRIS CA. 92571

310270008
ALVIN L EPPERSON
MARGARET L EPPERSON
P O BOX 15
LOMA LINDA CA 92354

310270009
KEN VELASQUEZ
13080 BENDER DR
MORENO VALLEY CA 92553

310270010
JAMES A DEITEMEYER
CECILIA STORMS FLORES
27255 NUEVO RD
PERRIS CA. 92571

310270011
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

310270012
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

310270013
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

310270014
NUEVO ROAD PROP
4370 LA JOLLA VLG STE 960
SAN DIEGO CA 92122

Nuevo Road Properties, LLC.
4370 La Jolla Village Drive, #960
San Diego, CA 92122

Nuevo Road Properties, LLC.
4370 La Jolla Village Drive, #960
San Diego, CA 92122

Albert A. Webb Associates
Atten: Dilesh Sheth, P.E., T.E.
3788 McCray Street
Riverside, CA 92506

Albert A. Webb Associates
Atten: Dilesh Sheth, P.E., T.E.
3788 McCray Street
Riverside, CA 92506

Albert A. Webb Associates
Atten: Grace Cheng, P.E.
3788 McCray Street
Riverside, CA 92506

Albert A. Webb Associates
Atten: Grace Cheng, P.E.
3788 McCray Street
Riverside, CA 92506

Nuview Union School District
Atten: Russ Ramsey, Dir. of Facilities
29780 Lakeview Ave.
Nuevo, CA 92567

Nuview Union School District
Atten: Russ Ramsey, Dir. of Facilities
29780 Lakeview Ave.
Nuevo, CA 92567

Perris Union High School District
Atten: Hector Gonzalez, Facilities
155 E. 4th Street
Perris, CA 92570

Perris Union High School District
Atten: Hector Gonzalez, Facilities
155 E. 4th Street
Perris, CA 92570

Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968

Riverside Transit Agency
1825 Third Street
P.O. Box 59968
Riverside, CA 92517-1968

Eastern Municipal Water Agency
Atten: Waren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Eastern Municipal Water Agency
Atten: Waren A. Beck, P.E.
P.O. Box 8300
2270 Trumble Road
Perris, CA 92570-8300

Southern California Edison
P.O. Box 800
Rosemead, CA 91770

Southern California Edison
P.O. Box 800
Rosemead, CA 91770

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507

Southern California Gas Co.
4495 Howard Ave.
Riverside, CA 92507.

Riverside County ALUC
Attention: John Guerin
4080 Lemon Street, 14th Floor
Riverside, Ca 92501

Riverside County ALUC
Attention: John Guerin
4080 Lemon Street, 14th Floor
Riverside, Ca 92501

Regional Conservation Authority –
Western Riverside County
3403 10th Street, Suite 320
Riverside, CA 92501

Regional Conservation Authority –
Western Riverside County
3403 10th Street, Suite 320
Riverside, CA 92501

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, California 92593

Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, California 92593

Albert A. Webb Associates
Atten: Jason Ardery
3788 McCray Street
Riverside, CA 92506

Albert A. Webb Associates
Atten: Jason Ardery
3788 McCray Street
Riverside, CA 92506

March Air Reserve Base - Civil Eng
Attn: 452nd MSG/CECC
610 Meyer Dr., Bldg. 2403
Riverside, CA 92518-2166

March Air Reserve Base - Civil Eng
Attn: 452nd MSG/CECC
610 Meyer Dr., Bldg. 2403
Riverside, CA 92518-2166

U.S. Army Corps of Engineers
Los Angeles District - Regulatory Branch
Attn: James Mace
915 Wilshire Blvd
Los Angeles, CA 90017

U.S. Army Corps of Engineers
Los Angeles District - Regulatory Branch
Attn: James Mace
915 Wilshire Blvd
Los Angeles, CA 90017

Calif. Dept. Fish & Wildlife
Region 6
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764

Calif. Dept. Fish & Wildlife
Region 6
3602 Inland Empire Blvd., Suite C-220
Ontario, CA 91764

Dept. of Toxic Substances Control
Attn: Johnson P. Abraham
5796 Corporate Avenue
Cypress, CA. 90630

Dept. of Toxic Substances Control
Attn: Johnson P. Abraham
5796 Corporate Avenue
Cypress, CA. 90630

Ms. Deitemeyer
27255 Nuevo Road
Perris, CA 92571

Ms. Deitemeyer
27255 Nuevo Road
Perris, CA 92571

City of Moreno Valley
Comm. Develop. Dept. Plan. Div.
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552-0805

City of Moreno Valley
Comm. Develop. Dept. Plan. Div.
14177 Frederick Street
P.O. Box 88005
Moreno Valley, CA 92552-0805

Santa Ana Reg. Water Quality Board
Attn: David G. Woelfel
3737 Main St., Suite 500
Riverside, CA 92501

Santa Ana Reg. Water Quality Board
Attn: David G. Woelfel
3737 Main St., Suite 500
Riverside, CA 92501

San Bernardino Valley Audubon
Society
Attn: Drew Feldmann
P.O.Box 10973
San Bernardino, CA 92423-0973

San Bernardino Valley Audubon Society
Attn: Drew Feldmann
P.O.Box 10973
San Bernardino, CA 92423-0973

Habitat Defense Council
Attn: Kirkland West
P.O. Box 7821
Laguna Niguel, CA 92607-7821

Habitat Defense Council
Attn: Kirkland West
P.O. Box 7821
Laguna Niguel, CA 92607-7821

California Dept. of Water Resources
Attn: Jonathan P. Canuela
Division of Operations and Maintenance
1416 9th Street
Sacramento, CA 95814

California Dept. of Water Resources
Attn: Jonathan P. Canuela
Division of Operations and Maintenance
1416 9th Street
Sacramento, CA 95814



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CZ 7869 / TR 36665 / PM36664, and EIR550

Project Title/Case Numbers

Deborah Bradford, Project Planner

County Contact Person

(951) 955-6646

Phone Number

2016051062

State Clearinghouse Number (if submitted to the State Clearinghouse)

Nuevo Road Properties, LLC

Project Applicant

4370 La Jolla Village, Suite 960, San Diego, CA 92122

Address

North of San Jacinto Avenue, South of Nuevo Road, East of Dunlap Drive, and West of Pico Avenue

Project Location

Change of Zone No. 7869 proposes to change the site's zoning classification of assessor parcel numbers (APNs) 310-230-007, 009, 028, 029, 030, 039, and 040 and 309-020-041 from Rural Residential (R-R) to Planned Residential (R-4). Tentative Tract Map No. 36665 is a Schedule 'A' subdivision of 171.68 acres into 599 lots, and Tentative Parcel Map No. 36664 is a Schedule 'I' subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots

Project Description

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL have a significant effect on the environment.
2. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Project Planner
Title

Date

Date Received for Filing and Posting at OPR: _____

Revised: 08/01/2017

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Please charge deposit fee case#: ZEA42839 ZCFG6216

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