



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

NOVEMBER 7, 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. 33225** – Applicant: City Development, Inc. – 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, westerly of Von Euw Drive – 4.82 Acres – Zoning: One-Family Dwellings (R-1) – Approved Project Description: Schedule "A" subdivision of 4.82 acres into 14 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Third Extension of Time Request for Tentative Tract Map No. 33225, extending the expiration date to August 29, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.2 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33180** – Applicant: Myron Upton Trust – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Low Density Residential (CD-LDR) (½ Acre Minimum) – Location: Northerly of Central Avenue, easterly of Ramona Avenue, southerly of Nuevo Road, and westerly of Rosary Avenue – 5.11 Acres – Zoning: Residential Agricultural (R-A) – Approved Project Description: Schedule "B" Subdivision of 5.11 gross acres into eight (8) residential lots with a minimum lot size of 20,000 net sq. ft. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33180, extending the expiration date to November 27, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33913** – Applicant: Mountain View Land Development, Inc. – Fifth Supervisorial District – Cherry Valley Zoning District – The Pass Area Plan: Rural Community – Very Low Density Residential (RC-VLDR) (1 acre min.) – Location: Northerly of Orchard Street, easterly of Nancy Avenue, southerly of Pass View Drive, and westerly of Mountain View Drive – 18 Acres – Zoning: Light Agriculture (A-1) – Approved Project Description: Schedule "B" subdivision of 18 gross acres into 18 residential lots with a minimum lot size of one (1) gross acre – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33913, extending the expiration date to September 3, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.
- 1.4 FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 31687** – Applicant: Watermarke Homes, LLC – Fifth Supervisorial District – Romoland Zoning Area – Harvest Valley/Winchester Area Plan: Community Development: Low Density Residential (CD-LDR) (0.5 acre min.) – Location: Northerly of Mapes Road, westerly of Palomar Drive, and easterly of Trade Winds Drive – 40.17 Acres – Zoning: Rural Residential (R-R) – Approved Project Description: Schedule "B" Subdivision of 40.17 acres into 65 single family residential lots with a minimum lot size of ½ acre and two (2) open space lots for drainage and flood

control purposes, including a 1.25 gross acre detention basin – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 31687, extending the expiration date to May 25, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

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

NONE

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

- 3.1 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, September 5, 2018, October 3, 2018, and October 17, 2018. Project Planner: Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org.

STAFF RECOMMENDS THAT THE PLANNING COMMISSION ACCEPT THE WITHDRAWAL OF THE APPEAL.

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

- 4.1 GENERAL PLAN AMENDMENT NO. 180003, CONDITIONAL USE PERMIT NO. 3724, and CHANGE OF ZONE NO. 7866 – Intent to Adopt a Mitigated Negative Declaration** – EA42784 – Applicant: 17 Acres Heme, LLC – Engineer/Representative: MDMG, Sherrie Munroe – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Acacia Avenue, southerly of Florida Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue – 17.7 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** A Technical General Plan Amendment to change the General Plan to modify Land Use Policy 14.4 "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions." The Change of Zone is a proposal to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit is a proposal to develop a 284 unit affordable, modular, Residential Care Facility for the Elderly on 19.96 acres. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

- 4.2 CONDITIONAL USE PERMIT NO. 180017 – Exempt from the California Environmental Quality Act (CEQA) – pursuant to State CEQA Guidelines Section 15301 (Existing Facilities)** – Applicant: Los Panchos Market and Restaurant, Inc. – Engineer/Representative: Ross Accounting and Advisory Services – First Supervisorial District – Lakeland Village Zoning District – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Lorimer Street, westerly of Grand Avenue, and southerly of Pederson Street – 0.14 Gross Acres – Zoning: General Commercial (C-1 & C-P) – **REQUEST:** CUP180017 is a request to establish a Type 20 (Off-Sale Beer & Wine) ABC license in conjunction with the existing Los Panchos Market. Project Planner: John Hildebrand at (951) 955-1888 or email at jhildebr@rivco.org.

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

- 4.3 TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – Intent to Consider an Addendum to a Mitigated Negative Declaration** – EA40032 – Applicant: Sand Creek Development, Angela Little – Engineer/Representative: ACS Consulting, Frank Artiga – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: General Plan: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Wine Country: Residential (WC-R) – Location: Westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road – 42.4 gross acres **REQUEST:** The Minor Change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, change the road designation for Interior Proposed Roads to Rural Road Standard No.138, and to shift the 14 foot trail to within the road right-of-way along Anza Road. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

- 4.4 TENTATIVE TRACT MAP NO. 30322 AMENDED FINAL MAP NO. 1 – No New Environmental Documentation Is Required** – Applicant: Lansing Stone Star, LLC – Engineer/Representative: Trip Hord – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Southerly of Olive Avenue, westerly of Rice Road, easterly of Leon Road, and

northerly of Domenigoni Parkway and bisected by Salt Creek – Zoning: Specific Plan (SP 293, Planning Area 29) – 64.82 Acres – **REQUEST:** The **Amended Final Map** requests to modify the requirement for paving the secondary access for the project of Olive Avenue to Leon Road as stated in the conditions of approval for the project. Olive Avenue from the project site to Leon Road is currently a County maintained dirt road that would still provide secondary access. If secondary access were to be paved by the project at this time based on existing grade of the road, it would be an interim improvement that would be removed upon completion of ultimate improvements to Olive Avenue which require that the road grade be raised to address current flooding that occurs on the road. These improvements to Olive Avenue west of the project site to Leon Road would be the responsibility of approved subdivisions along the frontage of Olive Avenue between the project site to Leon Road. Primary access to Winchester Road would be paved at a minimum width of 32 feet from the project to Winchester Road. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 WORKSHOPS:

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

101

Planning Commission Hearing: November 7, 2018

PROPOSED PROJECT

Case Number(s): TR33225

Area Plan: Harvest Valley/Winchester

Zoning Area/District: Winchester Area


Supervisory District: Third District

Project Planner: Gabriel Villalobos

Applicant(s):

City Development, Inc.

c/o Clark L. Ballantyne



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 4.82 acres into 14 single family residential lots with a minimum lot size of 7,200 square feet. The project is located north of Simpson Rd, east of Leon Rd, south of Grand Ave, and west of Von Euw Dr.

PROJECT RECOMMENDATION

APPROVAL of the **THIRD EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33225**, 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. 33225 was originally approved at Planning Commission on June 28, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7100 where both applications were approved on August 29, 2006.

The First and Second Extension of Time applications were approved by the Planning Commission on September 6, 2017.

The Third Extension of Time was received August 29, 2018, ahead of the expiration date of August 29, 2018. The applicant and the County discussed conditions of approval and reached consensus on September 13, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (September 13, 2018) indicating the acceptance of no new recommended conditions.

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

State Bills

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

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

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

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

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be

granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

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

The 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 TR33225

Vicinity Map



Legend

-  Parcels
-  County Centerlines
-  Blueline Streams
-  City Areas

Notes

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



0 376 752 Feet

REPORT PRINTED ON... 10/1/2018 2:32:51 PM

© Riverside County GIS

TENTATIVE TRACT MAP NO. 33225

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
AMENDMENT No. 3

LEGAL DESCRIPTION
 THE REAL PROPERTY IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 A CERTAIN TRACT OF LAND, MORE OR LESS, AS SHOWN BY MAP NO. 33225, FILED IN RECORD MAPS OF SAID COUNTY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

GENERAL NOTES:

1. THIS TRACT MAP IS A PRELIMINARY PLAN.
2. AREA IS NOT SUBJECT TO GEOLOGIC HAZARD.
3. AREA IS NOT WITHIN A SPECIAL STUDIES ZONE.
4. AREA IS NOT SUBJECT TO OVERTHROW, INUNDATION, OR FLOOD HAZARD.
5. NO KNOWN EXISTING WELLS IN THE PROPERTY.
6. NO EXISTING/PROPOSED SEWER USE IN THE PROPERTY.
7. NO EXISTING/PROPOSED FLOODING IN THE PROPERTY.
8. NO FLAMMABLE/COMBUSTIBLE LIQUID IN THE PROPERTY.
9. NO IRRIGATION/LANDSCAPING PROPOSED ON THE PROPERTY.

FEMA DESIGNATION ZONE "C"

SOURCE OF TOPOGRAPHY
 RIVERSIDE COUNTY FLOOD CONTROL & HYDROGRAPHY DIVISION DISTRICT

ASSESSOR PARCEL NUMBER
 462-020-034

UTILITIES:

- SEWER: E.A.W.D.
- WATER: E.A.W.D.
- ELECTRIC: S.O. CAL EDISON
- TELEPHONE: GENERAL TELEPHONE

SOILS ENGINEER

7245 ENTERPRISE CORLE WEST
 2745 S. IMPERIA AVENUE
 TALEGA, CA 92580
 PHONE: (951) 588-2500
 ATTN: SU SHIBUKI

APPLICANT/OWNER

ESR, LLC
 7245 ENTERPRISE CORLE WEST
 2745 S. IMPERIA AVENUE
 TALEGA, CA 92580
 PHONE: (951) 878-7000

PREPARED BY:

TRANS-PACIFIC CONSULTANTS
 2745 S. IMPERIA AVENUE
 TALEGA, CA 92580
 PHONE: (951) 878-7000

SITE ADDRESS:

SOUTHWEST CORNER OF
 GRAND AVENUE & VON EUW DRIVE

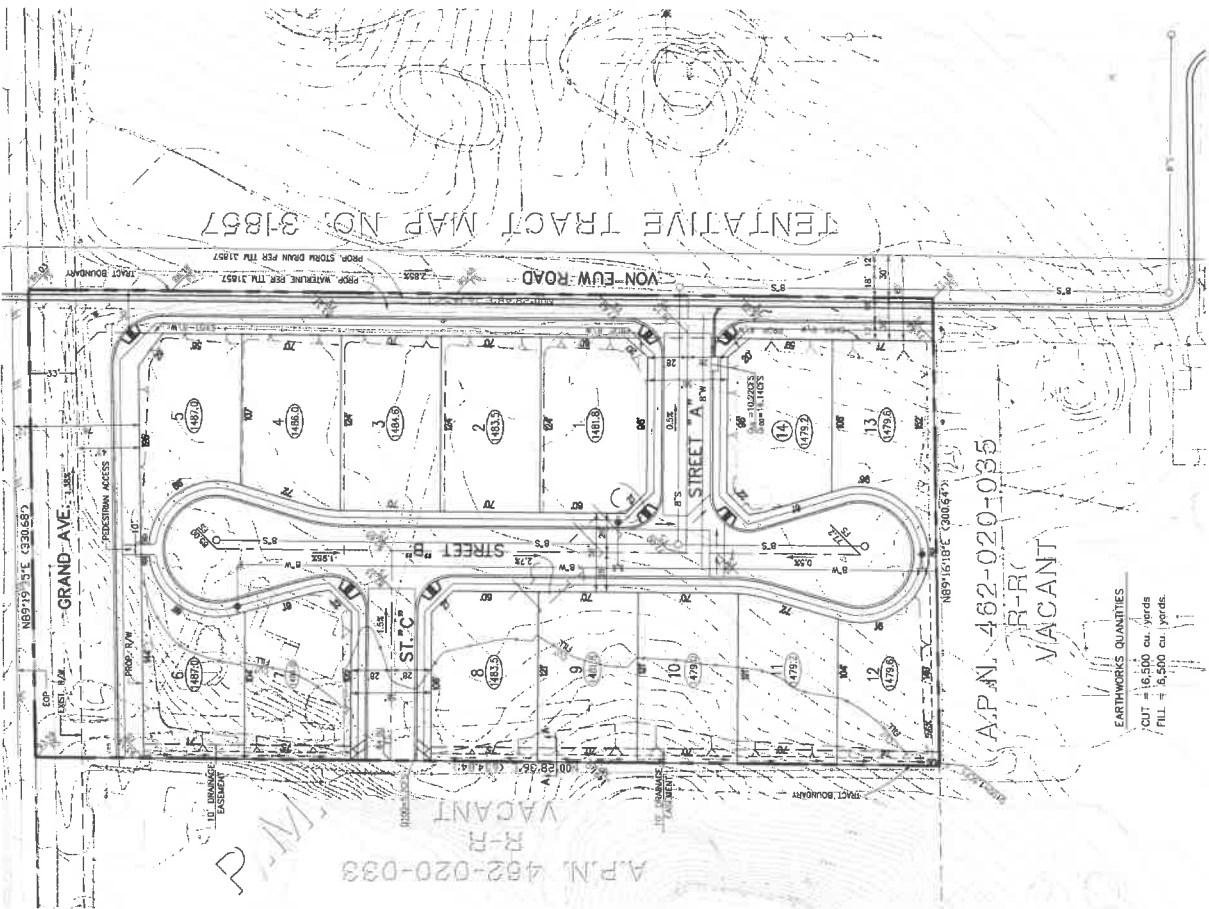
PROJECT INFORMATION:

THOMAS BRIDG, CORPDS: PAGE BKR. C-5
 PROPOSED USE: RESIDENTIAL (R-7)
 PROPOSED ZONING: RES. R-1
 PROPOSED ADJACENT LAND USE: RESIDENTIAL
 PROPOSED ADJACENT TRACT: 33225
 TOTAL LOTS: 14
 TOTAL OPEN SPACE LOTS: 0
 TOTAL OPEN SPACE ACRES: 0.000
 TOTAL ACRES: 3.385 AC. NET
 TOTAL ACRES: 3.385 AC. GROSS
 THE PROJECT IS IN THE HIGHWAY 79 POLICY AREA
 FROM WINCHESTER AREA PLAN:
 TOTAL ACRES APPROX. 7.150
 MFR DENSITY = 25.027/7.150 = 3.5
 HIGHWAY 79 POLICY DENSITY = 3.5 X .91 = 3.180
 DENSITY: 2.8 DU / AC. SCHEDULE "C"
 GENERAL PLAN DESIGNATION: MUR
 ASSESSMENT / COMMUNITIES' FACILITIES DISTRICT: N/A
 SPECIAL DISTRICT: UNITED SCHOOL DISTRICT

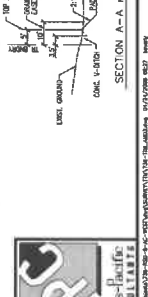
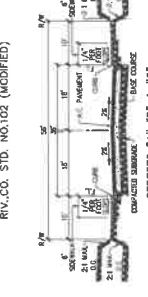
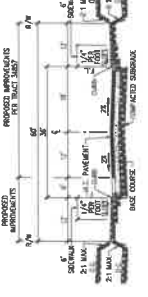
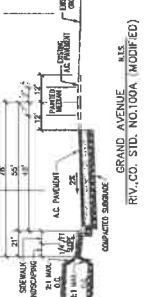
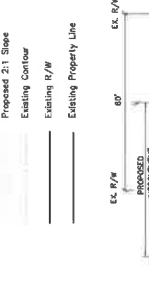
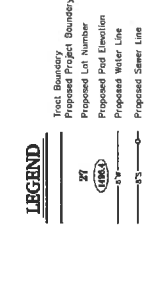
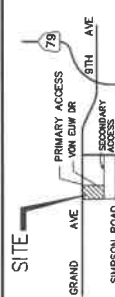
AVERAGE GROSS LOT AREAS 8332.50 FT.

LOT DATA

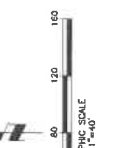
LOT NO.	LOT AND GROSS AREA
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2	5660
3	5660
4	5660
5	5660
6	5660
7	5660
8	5660
9	5660
10	5660
11	5660
12	5660
13	5660
14	5660



EARTHWORKS QUANTITIES
 CUT = 16,500 cu. yards
 FILL = 16,500 cu. yards



SECTION A-A 1/8" = 1'-0"



NO.	DATE	REVISION

DATE PREPARED:
 JUNE 01, 2005

AVERAGE LOT SIZE = 8400 S.F. (800SS)

Extension of Time Environmental Determination

Project Case Number: TR33225
Original E.A. Number: 39953
Extension of Time No.: 3rd EOT
Original Approval Date: August 29, 2006
Project Location: North of Simpson Rd, East of Leon Rd, South of Grand Ave, West of Von Euw Dr
Project Description: Schedule A - subdivision of 4.82 acres into 14 single family residential lots with a minimum lot size of 7,200 square feet.

On August 29, 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: 10/1/18
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Clark Ballantyne <citydevelopment@sbcglobal.net>
Sent: Thursday, September 13, 2018 12:32 PM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for TR33225 3rd EOT

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

Re: TR 33225 3rd EOT

Gabriel:

City Development Inc. ("Extension of Time Applicant") hereby accepts the determination by the Riverside County Planning Department of no further Conditions of Approval for the Riverside County TR 33225 Tentative Tract Map third extension of time to August 29, 2020.

We appreciate your attention to this matter and if you have any questions or need any additional information, please contact us.

Thank you,
City Development Inc.
Clark L. Ballantyne, President
W: 858-277-8787

On Wednesday, September 12, 2018 4:53 PM, "Villalobos, Gabriel" <GVillalo@rivco.org> wrote:

Attn: City Development, Inc.
c/o Clark L. Ballantyne
PO Box 711014
San Diego, CA 92171

RE: THIRD EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33225.

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

If these conditions are acceptable, then submit a short written letter/memo/email that clearly references this case, the acceptance of each condition by name and number, and clearly state that

you, the Extension of Time Applicant, accept these conditions. This documentation will then be included in the staff report package.

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

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

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

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

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

Gabriel Villalobos

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



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County of Riverside California



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Planning Commission Hearing: November 7, 2018

PROPOSED PROJECT

Case Number(s): TR33180
Area Plan: Lakeview/Nuevo
Zoning Area/District: Nuevo Area
Supervisory District: Fifth District
Project Planner: Gabriel Villalobos

Applicant(s):
Myron Upton Trust
c/o Dale Upton

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 5.11 gross acres into eight (8) residential lots with a minimum lot size of 20,000 net sq. ft. The project is located north of Central Avenue, east of Ramona Avenue, south of Nuevo Road, and west of Rosary Avenue.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33180**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to November 27, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 33180 was originally approved at Planning Commission on August 29, 2007. It proceeded to the Board of Supervisors along with General Plan Amendment No. 775 and Change of Zone No. 7261 where both applications were approved on November 27, 2007.

The First Extension of Time application was approved by the Planning Commission on September 6, 2017, extending the expiration date of the map to November 27, 2018.

The Second Extension of Time was received September 10, 2018, ahead of the expiration date of November 27, 2018. The applicant and the County discussed conditions of approval and reached consensus on September 13, 2018.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of no new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (September 13, 2018) indicating the acceptance of no new recommended conditions.

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

State Bills

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

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

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

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

Riverside County Tentative Map Extensions

Pursuant to County of Riverside Ordinance No. 460 (Subdivision Regulations), Tentative Tract and Tentative Parcel Maps have an initial life-span approval of 3-years. Tentative Map extensions may be

granted, upon a timely filed extension request and include 2 separate, 3-year extensions, for a total Tentative Map life-span of 9-years. As a result, the total number years a map may be extended is 6 years.

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

The 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 November 27, 2023.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become November 27, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

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

2nd EOT for TR33180

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.



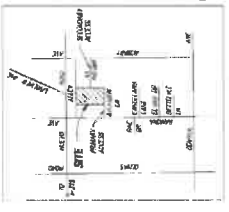
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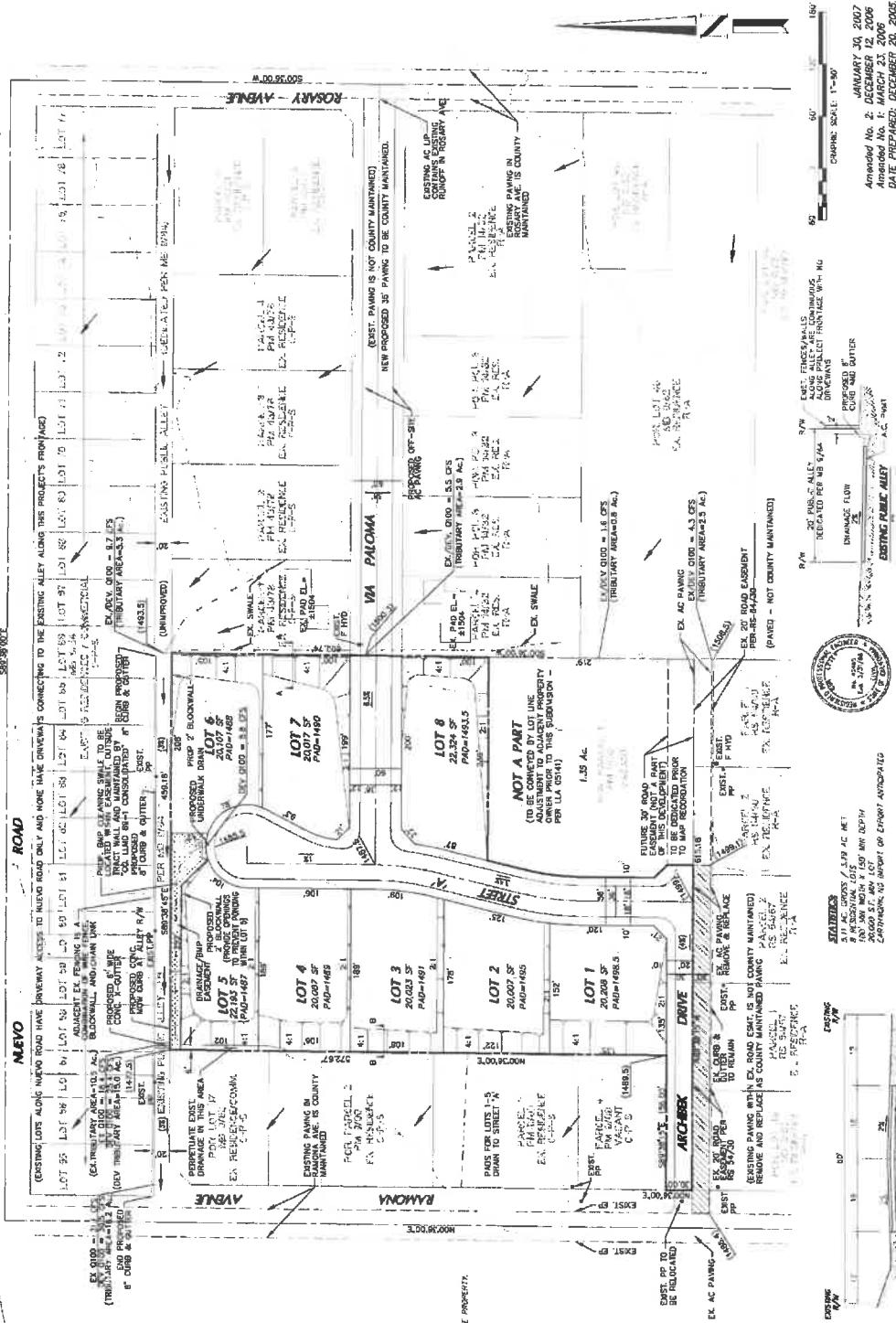
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TENTATIVE TRACT MAP 33180 - Amended No. 2

A SUBDIVISION OF A PORTION OF PARCEL 1 AS SHOWN IN PARCEL MAP BOOK 9 / 99 RIVERSIDE COUNTY SECTION 25, TOWNSHIP 4 SOUTH, RANGE 3 WEST, SAN BERNARDINO BASE AND MERIDIAN



- NOTES**
1. PARCELS SHOWN ARE TO BE OFFERED AS A PUBLIC UTILITY.
 2. PROPOSED ZONING AND LAND USE: P-A, SINGLE-FAMILY RESIDENTIAL.
 3. DULZAR, SOUTHERN CALIFORNIA GAS COMPANY.
 4. SOUTHERN CALIFORNIA GAS COMPANY.
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 30. SOUTHERN CALIFORNIA GAS COMPANY.



CHANGING SCALE: 1"=40'
 JANUARY 10, 2007
 Amended No. 2, DECEMBER 12, 2006
 DATE PREPARED: DECEMBER 20, 2006

TENTATIVE TRACT MAP 33180
Amended No. 2

APPROVED BY:
 DEPUTY CLERK
 COUNTY OF SAN BERNARDINO
 COUNTY CLERK'S OFFICE
 100 WEST 4TH STREET, SUITE 100
 POMONA, CALIFORNIA 91768
 DATE: 12/20/06

APPROVED BY:
 DEPUTY CLERK
 COUNTY OF SAN BERNARDINO
 COUNTY CLERK'S OFFICE
 100 WEST 4TH STREET, SUITE 100
 POMONA, CALIFORNIA 91768
 DATE: 12/20/06

APPROVED BY:
 DEPUTY CLERK
 COUNTY OF SAN BERNARDINO
 COUNTY CLERK'S OFFICE
 100 WEST 4TH STREET, SUITE 100
 POMONA, CALIFORNIA 91768
 DATE: 12/20/06

APPROVED BY:
 DEPUTY CLERK
 COUNTY OF SAN BERNARDINO
 COUNTY CLERK'S OFFICE
 100 WEST 4TH STREET, SUITE 100
 POMONA, CALIFORNIA 91768
 DATE: 12/20/06

APPROVED BY:
 DEPUTY CLERK
 COUNTY OF SAN BERNARDINO
 COUNTY CLERK'S OFFICE
 100 WEST 4TH STREET, SUITE 100
 POMONA, CALIFORNIA 91768
 DATE: 12/20/06

APPROVED BY:
 DEPUTY CLERK
 COUNTY OF SAN BERNARDINO
 COUNTY CLERK'S OFFICE
 100 WEST 4TH STREET, SUITE 100
 POMONA, CALIFORNIA 91768
 DATE: 12/20/06

Extension of Time Environmental Determination

Project Case Number: TR33180
Original E.A. Number: 40593
Extension of Time No.: 2nd EOT
Original Approval Date: November 27, 2007
Project Location: North of Central Avenue, East of Ramona Avenue, South of Nuevo Road, West of Rosary Avenue
Project Description: Schedule "B" Subdivision of 5.11 gross acres into eight (8) residential lots with a minimum lot size of 20,000 net sq. ft.

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

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

Signature: _____
Gabriel Villalobos, Project Planner

Date: _____
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Thomas Upton <d.thomasupton@gmail.com>
Sent: Thursday, September 13, 2018 10:30 AM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for TR33180 2nd EOT
Attachments: image001.jpg

TR33180 2nd EOT

To:

Villalobos, Gabriel <GVillalo@rivco.org>

Riverside County Planning
4040 Lemon Street 12th Floor
Riverside, CA 92501

From:

Dale Thomas Upton, EOT
Trustee for the Myron Upton Trust
29850 Lakeview Ave.
Nuevo, CA 92567

Mr. Villalobos,

Thank you for your review of our application for renewal of Tentative Parcel Map and timely response. I appreciate your help!

I wish to confirm that we would very much like to proceed as per your courteous review and recommendations for our Tentative Parcel Map (33180).

Sincerely,

Dale Thomas Upton, Trustee for the Myron Upton Trust



On Wed, Sep 12, 2018 at 5:20 PM Villalobos, Gabriel <GVillalo@rivco.org> wrote:

Attn: Myron Upton Trust

c/o Dale Upton

29850 Lakeview Ave

Nuevo, CA 92567

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33180.

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.:

1.3

Planning Commission Hearing: November 7, 2018

PROPOSED PROJECT

Case Number(s):	TR33913	Applicant(s):	
Area Plan:	The Pass	Mountain View Land Development, Inc.	
Zoning Area/District:	Cherry Valley District	c/o Rafik Morgan	
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 18 gross acres into 18 residential lots with a minimum lot size of one (1) gross acre. The project is located north of Orchard St, east of Nancy Ave, south of Pass View Dr, and west of Mountain View Dr.

PROJECT RECOMMENDATION

APPROVAL of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33913**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to September 3, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 33913 was originally approved at Planning Commission on September 3, 2008. It proceeded to the Board of Supervisors where it was received and filed on October 21, 2008.

The First Extension of Time application was approved by the Planning Commission on September 20, 2017, extending the expiration date to September 3, 2018.

The Second Extension of Time was received September 3, 2018, ahead of the expiration date of September 3, 2018. The applicant and the County discussed conditions of approval and reached consensus on September 21, 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 3, 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 September 3, 2023.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become September 3, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

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

2nd EOT for TR33913

Vicinity Map



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

Notes

ACIT

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

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TENTATIVE TRACT MAP NO. 33913

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA BEING A SUBDIVISION OF PARCEL 2 AND PORTION OF PARCEL 4 OF PARCEL MAP NO. 12548 ON FILE IN BOOK 70, PAGE 108, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA

PREPARED: DECEMBER 2007

PROPOSED IMPROVEMENT SCHEDULE, B
TOTAL GROSS AREA
18.0 ACRES

- PROPOSED STREET NAMES:**
- 1. LASHBURN DRIVE
 - 2. LASHBURN DRIVE
 - 3. LASHBURN DRIVE

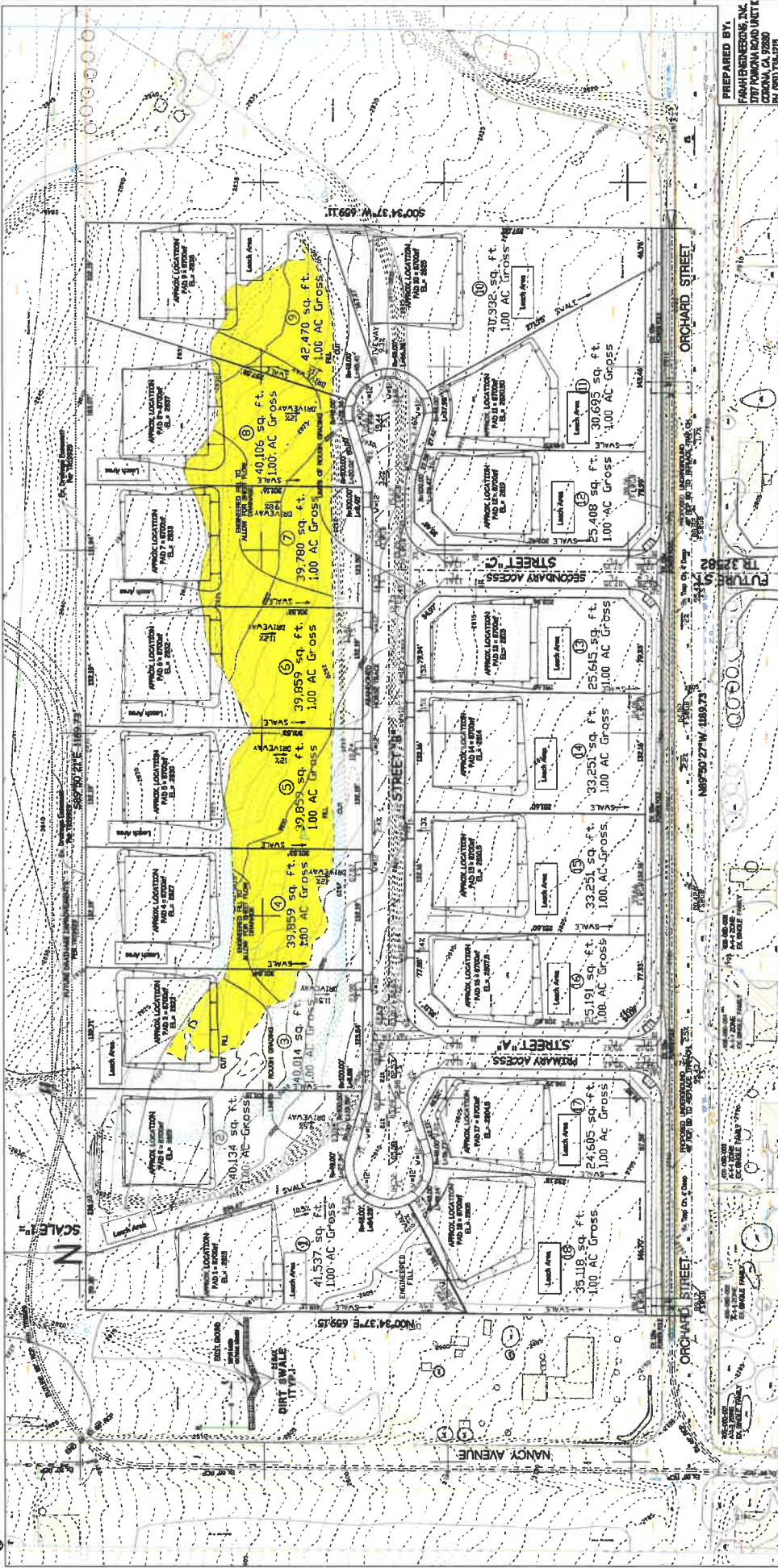
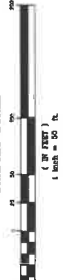
UTILITY COMPANIES:

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- NOTES:**
1. PROPOSED IMPROVEMENT SCHEDULES
 2. THIS TRACT
 3. SHOWN AND APPROVED MAY BE SUBJECT TO AMENDMENT
 4. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 5. THE TRACT MAP NO. 12548 IS A TRACT MAP
 6. THIS TRACT MAP CONTAINS ALL OF THE PROPOSED IMPROVEMENTS
 7. ALL AREAS NOT SHOWN ON THIS TRACT MAP ARE UNDER THE CONTROL OF OTHER TRACT MAPS
 8. THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 9. THIS TRACT MAP IS NOT SUBJECT TO AMENDMENT
 10. THIS TRACT MAP IS NOT SUBJECT TO AMENDMENT
 11. THIS TRACT MAP IS NOT SUBJECT TO AMENDMENT
 12. THIS TRACT MAP IS NOT SUBJECT TO AMENDMENT
 13. THIS TRACT MAP IS NOT SUBJECT TO AMENDMENT
 14. THIS TRACT MAP IS NOT SUBJECT TO AMENDMENT
 15. THIS TRACT MAP IS NOT SUBJECT TO AMENDMENT

GRAPHIC SCALE

1" = 50'



PREPARED BY:
 FARM INDUSTRIES, INC.
 1077 POKONA ROAD (ACT 1)
 COLTON, CA 92320
 PH: (909) 738-1215

DATE:
 Dec 07

OWNER OF RECORD APPLICANT:
 MOUNTAIN VIEW AND DEVELOPMENT, INC.
 REPRESENTATIVE: BOB BATES MORGAN
 7200 HWY 101, SUITE 2002
 PALM DESERT, CA 92260
 PH: (760) 940-2159 FAX: (760) 940-2176

BENCH MARK:
 A IRIS MARK ON TOP OF CONCRETE CURB (WHERE NECESSARY) SHOWN ON THIS MAP IS FOR IDENTIFICATION PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE BENCH MARK IS THE PROPERTY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

LEGAL DESCRIPTION:
 A TRACT OF LAND BEING PART OF THE STATE OF CALIFORNIA COUNTY OF RIVERSIDE UNINCORPORATED AREA DESCRIBED AS FOLLOWS: THE NORTHERLY PORTION OF PARCEL 2 AND PORTION OF PARCEL 4 OF PARCEL MAP NO. 12548 ON FILE IN BOOK 70, PAGE 108, RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA AS PER MAP NO. 12548 AND AS SHOWN ON SAID TRACT MAP. THE LEGAL DESCRIPTION IS SUBJECT TO LOCAL ORDINANCES, ORDINANCES AND ALL APPLICABLE LAWS AND REGULATIONS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA.



Extension of Time Environmental Determination

Project Case Number: TR33913
 Original E.A. Number: 41032
 Extension of Time No.: 2nd EOT
 Original Approval Date: September 3, 2008
 Project Location: North of Orchard St, East of Nancy Ave, South of Pass View Dr, West of Mountain View Dr
 Project Description: Schedule "B" subdivision of 18 gross acres into 18 residential lots with a minimum lot size of one (1) gross acre.

On September 3, 2008, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, 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: rafikmorgan007@gmail.com
Sent: Friday, September 21, 2018 1:12 PM
To: Villalobos, Gabriel
Subject: Re: Recommended Conditions for TR33913 2nd EOT


Thank you for your email, on behalf of Mountain View Land Development, we concur with your conclusions and confirm that there are no new conditions of approval

Thanks
Rafik Morgan



Rafik Morgan

Morgan Accounting Services

 73280 HWY 111, Suite 202
Palm Desert, Ca 92260

 760-340-2199

 760-340-2775

 rafikmorgan007@gmail.com

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

From: [Villalobos, Gabriel](#)

Date: 9/20/2018 3:38:24 PM

To: rafikmorgan007@gmail.com

Subject: Recommended Conditions for TR33913 2nd EOT

Attn: Rafik Morgan

73-280 Hwy 11, Ste #202

Palm Desert, CA 92660



**RE: SECOND EXTENSION OF TIME REQUEST for
TENTATIVE TRACT MAP No. 33913.**

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.:

1.4

Planning Commission Hearing: November 7, 2018

PROPOSED PROJECT

Case Number(s):	TR31687	Applicant(s):	
Area Plan:	Harvest Valley/Winchester	Watermarke Homes, LLC	
Zoning Area/District:	Romoland Area	c/o Doris Benoit	
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 40.17 acres into 65 single family residential lots with a minimum lot size of one half acre and two open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin. The project is located north of Mapes Road, west of Palomar Drive, and east of Trade Winds Drive.

PROJECT RECOMMENDATION

APPROVAL of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 31687**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to May 25, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

Tentative Tract Map No. 31687 was originally approved at Planning Commission on May 25, 2005. It proceeded to the Board of Supervisors along with Change of Zone No. 6892 where both applications were approved on July 26, 2005.

The First Extension of Time was approved at Planning Commission on July 6, 2011.

The Second Extension of Time was approved at Planning Commission on November 2, 2016.

The Third Extension of Time was received April 24, 2017, ahead of the expiration date of May 25, 2017. The applicant and the County discussed conditions of approval and reached consensus on October 5, 2017.

The Fourth Extension of Time was received May 25, 2018, ahead of the expiration date of May 25, 2018. The applicant and the County discussed conditions of approval and reached consensus on June 25, 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 25, 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 May 25, 2021.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become May 25, 2021. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

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

FINDINGS

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

Extension of Time Findings

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

4th EOT for TR31687

Vicinity Map



Legend

-  Parcels
-  County Centerlines
-  Blueline Streams
-  City Areas



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

Notes



REPORT PRINTED ON... 6/28/2018 2:51:10 PM

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Extension of Time Environmental Determination

Project Case Number: TR31687
 Original E.A. Number: 39303
 Extension of Time No.: 4th EOT
 Original Approval Date: May 25, 2005
 Project Location: North of Mapes Road, West of Palomar Drive, and East of Trade Winds Drive
 Project Description: Schedule "B" Subdivision of 40.17 acres into 65 single family residential lots with a minimum lot size of one half acre and two open space lots for drainage and flood control purposes, including a 1.25 gross acre detention basin

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

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

Signature: _____
 Gabriel Villalobos, Project Planner

Date: _____
 For Charissa Leach, Assistant TLMA Director



June 25, 2018

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

RE: EXTENSION OF TIME REQUEST for TENTATIVE TRACK MAP No. 31687.

Watermarke Homes, LLC has reviewed the proposed conditions of approval for the above referenced Tentative Tract Map as set forth by the Riverside County on 05/31/18.

As the Extension of Time Applicant, we hereby accept the following conditions:

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

Please proceed with the extension of time process.

I am available by phone 909-381-6007 X 306 or email: doris@watermarke-homes.com if you require additional information or have any questions.

Sincerely,

Doris A. Benoit
Operations Manager
Watermarke Homes, LLC

1505 South "D" Street, Suite 200, San Bernardino, CA 92408 (909) 381-6007* Fax (909) 381-0041



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

3.1

Planning Commission Hearing: November 7, 2018

PROPOSED PROJECT

Case Number(s):	Plot Plan No. 26164	Applicant(s): United Pentecostal Church
	Negative Declaration	
EA No.:	No. 42892	
Area Plan:	Western Coachella Valley	Representative(s): TGA Engineering Inc.
Zoning Area/District:	Pass and Desert District	
Supervisory District:	Fifth District	
Project Planner:	Jason Killebrew	
Project APN(s):	668-200-019	


 Juan Perez
 Assistant CEO/TLMA Director

PROJECT DESCRIPTION AND LOCATION

Appeal of the Planning Director’s decision to approve Plot Plan No. 26164 to allow the construction of a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men’s prayer room, and classrooms (the “project”). The project proposal does not include a request for a school or preschool. The project site is currently vacant and located directly adjacent to Highway 62.

The proposed church building is located towards the east of the parcel, approximately 160 feet from Worsley Road after the required road dedication. The site takes access from two driveway approaches off Worsley Road. The site is approximately 1,000 feet south of the intersection of Dillon Road and Highway 62. The site is located approximately one mile to the west of the City of Palm Springs.

The site is located directly adjacent to Wind Energy (W-E) zoned properties. These properties are improved with a solar energy facility (across Worsley Road to the east) and wind energy facilities. The site is located approximately 1,000 feet north of the nearest wind energy facility.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

DENY APPEAL of the Planning Director’s Decision on June 18, 2018, approving Plot Plan No. 26164 based on the findings and conclusions in this staff report; and

UPHOLD THE PLANNING DIRECTOR'S ADOPTION OF THE NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42892, based on the findings and conclusions provided in the initial study, attached hereto, the findings and conclusions included in this staff report, the staff presented at the Director's Hearing on June 18, 2018, and the conclusion that the project will not have a significant effect on the environment; and

UPHOLD THE PLANNING DIRECTOR'S APPROVAL OF PLOT PLAN NO. 26164, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in this staff report.

PROJECT BACKGROUND AND ANALYSIS

On December 20, 2016, The United Pentecostal Church ("applicant"), submitted Plot Plan No. 26164 for the construction of a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms. The project was originally noticed for the April 16, 2018 Director's Hearing (Desert), including a 20-day review period of the initial study (EA No. 42892) from March 27, 2018 to April 16, 2018. On April 9, 2018 staff received a letter (via email) from Morgan Reed Law, representing Wintec Energy, commenting on EA No. 42892. One of the comments raised was that Morgan Reed Law felt that the project should be subject to a 30-day review period. It was decided by staff to cancel the April 16, 2018 Director's Hearing, and re-circulate the initial study for a 30-day public review period from April 25, 2018 to May 25, 2018. In addition, the initial study was sent to the State Clearinghouse for a 30-day public review period from April 25, 2018 to May 25, 2018. The project was re-noticed for the June 4, 2018 Director's Hearing (Desert).

On June 4, 2018, as Agenda Item 3.1, at the regularly scheduled Director's Hearing (Desert), staff recommended that the project be continued to the June 18, 2018 Director's Hearing (Desert). The purpose of the continuance was to provide staff the opportunity to work with the applicant on issues raised by Fred Noble and Cynthia Morgan-Reed. The Planning Director continued the item to June 18, 2018 Director's Hearing (Desert).

On June 18, 2018, as Agenda Item 2.1, at the regularly scheduled Director's Hearing, the Planning Director heard a report from staff, and took public testimony. Fred Noble of Wintec Energy, LTD. and Cynthia Morgan-Reed of Morgan Reed Law, P.C. (representing Wintec Energy, LTD.) spoke in opposition of the project for reasons highlighted in a June 15, 2018 letter to the Planning Director (Attachment B). Phillip Bettencourt, an adjacent land owner, spoke in favor of the project. At the closing of the public testimony, the Planning Director engaged staff from the Transportation Department and the Flood District with questions raised by the opposition. Following this dialogue with staff, the Planning Director approved the project, based upon the facts, findings, and conclusions of the project stated in the staff report (Attachment C) and reflected on the submitted plans (Attachment E). There was no additional opposition to the project aside from Fred Noble and Cynthia Morgan-Reed.

The project's decision letter (Attachment D) was provided to the applicant, Fred Noble, and Cynthia Morgan-Reed on June 22, 2018. The 10-day project appeal period was initiated on June 22, 2018, and closed on July 2, 2018.

On June 29, 2018, Cynthia Morgan-Reed, representing Wintec Energy, LTD ("Appellant"), subsequently appealed the Planning Director's decision (Attachment A) to the Planning Commission, prior to the appeal period concluding on July 2, 2018.

On August 15, 2018, as item number 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 September 5, 2018 regularly scheduled Planning Commission 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.

On September 5, 2018, as item number 3.1, at the regularly scheduled Planning Commission Public Hearing, the Planning Commission in a 5-0 vote, decided to continue the Appeal of Plot Plan No. 26164 to the October 3, 2018 regularly scheduled Planning Commission Hearing. This second continuance was to continue to allow staff additional time to adequately address each concern raised by the Appellant.

Prior to the October 3, 2018 Planning Commission Meeting, staff met with the Applicant following the review of the Appellant's August 14, 2018 letter. The applicant indicated that they would reach out to the Appellant in an effort to address their concerns directly, prior to a public hearing. At the October 3, 2018 regularly scheduled Planning Commission Hearing, as item number 3.1, the Planning Commission, in a 5-0 vote, decided to continue the Appeal of Plot Plan No. 26164 to the October 17, 2018 regularly scheduled Planning Commission Meeting. This third continuance was to allow the Applicant additional time to directly address the concerns of the Appellant.

On October 17, as item number 3.1, the regularly scheduled Planning Commission Public Hearing, the Planning Commission in a 5-0 vote, decided to continue the Appeal of Plot Plan No. 26164 to the November 7, 2018 regularly scheduled Planning Commission Hearing. This fourth continuance was to allow the Applicant additional time to directly address the concerns of the Appellant.

APPEAL

The June 18, 2018 Director's Hearing staff report package, which contains the project scope details, site plans, elevations, environmental analysis, and conditions of approval, is attached (Attachment C). This report specifically restates each of the Appellant's reasons for an appeal, following the order in which they were written in the application. Throughout the restatement of the appeal reasons, which are shown in *italics*, staff provides comments to address each of the issues, which are noted as **Staff Comments**:

Wintec opposes the County's approval of Plot Plan for the Project because the project does not:

- I. Conform to the County's General Plan Rural Desert Land Use designation;*

Staff Comments - The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Desert (R: RD).

The Rural General Plan Foundation Component identifies areas with a distinctive rural character, including existing rural communities, mountainous and desert areas that allow for limited development. The Riverside County General Plan envisions the accommodation of strategically located community centers and accommodation of various community types that are maturing in their own way, at their own pace, and within their own context. This includes the preservation of character in some communities, accommodating growth in other communities, and achieving a mixture of growth and preservation in others. The project carries out this vision as an institutional use that would serve the existing rural community. The proposed project would be developed with landscaping, colors, and materials that are typical for that region, maintaining the rural character and nature of the site. The Project site is located adjacent to existing roadway systems that would focus the development pattern towards an existing multi-modal transportation system, and preserving the rural character by limiting the need for the construction of new roadways and infrastructures.

The Rural Desert General Plan Land Use designation is generally applied to remote desert areas where government and neighborhood serving, small-scaled commercial uses are allowed. The proposed Project, a church, would be considered an institutional use that would add a religious place of worship within an existing rural community. The proposed church use is consistent with this designation as it is an anticipated and allowed use that is intended to provide religious and community services within a rural community. The site is consistent with the Circulation Element of the General Plan with access to Highway 62 allowing the church site to have multi-modal access to the rural community. The proposed project site's proximity to Highway 62, a state designated scenic highway corridor, is required to adhere to the General Plan Land Use Policy 14.4, maintaining an excess of 50 feet from the scenic corridor's highway. The proposed church is located approximately 350 feet from Highway 62. Further, the project's design would enhance the existing visual aesthetics of the surrounding area. The proposed church use does not conflict with any General Plan Land Use policies, and is consistent with the Rural General Plan Foundation Component and Rural Desert Land Use Designation. Furthermore, the site is zoned W-2 (Controlled Development Area), which is consistent with the Rural Desert Land Use Designation. Pursuant to Ordinance No. 348, Section 15.1 C.7., a Church is an allowed use within this zone, subject to the approval of a Plot Plan.

II. Is not consistent with Western Coachella Valley Area Plan Policy;

Staff Comments – The subject site is located within the Western Coachella Valley Area Plan, however, is not located in a General Plan Policy Area (see attached Riverside County Parcel Report). However, the subject site is located within a General Plan Policy Overlay, specifically the San Gorgonio Pass Wind Energy Policy Area. The San Gorgonio Pass Wind Energy Area is considered to be one of the best areas in the nation for the development of wind energy. Wind energy development in the San Gorgonio Pass Area was studied through the San Gorgonio Wind Resource Study EIR (1982). The document also includes criteria for the development of wind energy on both a countywide basis and specifically for the San Gorgonio Pass area. The plan identifies the following policies:

- **WCVAP 2.1** - Require that wind turbines address through appropriate design the Pacific Crest Trail alignment.
- **WCVAP 2.2** - Continue to require wind energy development to contribute a fair-share to the Wind Implementation Monitoring Program (WIMP) prior to construction of wind turbines.
- **WCVAP 2.3** - Except in the area designated Public Facilities on Edom Hill, prohibit the placement of commercial wind turbine arrays east of Indian Avenue, north of Pierson Boulevard, and south of Highway 111.
- **WCVAP 2.4** - Require proposed wind energy development to address significant impacts caused by wind turbine wake effects upon existing and approved downwind wind turbines.
- **WCVAP 2.5** - Prohibit the location of wind turbines within the Santa Rosa and San Jacinto Mountains National Monument.
- **WCVAP 2.6** - Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should complement wind energy uses. Limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks.

While the San Gorgonio Wind Energy Policy Overlay does provide guidance on constructing and siting wind energy facilities, it does not recognize wind energy facilities as an exclusive use, nor does it prohibit the use of the site as a church. Since the project is proposing a church, and is not proposing a wind energy facility, it would not conflict with this policy overlay, or the above-mentioned policies.

III. Is inconsistent with the County's General Plan Noise Policy;

Staff Comments – The project is subject to the General Plan Noise Element. The General Plan Noise Element provides a systematic approach to identifying and appraising noise problems in the community; quantifying existing and projected noise levels, addressing excessive noise exposure; and community planning for the regulation of noise. The element includes policies, standards, criteria, programs, diagrams, action items, and maps related to protecting public health and welfare from noise. The subject site is not located in the vicinity of a railroad, or within an Airport Influence Area, and therefore would not be subject to noise from trains and planes. However, the project site is bordered by Highway 62 to the west, and Worsley Road to the east. A Noise Impact Analysis was prepared by Kunzman Associates March 17, 2017 and on September 20, 2017, that included the County of Riverside's adopted and modified version of the State of California Noise Land Use Compatibility Matrix. This Matrix establishes standards for outdoor noise levels that are acceptable, conditionally acceptable, and unacceptable for a variety of land uses. For churches, schools, libraries, hospitals, and nursing homes the outdoor noise levels of up to 70 dBA CNEL are "normally acceptable". These standards would apply to the project.

The Sound PLAN model, as part of the Noise Impact Analysis, was utilized to model stationary noise associated with the proposed project. Noise associated with parking lots include, but are not limited to idling cars/trucks, doors closing, conversations, radios, and starting engine noise. In addition the project's average daily trips and peak hour trips were estimated utilizing trip generation rates found in the Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012. Total peak hour vehicle trips (508) were distributed throughout the parking area and modeled. Future noise levels associated with vehicle traffic traveling on Highway 62 and Worsley Road were modeled using the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. Worsley Road is designated as an Arterial (128 foot right-of-way) and Highway 62 is designated as an Expressway (128 foot to 220 foot right-of-way) in the County of Riverside General Plan Circulation Element. The estimated Level of Service C capacities of 27,300 vehicles per day for Worsley Road and 32,700 vehicles per day for Highway 62 were utilized in the noise model.

In order to determine if project traffic would result in a substantial increase in ambient noise levels, project generated vehicle trips were evaluated in light of existing vehicle trips and associated noise. Trip generation was estimated utilizing trip generation rates set forth in the Institute of Transportation Engineers, Trip Generation Handbook, and 2014. The project is expected to generate 833 average daily trips.

A total of three (3) existing sensitive receptors were modeled to accurately evaluate the proposed project's operational noise impact and these existing sensitive receptors were identified as a single-family detached residential dwelling units to the northwest and the Guide Dogs of the Desert facilities to the west of the project site. Utilizing the data from the above-mentioned models in the Noise Impact Analysis it was concluded that peak hour operational noise from the project would not exceed the County of Riverside General Plan Noise Element and Industrial Hygiene ten-minute daytime and nighttime noise level standards of 65 dBA between the hours of 7:00 AM and 10:00 PM and 45 dBA Leq between the hours of 10:00 PM and 7:00 AM. Therefore, based on the results of the modeling data, noise impact analysis, and adopted County of Riverside standards, the project's noise generation would not exceed the levels adopted by the County of Riverside, and therefore, would not conflict with the General Plan Noise Element.

IV. *Does not meet the County's Parking requirements*

Staff Comments – The project is subject to the Off-Street Vehicle Parking Standards identified in Ordinance No. 348, Article XVIII, Section 18.12. Off-street vehicle parking shall be provided in accordance to this section when the associated building or structure is constructed and the use is established. This section required churches to provide one parking space for every 35 square feet of net assembly area used simultaneously for assembly purposes, and when a school bus is kept, apply a reduction of two spaces per bus. There is no school, or parking of school buses proposed as part of the project, therefore, the project would be subject to the one parking space for every 35 square feet of net assembly area requirement. The project is proposing to provide 262 parking spaces within a paved parking lot on the subject site. The parking lot would be landscaped with the minimum dimensions for parking spaces and drive aisles provided. Based on the one parking space for every 35 square feet of net assembly area, the project's proposed 262 spaces could support an assembly area of 9,170 net square feet. The project's proposed assembly area is proposed in the 8,572 square foot sanctuary, which would require 245 parking spaces. Therefore, the project as proposed, exceeds the minimum off-street parking standards by 17 spaces, and in compliance with the County's parking requirements.

V. *Violates CEQA's noticing requirements; and*

Staff Comments – State CEQA Guidelines Section 15072 requires a lead agency to provide a notice of intent to adopt a negative declaration to the public, responsible agency, trustee agency, and the county clerk for each county within which the proposed project is located, sufficiently prior to the adoption by the lead agency of the negative declaration to allow the public and agencies the review period provided under Section 15105. Section 15105 states that the public review period for a proposed negative declaration shall not be less than 20 days. When a proposed negative declaration is submitted to the State Clearinghouse for review by state agencies, the public review period shall not be less than 30 days. The notice of intent to adopt a negative declaration was initially provided on March 22, 2018, for a 20-day review period from March 27, 2018 to April 16, 2018. On April 9, 2018 staff received a letter (via email) from Morgan Reed Law, representing Wintec Energy, commenting on EA 42892. One of the comments raised was that Morgan Reed Law felt that the project should be subject to a 30-day review period. It was decided by staff, in an abundance of caution, to cancel the April 16, 2018 Director's Hearing, and re-circulate the initial study for a 30-day public review period from April 25, 2018 to May 25, 2018. In total, the project has been noticed in excess of the CEQA's minimum noticing requirements as the project's notice of intent to adopt a negative declaration was originally provided on March 22, 2018, with review/comment periods totaling 50 days, and the adoption of the negative declaration occurring on June 18, 2018. Therefore, the project has met the minimum CEQA noticing requirements and provided additional noticing and public review than was required pursuant to CEQA.

VI. *The Initial Study/Negative Declaration, titled County of Riverside Assessment Form: Initial Study EA No. 42982, dated April 18, 2018 (IS/ND) fails to provide substantial evidence to assess whether the Project causes a significant impact on the environment.*

The IS/ND fails to comply with the basic mandates of the California Environmental Quality Act of 1970 ("CEQA"). The IS/ND fails to fully comply with CEQA due to its failure to accurately and adequately discuss and analyze all of the components required under CEQA, including, but not limited to the Project's impacts related to:

- I. *Water Quality;*
- II. *Hydrology*
- III. *Noise*
- IV. *Land Use and Planning;*

- V. *Septic related impacts;*
- VI. *GHG/Air Quality;*
- VII. *Biological Resources;*
- VIII. *Erosion;*
- IX. *Traffic;*
- X. *Geology and Slopes;*
- XI. *Groundwater;*
- XII. *Utility and Service Systems;*
- XIII. *Energy Conservation;*
- XIV. *Scenic Highway Aesthetics;*
- XV. *Lighting; and*
- XVI. *And consistency with the County's General Plan, Western Coachella Valley Area Plan and Community character.*

Therefore, an Environmental Impact Report ("EIR") must be prepared.

Staff Comments – The Appellant provides no substantial documentation or reasoning to support their position that the project has failed to meet the substantive requirements pursuant to CEQA. An initial study (Attachment F) and a negative declaration were prepared for this project in accordance CEQA. EA No. 42892 represents the independent judgement of Riverside County. Specific areas of the initial study were analyzed with the preparation of technical studies. The following technical studies have been prepared for the project and discussed throughout the initial study:

- **Preliminary Geotechnical Interpretive Report** – prepared by Earth Strata Geotechnical Services, Inc.
- **Habitat Assessment, including MSHCP Consistency Analysis** – prepared by Gonzales Environmental Consulting, LLC.
- **Noise Impact Analysis** – prepared by Kunzman Associates, Inc.
- **Cultural Resources Assessment** – prepared by Archaeological Associates
- **Preliminary Hydrology Study** – prepared by TGA Engineering, Inc.
- **Septic System Design** – prepared by TGA Engineering, Inc.
- **Preliminary Water Quality Management Plan** – prepared by TGA Engineering, Inc.
- **Air Quality and Greenhouse Gas Assessment** – prepared by Lilburn Corporation

For the reasons set forth in the initial study prepared for this project, including the conclusion provided in the technical studies, the proposed project, as designed and conditioned, will not have a significant physical environmental impact on the environment and no mitigation measures are necessary. Since no significant impacts were identified in the initial study, CEQA does not require the preparation of an EIR. Therefore, the adoption of a negative declaration would be appropriate for a project of this scale and scope.

Following the adoption of the negative declaration by the Planning Director on June 18, 2018, a notice of determination was filed, including the required posting and California Fish and Wildlife fees, on June 22, 2018. Therefore, the project complies with the requirements of CEQA.

CONCLUSION

It is staff's assessment, based on the project analysis, that the project meets the requirements and findings for approving Plot Plan No. 26164. As designed and conditioned, it is not anticipated that the project would result in physical environmental impacts pursuant to CEQA. It has been demonstrated that the claims

outlined in the appeal are unwarranted to deny the project; therefore, staff recommends that the Planning Commission uphold the Planning Director's decision to approve Plot Plan No. 26164, and adopt a negative declaration, subject to the conditions of approval and findings outlined in Attachment C of this report.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. In addition, public hearing notices were also mailed to the Appellant and Applicant. The notice was published in the Press Enterprise and Desert Sun Newspapers.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. An appeal may be submitted in writing to the Clerk of the Board along with the appropriate filing fee as set forth in Ordinance No. 671, within ten calendar days after the date of the mailing of the Planning Commission's decision.

ATTACHMENTS

- Attachment A – Appeal Application**
- Attachment B – June 15, 2018 Letter to Planning Director from Morgan Reed Law, P.C.**
- Attachment C – June 18, 2018 Director's Hearing Staff Report**
- Attachment D – Decision Letter**
- Attachment E – Project Plans**
- Attachment F – EA No. 42892 (Initial Study)**



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR APPEAL

Appeal of Application Case No(s): Plot Plan No. 26164 UPC Church

List all concurrent applications

Name of Advisory Agency: Planning Department

Date of the decision or action: June 22, 2018

Appellant's Name: Wintec Energy, Ltd. E-Mail: NA

Contact Person: Cynthia Morgan-Reed E-Mail: cynthia@morganreedlaw.com

Mailing Address: 2907 Shelter Island Drive, Suite 105-476

San Diego Street CA State 92106
City State ZIP

Daytime Phone No: (619) 301-0456 Fax No: () NA

ADVISORY AGENCY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> • Board of Supervisors for: Temporary Outdoor Events, Substantial Conformance Determination for WECS, Variances, and Fast Track Plot Plans. • Planning Commission for: all other decisions. • County Hearing Officer for: Reasonable Accommodation Request 	<ul style="list-style-type: none"> • Clerk of The Board for: Appeals before the Board of Supervisors. • Planning Department for: Appeals before the Planning Commission and County Hearing Officer.
Planning Commission	Board of Supervisors.	Clerk of the Board of Supervisors

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR APPEAL

TYPE OF CASES BEING APPEALED	FILING DEADLINE
<ul style="list-style-type: none"> • Change of Zone denied by the Planning Commission • Commercial WECS Permit • Conditional Use Permit • Hazardous Waste Facility Siting Permit • Public Use Permit • Variance • Specific Plan denied by the Planning Commission • Substantial Conformance Determination for WECS Permit • Surface Mining and Reclamation Permit 	<p>Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.</p>
<ul style="list-style-type: none"> • Land Division (Tentative Tract Map or Tentative Parcel Map) • Revised Tentative Map • Minor Change to Tentative Map • Extension of Time for Land Division (not vesting map) 	<p>Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.</p>
<ul style="list-style-type: none"> • Extension of Time for Vesting Tentative Map 	<p>Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • General Plan or Specific Plan Consistency Determination • Temporary Outdoor Event 	<p>Within 10 days after date of mailing or hand delivery of decision of the Planning Director.</p>
<ul style="list-style-type: none"> • Environmental Impact Report 	<p>Within 10 days of receipt of project sponsor notification of Planning Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.</p>
<ul style="list-style-type: none"> • Plot Plan • Temporary Use Permit • Accessory WECS Permit 	<p>Within 10 calendar days after the date of mailing of the decision.</p>
<ul style="list-style-type: none"> • Letter of Substantial Conformance for Specific Plan 	<p>Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.</p>
<ul style="list-style-type: none"> • Revised Permit 	<p>Same appeal deadline as for original permit.</p>
<ul style="list-style-type: none"> • Certificate of Compliance • Tree Removal Permit • Reasonable Accommodation Request 	<p>Within 10 days after the date of the decision by the Planning Director.</p>
<ul style="list-style-type: none"> • Revocation of Variances and Permits 	<p>Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.</p>

STATE THE REASONS FOR APPEAL.

Clearly state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE,

APPLICATION FOR APPEAL

AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

See Attached Sheet

Use additional sheets if necessary.

Fred Noble

PRINTED NAME OF APPELLANT

SIGNATURE OF APPELLANT

June 29, 2018

DATE

THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed Appeal application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.¹
3. All appropriate filing fees.
(The Base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1013 Appeal Form.docx
Created: 07/08/2015 Revised: 06/21/2016

¹ Comply with the Public Hearing Notice Label Requirements (Form 295-1051)

APPLICATION FOR APPEAL

AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

Use additional sheets if necessary.

FW Whole PRESIDENT
PRINTED NAME OF APPELLANT SIGNATURE OF APPELLANT

DATE

- THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:**
- 1. One completed and signed Appeal application form.**
 - 2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.¹**
 - 3. All appropriate filing fees.**
(The Base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1013 Appeal Form.docx
Created: 07/08/2015 Revised: 06/21/2016

¹ Comply with the Public Hearing Notice Label Requirements (Form 295-1051)

RIVERSIDE COUNTY APPLICATION FOR APPEAL

Wintec opposes the County's approval of a Plot Plan for the Project because the Project does not: i) conform to the County's General Plan's Rural Desert Land Use designation; ii) is not consistent with Western Coachella Valley Area Plan Policy; iii) is inconsistent with the County's General Plan Noise Policy; iv) does not meet the County's Parking requirement; v) violates CEQA's noticing requirements; and, vi) the Initial Study/Negative Declaration, titled County of Riverside Environmental Assessment Form: Initial Study EA No. 42982, dated April 18, 2018 ("IS/ND") fails to provide substantial evidence to assess whether the Project causes a significant impact on the environment.

The IS/ND fails to comply with the basic mandates of the California Environmental Quality Act of 1970 ("CEQA"). The IS/ND fails to fully comply with CEQA due to its failure to accurately and adequately discuss and analyze all of the components required under CEQA, including, but not limited to the Project's environmental impacts related to i) water quality; ii) hydrology; iii) noise; iv) land use and planning; v) septic related impacts; vi) GHG/air Quality; vii) biological resources; viii) erosion; ix) traffic; x) geology & slopes; xi) groundwater; xii) utility and service systems; xiii) energy conservation; xiv) scenic highway aesthetics; xv) lighting; and xvi) consistency with the County's General Plan, Western Coachella Valley Area Plan and community character. Therefore, an Environmental Impact Report ("EIR") must be prepared.

Please also see attached June 15, 2018 letter addressed to Assistant Director Charissa Leach with exhibits.



cynthia@morganreedlaw.com
D 619.301.0456

June 15, 2018

Via E-mail (CLeach@rivco.org)

Charissa Leach
Assistant Director
County of Riverside Transportation & Land Management Agency
4080 Lemon Street, 12th Floor.
Riverside, CA 92502-1629

RE: Plot Plan No. 26164, United Pentecostal Church: Comment Letter

Dear Ms. Leach,

This letter is submitted on behalf of Wintec Energy, Ltd., (“Wintec”) in opposition to the proposed United Pentecostal Church project, Plot Plan 26164 (the “Project”)¹. Wintec is the adjacent property owner to the Project. Both properties are located in Riverside County (“County”) within the San Gorgonio Pass Wind Energy Policy Area, an area considered to be one of the best in the nation for the development of wind energy. Wintec wants to ensure the long-term viability of renewable wind and alternative energy in the area.

Wintec opposes the County’s approval of a Plot Plan for the Project because: i) the Project does not conform to the County’s General Plan’s Rural Desert Land Use designation; ii) is not consistent with Western Coachella Valley Area Plan Policy; iii) is inconsistent with the County’s General Plan Noise Policy; iv) does not meet the County’s Parking requirement; v) violates CEQA’s noticing requirements; and, vi) the Initial Study/Negative Declaration, titled County of Riverside Environmental Assessment Form: Initial Study EA No. 42982, dated April 18, 2018 (“IS/ND”) fails to provide substantial evidence to assess whether the Project causes a significant impact on the environment. Pursuant to the County’s Ordinance, “No plot plan shall be approved unless the proposed use ... conform[s] to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.”²

¹ The Project requires the approval of a Plot Plan to construct a 22,406 square foot church with seating for 550 people plus various other rooms. There is a desert dry wash running through the parcel and the bulk of the project site is within the Special Flood Hazard Area for the 100-year floodplain for Garnet Wash. The IS/ND states that there will be seating for 450 people as do some of the technical studies relied upon in the IS/ND, however the plans submitted by the applicant reflect seating for 550.

² Riverside County Ordinance (“Ordinance”) No. 348.4857, Article XVIII, §18.30(C).

The IS/ND fails to comply with the basic mandates of the California Environmental Quality Act of 1970 ("CEQA"). The IS/ND fails to fully comply with CEQA due to its failure to accurately and adequately discuss and analyze all of the components required under CEQA, including, but not limited to the Project's environmental impacts related to i) water quality; ii) hydrology; iii) noise; iv) land use and planning; v) septic related impacts; vi) GHG/air Quality; vii) biological resources; viii) erosion; ix) traffic; x) geology & slopes; xi) groundwater; xii) utility and service systems; xiii) energy conservation; xiv) scenic highway aesthetics; xv) lighting; and xvi) consistency with the County's General Plan, Western Coachella Valley Area Plan and community character. Therefore, an Environmental Impact Report ("EIR") must be prepared.

As part of the EIR process, the public deserves the opportunity to weigh in on the scoping of the document, review appropriate data collection with an analysis of plan alternatives and participate in public hearings.

If the County chooses to approve the Project despite the General Plan inconsistencies and failure to comply with CEQA, Wintec requests the County condition the Project to never allow a habitable structure such as a school, homeless center, preschool, daycare, etc. to operate on the Project site.

1. THE PROJECT IS INCONSISTENT WITH THE COUNTY'S GENERAL PLAN AND SAN GORGONIO PASS WIND ENERGY POLICY AREA POLICIES

The Project is located within the W-2 Zone (Controlled Development Area) and has a General Plan Land Use Designation of Rural: Rural Desert ("R:RD"). It is also within the San Gorgonio Pass Wind Energy Policy Area. A church may be allowed in the W-2 Zone with an approved Plot Plan.³ To approve a Plot Plan, the Planning Director must first consider the environmental impacts of the Project, and then find that the Project conforms to all the requirements of the County's General Plan and that development is compatible with the present and future logical development of the surrounding property.⁴

i. The Project is incompatible with the County's General Plan Land Use Designation.

The proposed Project is not in conformance with the General Plan's Rural Desert Land Use designation. Rural Desert allows for limited residential, recreational, renewable energy and compatible resource development, and governmental and utility uses. Riverside County Ordinance No. 348, Article XVIII, labels church, chapels, and other places of worship as "Civic/Religious Institutions." The General Plan's Land Use policy is very clear as to what is allowed and the proposed Project, a large church, is a disallowed institutional use.

"Neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses" are also allowed in the Rural Desert Land Use designation. Pursuant to Land Use Policy 21.7, the proposed "small-scale" commercial development shall be "between 0.5 and 2.5 acres, ... compatible with the surrounding uses, protective of view sheds, and blend-in with the rural nature of the area, ... be implemented through allowed uses and related development standards of the Rural Commercial

³ Ordinance No. 348.4857, Article XV, §15.1(c)7.

⁴ Ordinance No. 348.4857, Article XVIII, §18.30(C).

(C-R) Zone.”⁵ The church, parking lot, and circulation are at 4.87 acres and located on a parcel over 7 ½ acres; exceeding the size of development intended for a small-scale commercial development.⁶ As explained above, the Project is an institutional use and not a commercial use. The Project does not blend with the rural nature and is not compatible with the surrounding rural land uses. Therefore, the Project is not a “small-scale” commercial use and is not consistent with Land Use Policy 21.7. The Plot Plan cannot be approved.

The IS/ND itself states that this Project is not a compatible land use: “The Rural Desert land use designation allows for single-family residences and neighborhood serving small-scale commercial uses that are compatible with surrounding uses. Although the church project would not [sic] considered to be a residential or commercial use, the intent of the project would be to provide a religious facility to serve the community.”⁷ The Project cannot be compatible with the Rural Desert Land Use designation if it does not fall within the parameters of that designation.

ii. The Project does not conform to the future logical development of the surrounding property.

The majority of the properties surrounding the Project are primarily vacant and undeveloped with the exception of wind turbine facilities located to the south and west of the Project site and a solar facility across Worsley road. General Plan Land Use policy 21.3 requires the County “[e]nsure that development does not adversely impact the open space and rural character of the surrounding area.” The County’s Plot Plan Ordinance requires that the overall “development of the property is designed ... to conform to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.”⁸

The future logical development of the surrounding area is wind and other renewable energy. This is reflected by the San Gorgonio Pass Wind Energy Area overlay for this Project site. Pursuant to the County’s Western Coachella Valley Area Plan (“WCFAP”) document, “[t]he San Gorgonio Pass Wind Energy Area is considered to be one of the best areas in the nation for the development of wind energy.”⁹ The purpose in designating the San Gorgonio Pass Wind Energy Policy Area was to foster the growth of renewable energy and limit neighboring uses in opposition. The Project is a large church that clearly does not fit within the intent of the San Gorgonio Pass Wind Energy Policy Area.

The Project is also not consistent with the WCFAP 2.6 which allows “limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks.” The Project description includes no mention of servicing the Project with alternative energy. Therefore, the Project is inconsistent with WCFAP 2.6 and cannot be approved.

iii. The Project is inconsistent with the General Plan Noise Policy.

The Project is inconsistent with General Plan Noise Policy 1.3 which requires sensitive uses such as a place of worship be discouraged in areas in excess of 65 CNEL. Pursuant to General Plan Noise Policy 8.6 noise forecasts are to be based on designed road capacity or 20-year projection.

⁵ According to the C-R zone, the County’s “intent” in allowing these small-scale, commercial uses is “to establish a zone classification which will promote these rural commercial uses on parcel of generally less than 2 ½ acres.” Ordinance No. 348.4857, § 9.61

⁶ See Project Submittal Drawings.

⁷ IS/ND, Page 27 of 43.

⁸ Ordinance No. 348.4857, Article XVIII, §18.30(C).

⁹ Western Coachella Valley Area Plan, July 11, 2017, Page 27.

In the noise study prepared by Kunzman Associates, Inc. dated September 20, 2017 and relied upon in the IS/ND (“Kunzman Study”): “Future SR-62 noise levels at the proposed church are expected to reach 68.66 CNEL” and “[f]uture Worsley Road noise levels at the proposed church are expected to reach 72.88 CNEL.”¹⁰ The Kunzman Study is relying on future noise levels in response to General Plan Noise Policy 8.6: “Require that all future exterior noise forecasts use Level of Service C, and be based on designed road capacity or 20-year projection of development (whichever is less) for future noise forecasts.”

Since the noise level at the project site is expected to be in excess of 65 CNEL, approving the Plot Plan for the project violates the County’s General Plan. The Project cannot be approved without adequate mitigation.

iv. The Project does not meet the County’s parking requirement.

The Project does not meet the County’s parking requirement pursuant to Section 18.12 of County Ordinance No. 348. The County’s Ordinance requires parking at 1 space/35 sq. ft. of net assembly area used simultaneously for assembly purposes. The Plot Plan submitted by the applicant on October 3, 2016 shows a building of 22,500 square feet and a main sanctuary and meeting area of 10,000 square feet. With 10,000 square feet of meeting space, the Project must provide at least 286 parking spaces.

In what seems like an effort to avoid the parking requirements, the applicant submitted a revised Plot Plan on October 3, 2017. The dimensions for the sanctuary and meeting area appear to be the same but the applicant attempted to delineate between the main sanctuary (7,000 square feet) and meeting area (3,000 square feet). The applicant’s latest submission shows a sanctuary of 8,572 square feet and a multi-purpose room of 1,945 square feet for a total of 10,517 square feet. Pursuant to the County Ordinance, parking must be provided based on the net assembly area used simultaneously for assembly purposes. If the sanctuary and meeting area will be used simultaneously, parking must be provided based on the combined square footage. Based on 10,517 square feet, the Church must provide 300 parking spaces. The Church only proposes 262 spaces. This is not in conformance with the County’s Ordinance. Therefore, the Plot Plan must not be approved.

The Project violates the County’s General Plan Land Use Designation, Land Use Policies, Western Coachella Valley Area Plan Policy, Noise Policy, and parking requirements cannot support the Project.¹¹ Since a Plot Plan cannot be approved unless it is consistent with the General Plan and County Ordinances, the Plot Plan must not be approved for this project.¹²

¹⁰ United Pentecostal Church Noise Impact Analysis, September 20, 2017, Kunzman Associates, Inc., (“Kunzman Study”), Page 17.

¹¹ “The Planning and Zoning Law does not contemplate that general plans will be amended to conform to zoning ordinances. The tail does not wag the dog. The general plan is the charter to which the ordinance must conform.” *Leshar Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal.3d 531, 541. The proposed Project is not compatible with the surrounding renewable energy land uses (LU 21.3), is not a small-scale commercial use (LU 21.7); is not a “limited industrial and commercial uses, serviced by alternative energy” (WCVAP 2.6); and is a sensitive use being proposed in an area with noise levels beyond 65 CNEL (N 1.3).

¹² Ordinance No. 348.4857, Article XVIII, § 18.30(C)1, 2.

2. THE IS/ND IS INADEQUATE BECAUSE THE PROJECT HAS POTENTIALLY SIGNIFICANT, UNMITIGABLE ENVIRONMENTAL IMPACTS THAT REQUIRE AN EIR.

CEQA empowers state and local governmental agencies to thoroughly consider the environmental implications of their discretionary actions.¹³ The California Supreme Court has repeatedly affirmed that CEQA must be interpreted liberally “to afford the fullest possible protection to the environment within the reasonable scope of the statutory language.”¹⁴ CEQA requires an agency evaluate the environmental effects of the whole of an action that may result in a direct or reasonably foreseeable indirect change in the physical environment.¹⁵

Two of CEQA’s main purposes are to inform governmental decision makers and the public about the potential significant environmental effects of a proposed project and to identify ways that environmental damage can be avoided or significantly reduced.¹⁶ The burden is on the County to demonstrate that the County adequately evaluated the Project’s direct or reasonably foreseeable indirect change in the environment. The County has failed to so demonstrate in the IS/ND.

a. Failure to Give the Public Opportunity to Comment

A primary goal of CEQA is to provide meaningful public disclosure of potential environmental impacts.¹⁷ In fact, CEQA requires that the public have at least 30 days to review the proposed negative declaration “and all documents referenced in the proposed negative declaration....”¹⁸ It seems the County has forgotten the importance of public disclosure for this Project as it has been a painstaking process to receive the documents relied upon in the IS/ND.

When Wintec first received notice of the Director’s hearing on the Project, originally scheduled for April 16, 2018, I contacted the County to request all the documents referenced in the proposed IS/ND. I was told that many of the documents would not be available until 72 hours before the hearing or were not available at all. In fact, the County was even hesitant to make the IS/ND available for our review. Therefore, the only way to receive the necessary CEQA documents was through a Public Records Act (“PRA”) request. Even after initiating the PRA request, getting basic documents, like the proposed conditions of approval for the Project and technical reports took utter persistence. Between April 5, 2018 and May 16, 2018, I sent four letters requesting documents and proper notice under CEQA and numerous emails and phone calls to follow up. The last set of documents, which included the draft project conditions of approval relied upon in the IS/ND, was provided on May 25, 2018; less than 30 days prior to the new continued hearing date.

The County’s unreasonable delay in providing the documents violates the PRA and it violates CEQA. The PRA requires prompt disclose of responsive records.¹⁹ Furthermore, the PRA prohibits the delay or obstruction of the inspection or copying of public records.²⁰ The conditions of approval relied upon

¹³ California Code of Regulations Title 14, Chapter 3 (“CEQA Guidelines”); Selmi, *The Judicial Development of the California Environmental Quality Act*, 18 U.C.D. L. Rev. 197, 202 (1984).

¹⁴ *Laurel Heights Improvement Ass’n. v. Regents of the Univ. of Cal.* (1988) 47 Cal.3d 376, 390 (quoting *Friends of Mammoth v. Bd. of Supervisors* (1972) 8 Cal.3d 247, 259).

¹⁵ CEQA Guidelines § 15378.

¹⁶ CEQA Guidelines § 15002(a), (b).

¹⁷ Public Resource Code § 21002.1(e).

¹⁸ CEQA Guidelines §§ 15072(g)(4), 15073(a).

¹⁹ Cal. Gov. Code § 6253(b); 88 Ops. Cal. Atty. Gen. 153 (2005).

²⁰ Cal. Gov. Code § 6253(d). Cal. Gov. Code § 6253.9 (“any agency that has information that constitutes an identifiable public record not exempt from disclosure pursuant to this chapter that is in an electronic format shall make that information available in an electronic format when requested by any person requiring that an agency make electronic format shall make that information available in an electronic format when requested by any person...”)

in the IS/ND were not given to us until May 25, 2018, despite the fact that the County had the document electronically available. In fact, the County had already sent the document to the applicant on April 6, 2018, thereby waiving any draft document or other exemption it may have to withhold the document. The County's decision to wait approximately 50 days to send a document that was easily available is a delay and obstruction in the copying of public records that violates the PRA and CEQA. It also deprived the public of transparency and a meaningful opportunity to comment.

b. Failure to Provide Notice

The County must provide notice of its intent to adopt the IS/ND for the Project with the office of the County Clerk.²¹ The notice shall remain posted for a period of 30 days.²²

As of June 15, 2018, the County has not noticed the County's intent to adopt a negative declaration on the County Clerk's site. We have performed numerous searches via the County Recorder's self-service environmental filing search.²³ There is reference to the United Pentecostal Church, Plot Plan No. 26164 posted with the Clerk, however it provides no notice of an intent to adopt a negative declaration.²⁴ To confirm our search results and see if there were any documents attached to the notice, my associating attorney Stephanie Smith called the County Clerks' office on May 2, 2018 at 9:59 a.m. and again on May 3, 2018 at 12:23 p.m. However, the Clerk's office was unable to provide any other environmental documents for the Project and could not explain what the Clerk's Fish and Game Filing was for the Project. We request that the County provide notice as required under CEQA by posting notice with the County Clerk at least 30 days prior to the hearing on the Project.

c. Failure to Comply is Prejudicial

To ensure public notice and an opportunity to review, CEQA has strict noticing requirements for a negative declaration. The failure to comply with the information disclosure requirements of CEQA and prevent relevant information from being available to the public may constitute a prejudicial abuse of discretion and cause the County's decisions to be set aside.²⁵ The County has failed to provide notice with the office of the County Clerk and failed to provide the public at least 30 days to review the Conditions of Approval the IS/ND relied on to conclude the Project will not have a significant impact on the environment. The County has failed to comply with CEQA.

The County's decision to move forward with the hearing without posting notice and making the documents referenced in the IS/ND available for public review is a prejudicial abuse of discretion. If the County does not make the documents available 30 days prior to the hearing and provide notice pursuant to CEQA, a Court may invalidate the County's adoption of the IS/ND and approval of the Plot Plan for the Project.

Therefore, we demand that the County: (1) provide notice with the County Clerk of its intent to adopt a negative declaration; and (2) provide a minimum of 30-day public review and comment period after the County provides notice of the IS/ND and makes all documents referenced in the IS/ND available.

²¹ Pub. Res. Code § 21092.3; CEQA Guidelines § 15072(a), (d).

²² *Id.*

²³ <https://webselfservice.riversideacr.com/Web/search/DOCSEARCH313S9>

²⁴ See Exhibit A for a copy of the public document available on the County Clerk's site.

²⁵ Pub. Res. Code § 21005.

d. Potentially Significant Impacts on the Environment

The IS/ND lacks the substantial evidence necessary for the County and the public to adequately assess whether there is a significant impact. An EIR must be prepared “[i]f there is substantial evidence, in light of the whole record before the lead agency, that the project may have a significant effect on the environment”²⁶ If there is “substantial evidence that the project might have [a significant impact on the environment], but the agency failed to secure preparation of the required EIR, the agency’s action is to be set aside because the agency abused its discretion by failing to proceed in a ‘manner required by law.’” *Friends of “B” Street v. City of Hayward (1980)* 106 Cal. App. 3d 988, 1002. As set forth by the facts in the IS/ND, the technical studies, and assumptions based on those facts; and expert opinions, the Project has the potential to have significant impacts on the environment. Therefore, an EIR must be prepared.

Moreover, the Project description lacks important details such as the number of Church services the Project plans to hold each Sunday, uses for the numerous classrooms, and additional uses proposed during the week. These details of the Project are important to conform with the general concepts of CEQA and inform the public and decision makers about the potential impacts of the Project.²⁷ The Project description must be revised to provide the level of detail necessary for the public and decision makers to fully evaluate the Project’s significant impacts on the environment.

i. Water Quality

The Conditions of Approval for the Project, dated April 2, 2018 state that a Water Quality Management Plan (WQMP) must be submitted for approval. Based upon the review of Mr. Hildebrandt, an expert engineer with Albert A. Webb Associates, he believes the Project fails to demonstrate that the water quality treatment feature is protected from the 100-year floodplain.²⁸ “If the water quality treatment feature is impacted by the 100-year flood, pollutants contained within the water quality treatment feature may be washed downstream and create significant impact to the downstream properties.”²⁹ Therefore, an EIR must be prepared.

i. Sewer

The IS/ND provides no analysis of the impacts that a septic sewer system will have. In fact, the IS/ND concludes that the project will be conditioned to obtain sewer service from the Mission Springs Water District (“MSWD”). However, the draft Conditions of Approval dated April 2, 2018 do not condition the project to obtain septic services. The only condition related to septic is that the applicant must provide a “satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health.”

Pursuant to CEQA, the impact of supplying utilities to the site must be analyzed now. *Habitat & Watershed Caretakers v. City of Santa Cruz (2013)* 213 Cal.App.4th 1277, 1297 (requiring analysis of the whole of the action at the time of approval, including future sewer services.). Conditioning a project on receiving sewer when it is uncertain whether it will be available is improper under CEQA. The CEQA document must adequately disclose the impact of supplying sewer. The Will Serve letter

²⁶ Public Resource Code § 21080(d).

²⁷ CEQA Guidelines §15002(a).

²⁸ See Exhibit B, Expert Opinion from Scott Hildebrandt.

²⁹ Id.

dated May 2, 2018 from MSWD made it clear that “Sewer Service is currently unavailable in this area.” Therefore, the IS/ND must analyze impacts of alternative sewer or septic services.³⁰

It appears that the Project is proposing to construct a sanitary sewage system utilizing seepage pits located in the southwesterly portion of the developed site. The County of Riverside Ordinance 458 Section 6.a.4, states that “new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters, and on-site waste disposal systems shall be located to avoid impairment to them or contamination from them.”

In Mr. Hildebrandt’s opinion, “the Project fails to demonstrate that the proposed seepage pits are protected from floodwaters. The district has previously indicated that the floodwaters are highly erosive and are at risk of breaking outside of the natural path. This can create a potential significant impact to the sanitary sewage system and may cause contamination to sanitary sewage system and may cause waste material to be washed downstream onto the surrounding properties.”³¹ Due to the Project’s potentially significant impact to water quality and other environmental effects, an EIR must be prepared.

ii. Hydrology and Drainage

The Project fails to analyze the existing floodplain limits both upstream and downstream of the Project, which as expert Scott Hildebrandt has opined, may cause a significant impact.³² The County’s Advisory Notification Document states that the “development of [the Project] site would increase peak flow rates on downstream properties.”³³ The Conditions of Approval require that the project must mitigate for the adverse impacts and submit future to support the final design features.³⁴ This is an improper deferral of analysis; environmental impacts must be addressed and analyzed now. Moreover, to the extent that the County imposes this Condition on the project as a mitigation measure, the environmental document must be recirculated since the current document is a negative declaration that does not impose mitigation measures.

According to Mr. Hildebrandt, “[b]y failing to establish the existing flooding limits upstream and downstream of the Project, the Project fails to demonstrate that the floodplain limits are not altered and do not create significant impacts on the adjacent property.”³⁵ Therefore, an EIR must be prepared.

The IS/ND also provides no analysis of impacts associated with grading, infiltration basins, or a septic system. Deferring mitigation and analysis to a future study, future project conditions, or future project design is also a violation of CEQA. The environmental document must be revised to analyze and

³⁰ See *Stanislaus Natural Heritage Project v County of Stanislaus* (1996) 48 CA4th 182 (The court decided that the EIR did not need to identify a specific water source, but that the EIR must adequately disclose the impact of supplying water to the site); *Santa Clarita Org. for Planning the Env’t v County of Los Angeles* (2003) 106 CA4th 715 (EIR deficient because not based on reliable evidence relating to projected future supplies but relied on theoretical water supply entitlements even though shortfall in actual deliveries was likely); *Napa Citizens for Honest Gov’t v Napa County Bd. of Supervisors* (2001) 91 CA4th 342, 371 (when uncertain whether identified water supplier will have enough water to serve project, and there is realistic possibility that water supplies will have to be obtained from another source, EIR must examine whether other sources exist and describe environmental consequences of tapping such resources).

³¹ Exhibit B, Expert Opinion from Scott Hildebrandt dated June 15, 2018.

³² See Exhibit B, Expert Opinion from Scott Hildebrandt.

³³ Advisory Notification Document, Page 7.

³⁴ Conditions of Approval, 060-Flood. 1.

³⁵ See Exhibit B, Expert Opinion from Scott Hildebrandt.

disclose the potentially significant impacts associated with grading, infiltration basins, septic systems, and a raised structure.

The IS/ND also concludes there will not be a significant impact because: i) a minimum of 50 percent flow through area shall be maintained throughout the project site; ii) all buildings shall be elevated and aligned to minimize the blockage and flows; and iii) all proposed buildings shall be proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground.³⁶

In Mr. Hildebrandt's opinion, "the Project fails to demonstrate that at least 50% of the flow path is unobstructed."³⁷ "Based upon the location of the proposed building and the lack of detailed floodplain information, the Project fails to demonstrate that the building does not block the 100-year floodplain."³⁸

Finally, the IS/ND failed to properly disclose or analyze all the impacts that the Project may have. The Preliminary Geotechnical Interpretative Report prepared by Earth Strata Geotechnical Studies Inc. dated April 19, 2017, is just a "preliminary report." The preliminary report states that "Basin routing calculations will be performed to address potential HCOC impacts. Calculations will be performed during final engineering to determine the final outflow reduction resulting from mitigation." Again, the IS/ND cannot avoid studying potential HCOC impacts by proposing a plan to mitigate presumed impacts based on future studies, unless the mitigation measures and mitigation performance standards are identified. *San Joaquin Raptor Rescue Ctr.* (2007) at 671.

To the extent the County plans to impose mitigation measures to mitigate for significant impacts identified to hydrology, the County must circulate a mitigated negative declaration or EIR. Moreover, as observed by expert, Mr. Hildebrandt, the altered flow of flood water may result in a significant impact to neighboring property owners and the obstruction of the waterflow may result in significant impact to flood flow. These potentially significant impacts require an EIR to analyze and disclose the impacts and alternatives.

iii. Traffic

The Project may lead to significant impacts to transportation and traffic on Sundays and during construction.

The ADT of 508 that the IS/ND relies on to analyze traffic is not accurate.³⁹ To analyze noise and GHG impacts, the IS/ND uses a trip count of 833 which is based on seating for just 450.⁴⁰ The Project plans show fixed pews with seating for 550 people: Eighteen percent more people than the 450.⁴¹ Therefore the ADT should be at least eighteen times the 833 relied upon for noise and GHG. When considering that nearly 1,000 cars will be merging on and off Highways 62 and Worsley Road within several hours, and that these roads are already at a Level of Service "C", it is likely that this Project will have a significant impact to traffic and circulation. *Keep Our Mountains Quiet v. County of Santa*

³⁶ IS/ND at 24-25.

³⁷ Id.

³⁸ Id.

³⁹ IS/ND at 38 ("Since the project's [sic] has a peak trip generation of 508 trips, that would occur on the weekend, it is anticipated that the LOS capacities for Worsley Road and Highways 62 are sufficient to handle the project, and therefore would not have a significant impact related to circulation system.")

⁴⁰ IS/ND at 10.

⁴¹ See Project Submittal Drawings.

Clara (2015) 236 Cal.App.4th 714, 735-736 (requiring an EIR because of significant impacts to traffic due to, among other factors, traffic volumes doubling in the hours when guests arrive/leave.).

The IS/ND also fails to adequately consider the significant impacts associated with construction traffic or street improvements that the Project may be conditioned to do. There are no mitigation measures imposed to ensure that traffic control devices are implemented and carried out to mitigate for the impacts. Rather, the IS/ND relies on unenforceable traffic control to conclude that the construction related traffic impacts will be less than significant.

The IS/ND relies on street improvements to reduce the significant impact that the Project will have to circulation and hazards due to intersection design feature. However, these conditions do not appear to be enforceable mitigation measures, as required by CEQA. Moreover, the street improvements relied on by the IS/ND are vague and undefined.

iv. Noise

In determining whether the Project will have a significant impact to noise, the County should apply a more stringent threshold of significance because the site is already impacted by high noise levels. *Mission Bay Alliance v. Office of Community Investment & Infrastructure* (2016) 6 Cal.App.5th 160, 194 (“thresholds should be more stringent for environments that are already noise impacted.”) Pursuant to the Kunzman Study, “[f]uture SR-62 noise levels at the proposed church are expected to reach 68.66 CNEL.” “Future Worsley Road noise levels at the proposed church are expected to reach 72.88 CNEL.” These noise levels are so high that the County’s General Plan discourages the use of a Church where such high noise levels exist.

The IS/ND tries to dismiss the Project’s noise impacts because the noise will only occur during the day: “[T]o minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.”⁴² This is a mitigation measure. Mitigation measures should be accounted for in a Mitigation Monitoring and Reporting Program (MMRP) and the IS/ND should be recirculated. Moreover, this mitigation measure to restrict construction “substantially” to daylight hours is vague and insufficient to mitigate the impacts to noise. See *Citizens for Responsible and Open Government v. City of Grand Terrace* (2008) 160 Cal. App. 4th 1323, 1341 (“there is no evidence of any measure to be taken that would ensure that the noise standards would be effectively monitored and vigorously enforced.”) Therefore, the Project may result in a significant impact and an EIR is required.

The IS/ND also dismisses construction noises because they will be temporary.⁴³ But the temporary nature of noise impacts does not make it insignificant. See *Berkley Keep Jets Over the Bay Comm. V. Board of Port Commissioners* (2001) 91 Cal. App.4th 1344, 1380-1381; *Chawanakee Unified School Dist. v. County of Madera* (2011) 196 Cal.App.4th 1016, 1029 (noise caused by the construction activity is an impact that should be considered.). Because the construction has the potential to result in a significant impact, an EIR should be prepared.

The Project will also result in the exposure of persons to noise level in excess of standards established in the local general plan resulting in a significant unmitigated impact. The County’s General Plan Noise Policy 1.3 requires that the County “Consider the following uses noise-sensitive and discourage these uses in areas in excess of 65 CNEL: ...places of worship.” Therefore, approval of the Project, a place of worship, will expose people to noise levels far beyond the levels allowed in

⁴² *Id.*

⁴³ IS/ND at 32.

the General Plan resulting in a significant unmitigated impact. A full EIR is needed to account for the significant noise impact.

v. Land Use & Planning

The project may lead to significant impacts to the present and planned land use of the area. The Project site is located in the Rural Desert Land Use designation and is not a compatible use in the Rural Land Use designation. Moreover, the Project is located within the San Gorgonio Pass Wind Energy Area which is considered to be one of the best areas in the nation for the development of wind energy. The San Gorgonio Pass Wind Energy Area is intended for renewable energy land uses, but “limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks.” The Project is not an industrial or commercial use nor is it being served by alternative energy. Therefore, the Project will have a significant impact to the planned land uses in the area.

Approving the Plot Plan will also lead to cumulative land use impacts, including significant changes to other sites in the San Gorgonio Pass Wind Energy Policy Area. When other developers see that large projects like this Project are permitted in the Wind Energy Policy Area, it is likely that more non-wind energy projects will develop, making land prices more valuable and thereby discouraging wind energy uses with more costly land prices and more residents that may oppose future wind developments. *See City of Santee v. County of San Diego* (1989) 214 Cal. Appl. 3d 1438, 1452 (“even projects anticipated beyond the near future should be analyzed for their cumulative effect.”).

vi. GHG/ Air Quality

The Project will increase greenhouse gas emissions (“GHG”), thereby creating a potentially significant impact on GHG production. The Air Quality and Greenhouse Gas Assessment prepared by Liburn Corporation, dated March 23, 2017 (“Liburn Report”) concluded that the annual GHG level is 2,574.7 CO₂e per year.⁴⁴ However, the report failed to include some sources of GHG emissions. For example, the Project is proposing to use septic on site, but the report did not analyze the impacts associated with septic. The report relied on fixed pews with seating for 450 to study traffic trips; rather than fixed pews with seating for 550 as submitted by the applicant.⁴⁵ This increased seating will result in additional traffic trips with a significant increase to the GHG emissions calculated in the Liburn Report. Moreover, the Liburn Report did not analyze the impacts associated with getting water to the Project during construction to comply with BMPs. Once these and other additional emission sources and increased emission levels are accounted for, the project will likely result in GHG emissions above the County’s Climate Action Plan (“CAP”) screening threshold. Therefore, the Project has the potential to generate GHG emissions that may have a significant impact on the environment.

The IS/ND concludes that the Project’s protected total GHG emissions are well below the threshold of 3,000 per year.⁴⁶ According to Appendix F of the County’s CAP, the 3,000 MT CO₂e per year value is used in defining small projects that, when combined with two modest efficiency measures are considered less than significant and do not need to use the Screening Tables or alternative GHG mitigation analysis described below. These efficiency measures are:

- Energy efficiency of at least five percent greater than 2010 Title 24 requirements, and

⁴⁴ Liburn Report at page 19.

⁴⁵ See Project Submittal Drawings (showing seating for 550); Liburn Report at 19.

⁴⁶ The IS/ND uses 265.7 MTY for this conclusion, yet the Liburn Report , concluded that the annual GHG level is 2,574.7 CO₂e per year. Liburn at 19; IS/ND at 20.

- Water conservation measures that matches the California Green Building Code in effect as of January 2011.

However, the IS/ND does not impose these mitigation measures on the Project. These efficiency measures are not mandatory elements for compliance with the County's CAP. Rather, they act as optional mitigation measures if a Project would like to mitigate their impacts and avoid using the CAP's Screening Tables or alternative GHG mitigation analysis. Therefore, even if the Project's GHG annual emissions are below the threshold, which they likely are not, the Project will still have a significant impact to GHG emissions because the County is not imposing any mitigation measures.

The IS/ND also concludes that the project will be subject to a "variety" of regulations and measures that will reduce GHG emissions below the Business as Usual (BAU) level. Yet it does not disclose what are these measures and regulations. Pursuant to CEQA, the lead agency is required to disclose exactly which measures the Project must comply with or the performance criteria to which it must comply with.⁴⁷ Moreover, here, the County does not even propose these measures as "mitigation measures." Therefore, the Project may result in a significant cumulative impact to GHG emissions.

vii. Biological Resources

The Project will lead to significant impacts to biological resources which necessitates an EIR.

The Project involves the grading and construction of a large church, parking lot and circulation and landscaping totaling nearly six acres on a parcel that is largely undisturbed.⁴⁸ The Habitat Assessment identified a Desert Dry Wash on the Project site.⁴⁹ The Habitat Assessment recommend that a streambed delineation study be conducted in the future.⁵⁰ Expert Biologist and County Authorized Biologist Consultant,⁵¹ Victor Horchar, confirmed that a determination of impact significance cannot be made without data from a jurisdictional delineation. "Without an official delineation there is no way of knowing if a project will impact the drainage."⁵²

Relying on a future study like the jurisdictional delineation is an improper deferral of mitigation since no criteria or policies are incorporated.⁵³ However, the IS/ND does not even acknowledge that the County will require a future jurisdictional delineation study. Instead, the IS/ND ignores the Desert Dry Wash identified on site altogether because the project has allegedly been designed to avoid the desert dry wash. This is a violation of CEQA. As expert biologist, Mr. Horchar explains, "[a] redesigned project that intends to avoid the drainage may still result in significant impacts to the drainage through several means such as unauthorized travel routes created during the construction process, runoff flowing into the drainage after the project is completed, or by providing atypical human

⁴⁷ See *Communities for a Better Env't v City of Richmond* (2010) 184 CA4th 70, 95 (list of potential GHG mitigation measures rejected as "nonexclusive, undefined, untested and of unknown efficacy").

⁴⁸ See Project Submittal Drawings.

⁴⁹ Habitat Assessment prepared by Gonzales Environmental Consulting, dated August 19, 2017 ("Habitat Assessment") at 4.

⁵⁰ Habitat Assessment at 94.

⁵¹ <http://rcclma.org/Portals/1/Users/038/38/38/Revised%206-26-17%20Authorized%20Biological%20Consultant%20List.pdf?ver=2017-06-26-081301-593> (listing Mr. Horchar as an Authorized Biological Consultant).

⁵² Expert Opinion from Victor Horchar dated May 22, 2018, ("Horchar Opinion") attached as Exhibit C.

⁵³ *San Joaquin Raptor Rescue Ctr. v County of Merced* (2007) 149 CA4th 645, 671; *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 793-794; *Sundstrom v County of Mendocino* (1988) 202 CA3d 296 (requiring a future study to demonstrate the absence of a significant environmental impact is improper under CEQA since deferring the evaluation of an environmental impact improperly skirts the required procedures for public review and agency scrutiny of potential environmental impacts.)

access to the drainage resulting in damage. These factors must be taken into account during pre-project design and post-project operations.”⁵⁴

Therefore, the IS/ND improperly defers the review and analysis of potential impacts related to the Desert Dry Wash on site. Courts have held that the lead agency cannot adopt a negative declaration if it can be “fairly argued” that the project may cause significant environmental impacts. Based on Mr. Horchar’s review, the Project, even as redesigned, “may still result in significant impacts to the drainage.”⁵⁵

CEQA places the burden of environmental investigation on government rather than the public. If the local agency has failed to study an area of possible environmental impact, a fair argument may be based on the limited facts in the record. Deficiencies in the record may actually enlarge the scope of fair argument by lending a logical plausibility to a wider range of inferences.⁵⁶

Pursuant to CEQA, the whole Project must be analyzed under an EIR since even with a redesigned project there are still potentially significant impacts. This includes any impacts and mitigation measures that will be required when the Project is required to obtain a Streambed Alteration Agreement from the California Department of Fish & Wildlife and/or a 401 Permit from the Army Corp of Engineers.⁵⁷

The Habitat Assessment also found at least eleven federally listed and state listed species on the Project site.⁵⁸ In addition, and not analyzed in the Habitat Assessment, desert tortoise are known to occur in the region.⁵⁹ The site can also provide foraging habitat for the golden eagle and the burrowing owl.

Being a negative declaration, there are no mitigation measures imposed. However, the IS/ND states that the project will be conditioned to conduct burrowing owl services prior to initiation of construction activities.⁶⁰ Requiring a future study, such as a nesting bird survey to mitigate for a project’s impacts is an improper deferral of mitigation since no criteria or policies are incorporated. *San Joaquin Raptor Rescue Ctr. v County of Merced* (2007) 149 CA4th 645, 671. As Victor Horchar explained, appropriate measures must be defined. “Typically, this means the establishment of a 200-foot buffer around any active bird nest. No construction can take place within the buffer until nesting is completed and fledglings have abandoned the nest. A County-approved biologist must complete weekly surveys of nests within each buffer area to determine if nesting has been completed.” The

⁵⁴ Exhibit C, Horchar Opinion.

⁵⁵ *Id.*

⁵⁶ *Sundstrom v. County of Mendocino*, (1988) 202 Cal.App.3d 296, 311.

⁵⁷ “If the project is in a 100-year floodplain the U.S. Army Corps of Engineers and the Regional Water Quality Control Board must be consulted. The Army Corps will issue the required 404 Permit only if their requirements for protection are met. The Regional Water Quality Control Board will require specific mitigation before they issue the required 401 Permit. The California Department of Fish & Wildlife will require a 1600 *et seq* Permit (Streambed Alteration Agreement) before the project can be approved. None of these agencies will issue a permit unless they receive data/findings from jurisdictional delineation.” Exhibit C, Horchar Opinion.

⁵⁸ Triple-ribbed milk-vetch (Habitat Assessment, page 53); pygmy lotus (Habitat Assessment, page 50); Singlewhorl Burrobrush (Habitat Assessment, page 52); Spiny-hair blazing star (Habitat Assessment, page 53); desert tortoise (Habitat Assessment, page 57); red diamond rattlesnake- historic records west of SR 62 (Habitat Assessment, page 57); black tailed gnatcatcher (Habitat Assessment, page 60); burrowing owl (Habitat Assessment, page 60); Cooper’s Hawk (Habitat Assessment, page 61); Golden Eagle (Habitat Assessment, page 61); Vaux’s swift (Habitat Assessment, page 63).

⁵⁹ Exhibit C, Horchar Opinion.

⁶⁰ IS/ND at 12.

County should circulate the environmental document with proper mitigation measures identified to mitigate significant impacts as required pursuant to CEQA.⁶¹

There is a potentially significant unmitigated impact to biological resources in light of the species and habitat present at the Project site and an EIR must be prepared.⁶² Failure to impose mitigation measures to mitigate for the Project's impact and circulate the document for public review may result in the County's action on the IS/ND be set aside.⁶³

The project may also result in a potentially significant impact to Golden Eagles and desert tortoise since Golden Eagle Habitat is present on the Project site according to the Habitat Assessment⁶⁴ and desert tortoise is known to exist in the area. This impact is not disclosed in the IS/ND and therefore the IS/ND must be recirculated for public review and an EIR must be prepared.

viii. Erosion

The Project's location next to a Desert Dry Wash and imposition of infiltration basins, septic, and large swaths of pavement may result in a significant impact to the desert dry wash and drainage due to erosion. The IS/ND fails to provide any analysis on how a septic system on site will impact erosion. Moreover, the Project's large footprint of nearly 4 acres plus the removal of 5-7 feet below ground for a building pad excavation of 3-5 feet for the parking lot⁶⁵ may result in a significant increase in erosion during construct that must be analyzed and disclosed to the public pursuant to CEQA.

Based on Mr. Hildebrandt review of the Project, he believes that "[b]y concentrating the flood flows, the erosion potential will be increased within the concentrated floodplain area until the floodplain returns to the historical limits. This increase in erosion will cause a significant impact to downstream property."⁶⁶ Because the Project has the potential to result in a significant impact, an EIR must be prepared.

Furthermore, the IS/ND is imposing a condition of approval to control dust during grading activities. This condition of approval is being used to mitigate the project's significant impact and must be included as a mitigation measure and the environmental document must be recirculated for public review and comment.

ix. Geology & Slopes

The IS/ND concludes that that impacts to topography will be less than significant because the Project will require limited grading. However, the Advisory Notification Document notes that the "the anticipated removal depths should vary from 5 to 7 feet below existing grade in the building pad area and from 3 to 5 feet in the proposed parking lot areas."⁶⁷ With the church, parking lot and circulation covering nearly five acres, removal of soil of 3 to 7 feet below existing grading is not a limited amount. Therefore, the Project has the potential to result in a significant impact to geology and topography.

⁶¹ CEQA Guidelines § 15073.5(b).

⁶² Public Resource Code § 21080(d).

⁶³ *Friends of "B" Street v. City of Hayward* (1980) 106 Cal. App. 3d 988, 1002.

⁶⁴ Golden Eagle habitat identified, Habitat Assessment, Page 61.

⁶⁵ Preliminary Geotechnical Interpretative Report prepared by Earth Strata Geotechnical Studies Inc. dated April 19, 2017, Page 20 of 100; Advisory Notification Document, Page 13.

⁶⁶ Exhibit B, Expert Opinion from Scott Hildebrandt.

⁶⁷ *Id.* at Page 13.

x. Groundwater

The Project may have a significant impact to groundwater. The IS/ND concludes that water will be supplied by Mission Springs Water District. The Will Serve letter provides no analysis on how the Mission Springs Water District will serve the project. Pursuant to CEQA, the impact of supplying water to the site must be analyzed. See *Stanislaus Natural Heritage Project v County of Stanislaus* (1996) 48 CA4th 182.

xi. Utility and Service Systems

The Project may lead to significant impacts to water. The Project has a Will Serve letter for water services from the Mission Springs Water District which requires the construction of a new 12-inch water main. The IS/ND fails to disclose or analyze the impacts associated with the construction of this water main. Moreover, the IS/ND fails to analyze whether the Projects' water usage will require an expansion to Mission Springs Water District's existing facilities or where the water will come from.

xii. Energy Conservation

The Project does not propose to use any renewable energy sources. Therefore, the Project will have a significant impact to the County's adopted energy conservation plans. Western Coachella Valley Area Plan Policy 2.6 "limited industrial and commercial uses, serviced by alternative energy, where appropriate and consistent with existing residential uses should develop within portions of existing and future wind parks." Moreover, to rely on the screening metric in the Climate Action Plan, the Project must have an "energy efficiency of at least five percent greater than 2010 Title 24 requirements, and water conservation measures that matches the California Green Building Code in effect as of January 2011." The IS/ND proposes no mitigation measures to reflect these requirements nor does the Project appear to require these design features. Therefore, the Project may have a significant impact to energy conservation.

xiii. Aesthetics: Scenic Highway

The proposed Project is adjacent to a state designated scenic highway. The County's General Plan Land Use Policy 14.8 requires that the Project avoid blocking views with a solid wall. The proposed Church is a 22,406 square foot building which consists of a large solid wall with limited windows in violation of Land Use Policy 14.8.

The large wall that will face the scenic highway will result in a potentially significant impact in that it will obstruct prominent open views to the public and potentially result in an aesthetically offensive site open to public view.

xiv. Lighting

The Project has the potential to cause a significant impact to night skies. The IS/ND states that the site is located within a developed and infill area.⁶⁸ That is not true. Earlier in the IS/ND, the project is described as being surrounded by primarily vacant and undeveloped land with the exception of wind turbine facilities located to the south and west of the Project site, a solar facility just east of the subject site, and scattered residences 2,600 feet away.⁶⁹ The Project site is a rural area. Therefore,

⁶⁸ IS/ND at 7.

⁶⁹ IS/ND at 1 ("the majority of the surrounding properties are primarily vacant and undeveloped with the exception of a solar facility just east of the subject site ...[and] [w]ind turbine facilities are located south of 18th Avenue and Highway 62 to the west"), IS/ND at 6 ("the site is currently vacant and surrounded to the south and east by renewable energy

adding new light sources into a rural area, even in compliance with the County's lighting ordinance rural area, could result in a new significant impact. Such impact must be evaluated.

Sincerely,



CYNTHIA MORGAN-REED
of
MORGAN REED LAW, P.C.

cc:

Juan Perez: jcperez@rivco.org

Jason Killebrew: jkillebr@rivco.org

Aaron Gettis: agettis@rivco.org

Trevor Zink: tzink@omnilawgroup.com

Fred Noble: fnoble@wintecenergy.com

Assessor-County Clerk-Recorder

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CLERK FISH AND GAME FILINGS

Filing Information

Filing Number: E-201800551
Filing Date: 05/08/2018 12:46:08 PM

Filing Type: No Fees
Filing Fee: \$0.00
Applicable

Number Pages:
1

Applicant Information

Project Applicant:
Private Entity

Lead Agency:
RIVERSIDE COUNTY PLANNING
DEPARTMENT

Applicant Name:
UNITED PENTECOSTAL CHURCH

Project Title

Project Title(s)

PLOT PLAN NO. 26164



Corporate Headquarters
3788 McCray Street
Riverside, CA 92506
951.686.1070

Palm Desert Office
41-990 Cook St., Bldg. I-801B
Palm Desert, CA 92211
951.686.1070

Murrieta Office
41870 Kalmia Street #160
Murrieta, CA 92562
951.686.1070

June 15, 2018

Cynthia Morgan-Reed
Morgan Reed Law P.C
2907 Shelter Islands Drive
San Diego, CA 92106

Re: Engineering Review of Proposed Plot Plan 26164

Dear Cynthia,

Webb Associates has reviewed the various entitlement documents associated with the proposed Plot Plan 26164 (Project) as it pertains to the potential impacts on the surrounding properties. Our analysis was limited to the review of drainage, water quality, and utilities.

Drainage

As part of the County of Riverside Advisory Notification Document dated April 5, 2018, Flood .1, the Riverside County Flood Control & Water Conservation District (District) has identified that the project is located within the 100-year floodplain limits for Garnet Wash. It is further noted that the surrounding topography and potential debris/sediment makes the direction and concentration of flood flows unpredictable. It is recommended that buildings and obstructions be placed parallel to the flow path. Additionally, in the summary of the DRT Comments dated December 17, 2017, the District indicated that the wash is subject to highly erosive flows and presents the risk of breaking outside of its natural path and flooding the proposed building. The District recommended that the building being moved to the northern end of the parcel away from the natural wash.

In reviewing a copy of the provided hydrology study for the Project dated January 18, 2018, the Plot Plan, and Conceptual Grading, the Project fails to address the following issues which may cause significant impacts.

1. The Project fails to analyze the existing floodplain limits both upstream and downstream of the Project. The District has indicated that the flood flow presents a risk of breaking out of the natural path. By failing to establish the existing flooding limits upstream and downstream of the Project, the Project fails to demonstrate that the floodplain limits are not altered and do not create significant impacts on the adjacent property.
2. The Project fails to demonstrate that at least 50% of the flow path is unobstructed. The District has conditioned that the Project maintain a minimum flow path through the Project for the 100-year floodplain to pass within the boundaries of the site. Based upon the location of the proposed building and the lack of detailed floodplain information, the Project fails to demonstrate that the building does not block the 100-year floodplain.



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3. In reviewing the Plot Plan for the Project, the current design intent is to concentrate the floodplain to the southwesterly portion of the site. The Project failed to analyze impacts associated with erosion due to constructing retaining walls to redirect the floodplain. As stated by the District, the flood flows are highly erosive. By concentrating the flood flows, the erosion potential will be increased within the concentrated floodplain area until the floodplain returns to the historical limits. This increase in erosion will cause a significant impact to downstream property.

Water Quality

The County of Riverside Conditions of Approval for the Project, dated April 2, 2018 state that a Water Quality Management Plan (WQMP) must be submitted for approval. Based upon our review of the WQMP, Plot Plan, and Conceptual Grading Plan for the project, the primary water quality treatment feature for the Project is located in the southeast corner of the site. The Project fails to demonstrate that the water quality treatment feature is protected from the 100-year floodplain. If the water quality treatment feature is impacted by the 100-year flood, pollutants contained within the water quality treatment feature may be washed downstream and create significant impact to the downstream properties.

Utilities

The Project is located within the Mission Springs Water District (MSWD) service area. In the May 2, 2018 Will Serve Letter, MSWD indicated that sewer service is not available. Therefore, the Project is proposing to construct a sanitary sewage system utilizing seepage pits located in the southwesterly portion of the developed site. The County of Riverside Ordinance 458 Section 6.a.4, states that "new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters, and on-site waste disposal systems shall be located to avoid impairment to them or contamination from them."

In reviewing the Plot Plan and Conceptual Grading Plan for the Project, the Project fails to demonstrate that the proposed seepage pits are protected from floodwaters. The district has previously indicated that the floodwaters are highly erosive and are at risk of breaking outside of the natural path. This can create a potential significant impact to the sanitary sewage system and may cause contamination to sanitary sewage system and may cause waste material to be washed downstream onto the surrounding properties.

If you have any further questions regarding this information, please contact me at your convenience.

Sincerely,
Albert A. Webb Associates



Scott Hildebrandt, PE
Senior Vice President

Subject: FW: A review of HA & ND for APN 688-200-019
Date: Friday, June 15, 2018 at 10:39:29 AM Pacific Daylight Time
From: Stephanie Smith
To: Stephanie Smith

From: Victor Horchar <vhbcinc@gmail.com>
Sent: Tuesday, May 22, 2018 3:56 PM
To: Cynthia Morgan-Reed <cynthia@morganreedlaw.com>
Cc: Jeff Welton <jswelton@wintecenergy.com>; fwnnoble@wintecenergy.com
Subject: Re: A review of HA & ND for APN 688-200-019

Cynthia,

Here are my comments regarding your points:

Desert Dry Wash

A determination of impact significance cannot be made without data from a jurisdictional delineation. Without an official delineation there is no way of knowing if a project will impact the drainage. A redesigned project that intends to avoid the drainage may still result in significant impacts to the drainage through several means such as unauthorized travel routes created during the construction process, runoff flowing into the drainage after the project is completed, or by providing atypical human access to the drainage resulting in damage. These factors must be taken into account during pre-project design and post-project operations.

Furthermore, if the project is in a 100-year floodplain the U.S. Army Corps of Engineers and the Regional Water Quality Control Board must be consulted. The Army Corps will issue the required 404 Permit only if their requirements for protection are met. The Regional Water Quality Control Board will require specific mitigation before they issue the required 401 Permit. The California Department of Fish & Wildlife will require a 1600 *et seq* Permit (Streambed Alteration Agreement) before the project can be approved. None of these agencies will issue a permit unless they receive data/findings from jurisdictional delineation.

The biologist that completed the original survey (Teresa Gonzales) is very good and is very thorough. If I recall correctly she was indicating/hinting in her report that there is a need for a jurisdictional delineation to provide concrete data.

Species/Habitat

Although there were no signs of the desert tortoise observed during the initial survey they are known to occur in the region. The site can provide foraging habitat for the golden eagle and the burrowing owl. If the wildlife surveys expire (over one year old) then they should be completed again in case new occupancy by these species occurs.

I hope that this helps.

-Victor



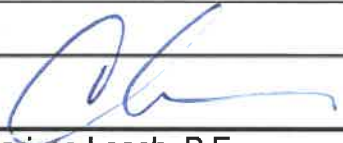
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

2.1

Director's Hearing: June 18, 2018

PROPOSED PROJECT

Case Number(s):	PLOT PLAN NO. 26164	Applicant(s):	United Pentecostal Church
EA No.:	42892		
Area Plan:	Western Coachella Valley	Representative(s):	TGA Engineering Inc.
Zoning Area/District:	Pass and Desert District		
Supervisory District:	Fifth District		
Project Planner:	Jason Killebrew	 Charissa Leach, P.E. Assistant TLMA Director	
Project APN(s):	668-200-019		

PROJECT DESCRIPTION AND LOCATION

Plot Plan No. 26164 is a request by the applicant, United Pentecostal Church, to construct a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms (the "project"). The project proposal does not include a request for a school or preschool. The project site is currently vacant and located directly adjacent to Highway 62.

The proposed church building is located towards the east of the parcel, approximately 160 feet from Worsley Road after the required road dedication. The site takes access from two driveway approaches off Worsley Road. The site is approximately 1,000 feet south of the intersection of Dillon Road and Highway 62. The site is located approximately one mile to the west of the City of Palm Springs.

The site is located directly adjacent to Wind Energy (W-E) zoned properties. These properties are improved with a solar energy facility (across Worsley Road to the east) and wind energy facilities. The site is located approximately 1,000 feet north of the nearest wind energy facility.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

That the Assistant TLMA Director:

ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42892, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 26164, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Rural
Existing General Plan Land Use Designation:	Rural Desert (RD)
Policy / Overlay Area:	San Gorgonio Pass Wind Energy
Surrounding General Plan Land Uses	
North:	Rural Desert
East:	Rural Desert
South:	Rural Desert
West:	Rural Residential/ Freeway (Highway 62)
Existing Zoning Classification:	W-2 Controlled Development
Surrounding Zoning Classifications	
North:	W-2 Controlled Development
East:	W-E Wind Energy Resource
South:	W-2 Controlled Development
West:	W-2 Controlled Development
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Solar energy
West:	Freeway (Highway 62)

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	7.63	N/A
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	22,406	N/A
Floor Area Ratio:	N/A	N/A
Building Height (FT):	Roofline 32' Steeple 50'	50' Max

Parking: Section 18.12 (Off-Street Vehicle Parking) of Ordinance No. 348 determines the minimum off-street parking and loading spaces for all land uses within the unincorporated area of the County of

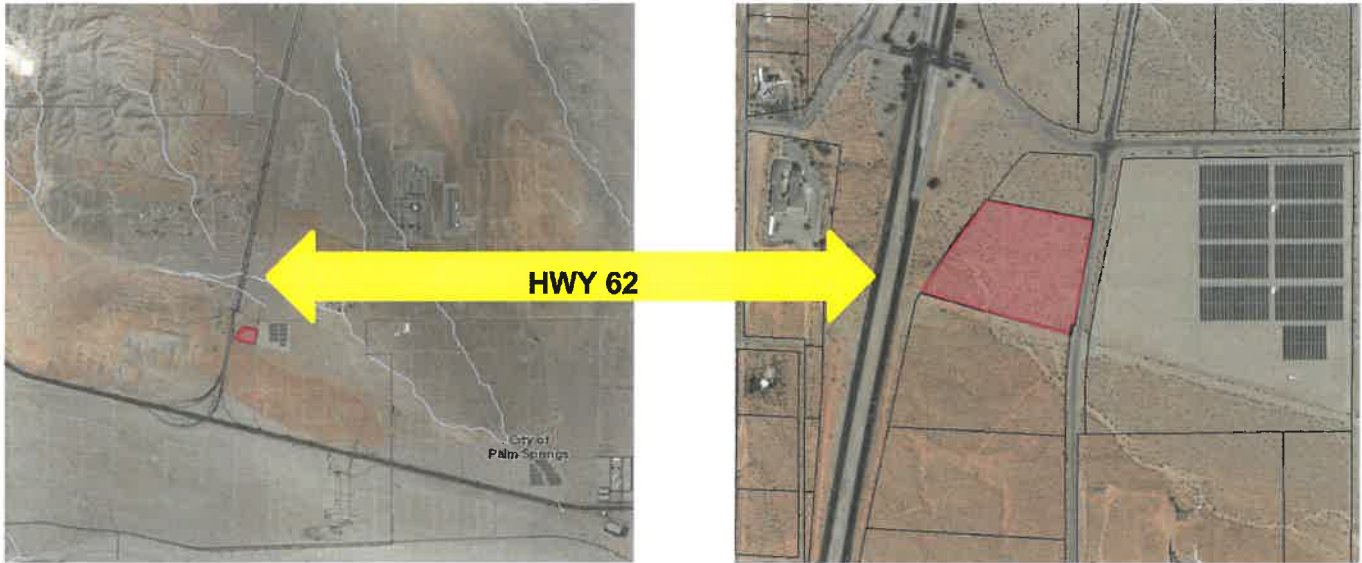
Riverside. The Off-street parking requirement for churches, chapels, and other places of worship are based on net assembly area as demonstrated in the table below:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Gross area	22,406	N/A	N/A	N/A
Net Assembly Area	8,572	1 space/35 sq. ft.	245	262
TOTAL:	8572 gross ft.	1 space/35 sq. ft. net assembly area	245	262

Located Within:

City's Sphere of Influence:	Palm Springs
Community Service Area ("CSA"):	No
Recreation and Parks District:	No
Special Flood Hazard Zone:	Garnet Wash
Area Drainage Plan:	Garnet Wash Master Drainage Plan
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Moderate
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
San Gorgonio Pass Wind Energy Policy Area	Yes

PROJECT LOCATION MAPS (Project Site Outlined in Red)



PROJECT BACKGROUND AND ANALYSIS

Architecture, Design and Height

The proposed church building is square in shape and has a footprint of 22,406 square feet. The main entrance is orientated towards Worsley Road and includes a vehicular Porte cochere. Exterior finish materials include a standing seam metal roof and walls with a stucco finish on sections of the façade. A stone ledge veneer is proposed around the base of the structure. The exterior colors are muted with desert earth tones (Sherwin-Williams Classical White, Colonial Revival Tan and Downing Sand) as depicted in the colored elevation Exhibit B. The proposed church building has a maximum height of 32 feet with one, 50-foot high steeple located towards the front of the building adjacent to the Porte cochere. Within the W-2 Zone the maximum height of buildings or structures is restricted to 50 feet. The proposed church complies with the maximum height of 50 feet.

Zoning Consistency

The proposed project site is located within the W-2 Zone (Controlled Development Area). Ordinance No. 348, Article XV, Section 15.1.c.7 identifies “Churches, temples, and other places of religious worship” as a permitted use, subject to a Plot Plan approval. The project has submitted this plot plan application (PP No. 26164) to ensure compliance with all applicable development standards and regulations. As illustrated within the staff report, the project as proposed meets all the development standards of Ordinance No. 348, including design, height, setbacks, and parking requirements and therefore is consistent with the subject zoning.

Wind Energy Resource Zone

The project site is located directly adjacent to Wind Energy Resource (W-E) zoned property. These properties are currently improved with wind energy facilities and solar facilities. Ordinance No. 348, Article XVIIW provides provisions intended to recognizes the unique wind resources in the County and the need

for the development of alternative energy sources. Ordinance No. 348, Section 18.41 and 18.42 provide general provisions for commercial wind energy systems permitting. Although the proposed project is not for an alternative energy facility, it is important to acknowledge the presence of the existing facilities and W-E zone classification. If the church were to be approved, and constructed, it would not constitute a "habitable" use such as a residential dwelling, hospital, school, library, or nursing home, and would not conflict with any development standard (i.e. noise, setbacks, etc.) identified in Ordinance No. 348, for adjacent W-E zone properties.

General Plan Consistency

The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Desert (R:RD). The Rural Desert designation is generally applied to remote desert areas where government and neighborhood serving, small-scaled commercial uses are allowed. The proposed church use would be consistent with this designation with access to Highway 62 allowing the church site to serve the rural community. The proposed project site's proximity to Highway 62, a state designated scenic highway corridor, is required to adhere to the General Plan Land Use Policy 14.4, maintaining an excess of 50 feet from the scenic corridor's highway. The proposed church would be located approximately 350 feet from Highway 62. Further, the project's design would enhance the existing visual aesthetics of the surrounding area. Therefore, the proposed church use will not conflict with any General Land Use policies.

Public Hearing

The project was originally scheduled for the April 16, 2018 Director's Hearing in the Desert. It was decided by staff to cancel and reschedule the April 16, 2018 Director's Hearing. The project was subsequently scheduled for the June 4, 2018 Director's Hearing in the Desert. At the June 4, 2018 Director's Hearing, it was decided to continue the project to the June 18, 2018 regularly scheduled Director's Hearing in the Desert.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Negative Declaration (ND) (EA 42892) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). EA 42892 represents the independent judgement of Riverside County. Per the State CEQA Guidelines section 15105, the documents were initially circulated for a 20-day public review period from March 27, 2018 to April 16, 2018.

On April 9, 2018 staff received a letter (via email) from Morgan Reed Law, representing Wintec Energy, LTD commenting on EA 42892. It was decided by staff to re-circulate a revised EA 42892 for a 30-day public review period from April 25, 2018 to May 25, 2018. In addition, EA 42892 was sent to the State Clearinghouse for a 30-day public review period from April 25, 2018 to May 25, 2018.

For the reasons set forth in the Initial Study prepared for this project, the proposed project will not have a significant physical environmental impact on the environment and no mitigation measures are necessary. Therefore, the project complies with the requirements of CEQA.

FINDINGS AND CONCLUSIONS

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

-
1. *The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.* The proposed project is consistent with the Riverside County Adopted General Plan. The land use designation on the project site consist of Rural: Rural Desert (R:RD). The land use designation envisions rural single-family residences with a maximum residential density of one dwelling unit per 10 acres with limited recreational uses. In addition, neighborhood-serving, small-scale commercial uses that are compatible with the surrounding uses are also allowed. Although the proposed church is not classified as a residential or commercial land use, the church is an institutional land use that would be compatible with the rural residential community and would provide a place of worship within a region that is remote and with limited religious services.
 - a. Scenic Highway

The project will adhere to all applicable General Plan Policies, specifically Land use Policy 14.4, maintaining a minimum 50 foot setback along Highway 62, a state designated scenic highway. The proposed church will be approximately 350 feet from Highway 62. Further, the project's design will enhance the existing aesthetics of the surrounding area. Therefore, the project as proposed is consistent with the Riverside County General Plan.
 - b. Circulation

The proposed project is in compliance with the requirements of the Circulation Element of the General Plan because the site takes access from Worsley Road to the east, and has provided a road dedication to the County. The road dedication, along the project site frontage will help facilitate the ultimate right-of-way from centerline (Major, 118') for Worsley Road. In addition, this roadway has been designed and constructed with features, including a Class II Bikeway, in conformance with the Circulation Element of the General Plan. Major Highways are described as "Highways intended to serve property zoned for major industrial and commercial uses, or to serve through traffic." It is anticipated that Worsley Road, following street improvements associated with this project, will be able to accommodate the proposed church, and will not conflict with any policy set forth in the Circulation Element of the General Plan.
 2. *The overall development of the land shall be designed for the protection of the public health, safety and general welfare.* The project will be required to adhere to conditions of approval and be required to obtain building permits. The design of the project has been reviewed by all applicable Riverside County Departments and agencies, including but not limited to: Building and Safety, Transportation, Fire Department, Environmental Health, and Flood. The review of the project design by these departments and agencies ensure the project's compliance with applicable requirements and regulations adopted and applied to ensure that the project would not have an adverse effect on the public's health, safety, and general welfare. These departments have included conditions of approval that the project will be required to meet at different milestones of the project's implementation (i.e – prior to grading, prior to issuance of building permits, prior to building final). In addition, the applicant has received an Advisory Notification Document that includes applicable ordinances and regulations that the County has adopted that the project applicant is also required to adhere to in addition to the conditions of approval. Therefore, the project design, condition of approval, and permitting will ensure that the project will protect the public's health, safety, and general welfare.
 3. *The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property.* The proposed use conforms to the logical development of the land and is compatible with the present and future development of the surrounding properties because the proposed church is an allowed use within the W-2 zone and is

consistent with the development anticipated within the RD General Plan land use designation. The general region of project site includes remote, sparsely populated rural area and renewable energy developments, where places of religious worship are limited. The church would provide a place of worship as well as ancillary church services that would be available to the rural community. The project site has been required to dedicate land and improve the portion of Worsley Road that the project abuts. The dedication and improvements will allow for the future parcels adjacent to Worsley Road to be aligned. In addition, the project will provide a Class II Bikeway as depicted within the Circulation Element of the General Plan. Further, the proposed church will not impact any of the existing renewable energy developments in the immediate area. Therefore, the use and the proposed church is compatible with the present and future development of the surrounding property.

4. *That 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.*

a. Traffic

The project has been analyzed by the Transportation Department and required to dedicate land and improve the portion of Worsley Road that the project abuts. The dedication and improvements will allow for the future parcels adjacent to Worsley Road to be aligned. In addition, the project will provide a Class II Bikeway as depicted within the Circulation Element of the General Plan. The project site would be accessed from Worsley Road utilizing two new drive approaches. The project site is located approximately 1,000 feet south of Dillon Road, which has been recently signalized at Highway 62. No significant impacts to surrounding traffic are anticipated to occur.

b. Drainage

The project has been analyzed by Riverside County Flood Control District for flood and drainage considerations. The Flood District's conclusions and recommendations were based on the hydrology report and Preliminary Water Quality Management Plan (WQMP) prepared by TGA Associates and submitted to the Flood District for review. The proposed church building has been designed to be elevated and aligned outside of the floodplain to minimize the blockage of flows. In addition, the proposed church building will be required to be flood-proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection will be provided for earth filled areas exposed to erosive flows. Furthermore, the project has been designed and conditioned in a manner that preserves the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. No drainage issues are anticipated to occur.

5. *All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.* The proposed project is not selling off portions of the property as part of this application. In the future, if the applicant wants to subdivide their property, compliance with Ordinance No. 460 would be required.

6. The project site is located in the W-2 zone (Controlled Development Area). Ordinance No. 348, Article XV, Section 15.1 allows churches, temples, and other places of worship subject to the approval of a plot plan and the specific development standards specific to the W-2 zone pursuant

to Section 15.2. The proposed project complies with the height, parking, setbacks, and all other applicable standards as follows:

- a. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 (Variance) of Ordinance No. 348. The proposed project is consistent with this development standard as the building roofline is proposed at a maximum height of 32 feet, and a steeple architectural element with a maximum height of 50 feet.
 - b. The minimum lot size shall not be less than 20,000 square feet, with a minimum average lot width of 100 feet and a minimum average depth of 150 feet. The proposed project is consistent with this development standard because the project does not propose to subdivide the existing 7.63 acre parcel, and the lot width is greater than 100 feet and the average depth is greater than 150 feet.
 - c. As set forth in the table above, the total required parking spaces for the project is 245 parking spaces. The project is consistent with this development standard as it will provide 262 parking spaces.
 - d. The front, rear, and side yard have no minimum setbacks. However, the proposed church building has been setback from the front approximately 160 feet from Worsley Road and 350 feet from Highway 62.
7. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project will be required to comply with lighting standards of Ordinance No. 655 for Zone B as provided in the Conditions of Approval.
8. Notifications of this project were sent to 10 Native American groups who have requested to be noticed pursuant to Assembly Bill 52 (AB52). Conditions of approval require that the applicant enter into an agreement with the appropriate tribe(s) for a Native American Monitor. The Native American Monitor in conjunction with the Archaeologist will monitor all earth movements to ensure that any disturbance would not cause conflicts with a Tribal Cultural Resource or AB52.

PUBLIC HEARING NOTIFICATION AND OUTREACH

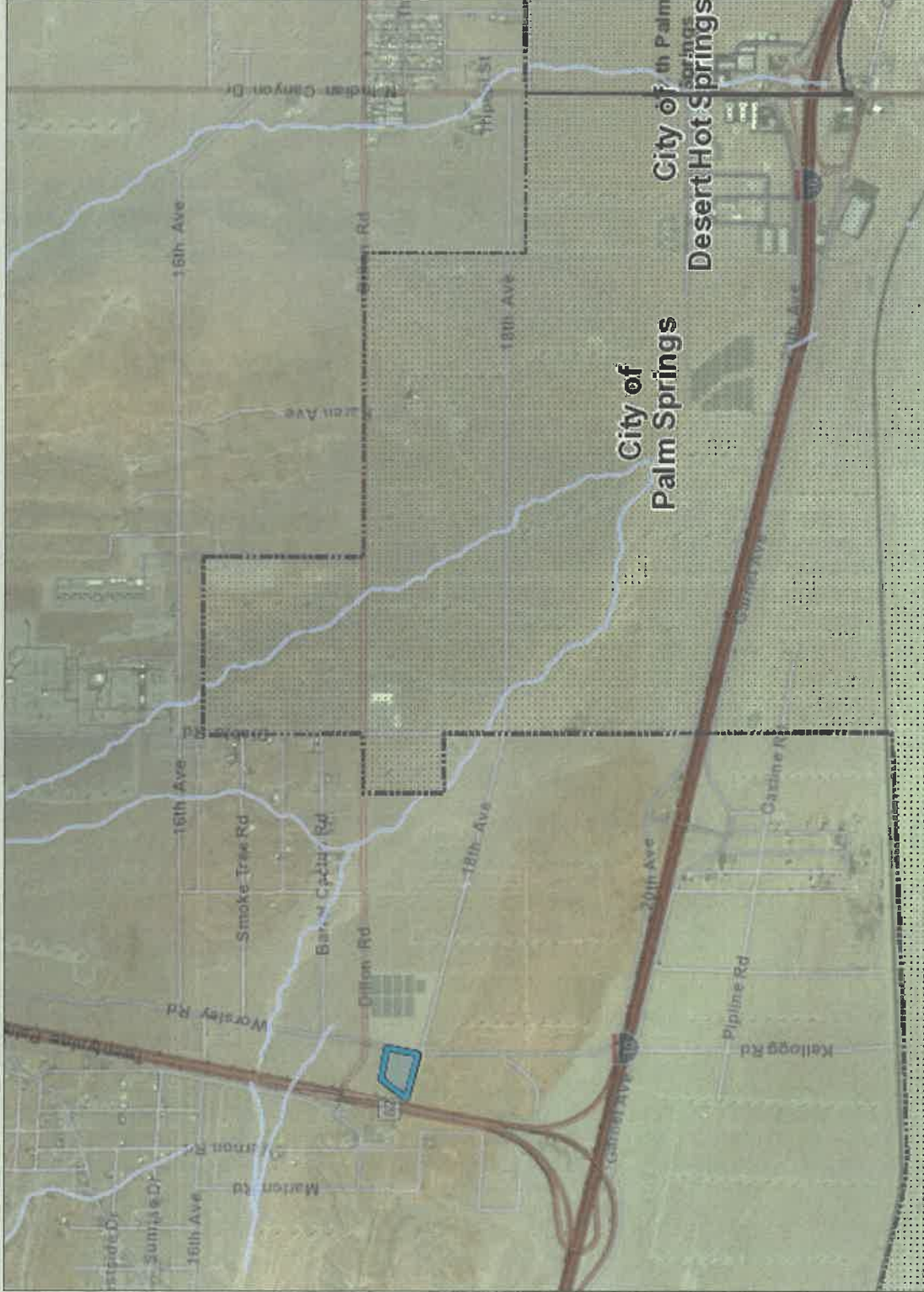
Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. The notice was published in the Press Enterprise and Desert Sun Newspapers. As of the writing of this report Planning Staff has received written communication and phone calls from Morgan Reed Law Firm, representing Wintec Energy LTD., indicating initial opposition to the proposed project.

APPEAL INFORMATION

The Director's Hearing decision may be appealed to the Planning Commission. Within ten calendar days after the date of the mailing of the decision by the Planning Director, an appeal in writing may be made on the form provided by the Planning Department and which shall be accompanied by a filing fee as set forth in Ordinance No. 671.

AREA MAP

PLOT PLAN NO. 26164



Legend

-  Blueline Streams
-  City Areas
-  World Street Map

IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source 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.

Notes
Subject site highlighted in blue.






REPORT PRINTED ON... 2/26/2018 9:53:47 AM

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

June 22, 2018

TO: United Pentecostal Church
c/o Pastor Royce Walker
P.O. Box 569
Desert Hot Springs, CA 92240

FROM: Jason Killebrew, Project Planner
Riverside County Planning Department

RE: PLOT PLAN NO. 26164 (UPC Church), APN: 668-200-019

Dear Owner/Applicant:

On December 20, 2016, Plot Plan No. 26164 was submitted to the Riverside County Planning Department to allow the construction a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistry, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms (the "project"). The project proposal does not include a request for a school or preschool. The project site is currently vacant and located directly adjacent to Highway 62, on the west side of Worsley Road, south of Dillon Road. The project site is located within the Controlled Development Area (W-2) zone classification.

After analysis of the application, and with full knowledge of the property and vicinity, the Assistant TLMA Director (Planning Director) at the regularly scheduled Director's Hearing, made the findings to approve Plot Plan No. 26164, subject to the attached conditions and in accordance with the approved plans, stamped June 18, 2018.

An Initial Study (IS) and a Negative Declaration (ND) (EA 42892) was prepared for this project in accordance with the California Environmental Quality Act (CEQA). EA 42892 represents the independent judgement of Riverside County. For reasons set forth in the Initial Study prepared for the project, the Planning Director adopted a Negative Declaration that determined the project will not have a significant physical environmental impact on the environment.

In accordance with Ordinance No. 348, Section 18.30.E, an applicant, or other interested party may appeal this decision. If you wish to file an appeal, you may do so within ten (10) days of the date of this letter, before July 2, 2018 at 5:00 p.m. The appeal must be made in writing and submitted with a fee in accordance with Ordinance No. 671. If an appeal is filed by another interested party, you will be notified of its submittal, and informed of the necessary subsequent actions. An appeal of the action requires a new public hearing. If no appeal is filed, the decision regarding this Planning Department application is considered final. Final conditions will be sent following the close of the appealing period, if no appeal is filed.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Charissa Leach, P.E. Assistant Director of TLMA



Jason Killebrew, Urban Regional Planner IV

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



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



04/05/18, 10:33 am

PP26164

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PP26164. 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 - Advisory Notice

The applicant, property owner, and visitors of the premises shall be made aware of the permanent renewable energy (solar and wind) facilities in the general vicinity of the project site (Plot Plan No. 26164, APN: 668-200-019).

Advisory Notification. 2 AND - Notification Document

The following requirements are included as part of the approval for Plot Plan No. 26164 (PP No. 26164) and are in addition to the conditions of approval. These include some of the Federal, State and County requirements applicable to this entitlement and subsequent development of the subject property.

Advisory Notification. 3 AND - Project Description & Operational Limits

PP No. 26164 is to construct a 22,406 square foot church containing a 8,572 square foot sanctuary, and various office, classrooms, and multipurpose rooms. The proposed church building will have a maximum roof line height of 32 feet and a steeple proposed at a height of 50 feet. The project would provide 262 parking stalls for the church on an approximate 7.63 acre site.

Advisory Notification. 4 AND - Use Expiration

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

Advisory Notification. 5 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Causes for Revocation (cont.)
perjured testimony, or c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to revocation procedures.

Advisory Notification. 6 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 PP No. 26164 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 PP No.26164, 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.

Advisory Notification. 7 AND - Hold Harmless (cont.)

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

Advisory Notification

Advisory Notification. 7 AND - Hold Harmless (cont.) (cont.)

Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance

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

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

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

- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 413 (Regulating Vehicle Parking)
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
- Ord. No. 457 (Building Requirements)
 - 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. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley)
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise)
- Ord. No. 857 (Business Licensing)
- Ord. No. 859 (Water Efficient Landscape Requirements)
- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Federal, State & Local Regulation Compliance
(cont.)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - PLAN CHECK SUBMISSION

PERMIT ISSUANCE:

Per section 105.1 (2013 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.

GREEN BUILDING CODE WASTE REDUCTION (Non Residential): Included within the building plan submittal documents to the Building Department for plan review, the applicant shall provide a copy of the approved construction waste management plan by the Riverside County Waste Management Department that:

1. Identifies the materials to be diverted from disposal by efficient usage, reuse on the project, or salvage for future use or sales.
2. Determines if materials will be sorted on site or mixed.
3. Identifies diversion facilities where material collected will be taken.
4. Specifies that the amount of materials diverted shall be calculated by weight or volume, but not both.

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 0010-BS-Plan Check-USE - PLAN CHECK SUBMISSION
(cont.)

For information regarding compliance with the above provision and requirements, please contact the Waste Management Department @ (951) 486-3200.

Craig Lobnow
Principal Building Inspector, CASp
Riverside County Building & Safety
(951) 955-8578

E Health

E Health. 1 0010-E Health-USE - KITCHEN RESTRICTIONS

Environmental Health permit required for the kitchen if it is providing or selling food to its members and guests at events that occur more than 3 days in a 90 day period, or if it is providing or selling food to the public.

Fire

Fire. 1 0010-Fire-USE-#20-SUPER FIRE HYDRANT

Super fire hydrants (6"x4"x 2-2 1/2") shall be located in accordance with the California Fire Code.

Fire. 2 0010-Fire-USE-#25-GATE ENTRANCES

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road.

Fire. 3 0010-Fire-USE-#50-BLUE DOT REFLECTOR

Blue retroreflective pavement markers shall be installed to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Fire. 4 0010-Fire-USE-#88A-AUTO/MAN GATES

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

Fire. 5 0010-Fire-USE-#89-RAPID ENTRY BOX

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 5 0010-Fire-USE-#89-RAPID ENTRY BOX (cont.)

A Knox rapid entry key storage 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. 6 0010-Fire-USE*-#23-MIN REQ FIRE FLOW

Minimum required fire flow shall be provided in accordance with the California Fire Code and Riverside County Fire Department standards. An approved water source for fire protection must be available before any combustible material is placed on the job site.

Flood

Flood. 1 FLOOD HAZARD REPORT

PP No. 26164 is a proposal to construct a church on a 7.63-acre site. The site is located on the west side of Worsley Road, approximately 500-ft south of Dillon Road in the Painted Hills area. State Route 62 (SR-62) bounds the site to the west.

The project site is located within the Special Flood Hazard Area for the 100-year floodplain limits for Garnet Wash shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance 458 Section 5.d. The floodplain limits are shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>.

The site is located within the Garnet Wash Master Drainage Plan (MDP) and the proposed West Desert Hot Springs MDP. There are no structural improvements (e.g. channels, levees) proposed for Garnet Wash in either MDP to alleviate the floodplain. Instead, the recommended solution for Garnet Wash consists of implementing nonstructural floodplain measures (e.g., elevating) to protect future development within the floodplain.

The nature of the surrounding topography and the potential for debris/sediment production makes the direction and concentration of flood flows unpredictable. The build-up of the sediment deposits alters the direction of flood flows and the unpredictability of these floodwaters creates the potential for widespread flooding and debris damage. Developments on sites with this type of topography and flood hazard should provide plenty of flow-through areas which will permit widespread flows to enter, pass through and exit the site. The finished floor of new buildings shall be constructed a minimum of 24-inches above the highest adjacent finished surface. Site design considerations shall be implemented in order to maintain the natural drainage patterns of the area within the floodplain and to prevent flood damage to new buildings. Buildings and obstructions shall be placed away from the property lines to allow for offsite flows to be accepted onto the site and not deflect onto the adjacent properties. Buildings and obstructions are to be situated parallel to the flow path to prevent

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

blockage of flows and a minimum of 50 percent flow-through area shall be maintained throughout the project site. The conceptual grading plan shows the building located approximately 80-ft north of the southern property line, outside of the natural watercourse, and elevated 24-inches above the highest adjacent finished surface.

The site receives offsite stormwater from a tributary drainage area of approximately 150 acres from the west. This stormwater passes through a Caltrans maintained 6' x 4' reinforced concrete box culvert under SR-62 before entering the site. The West Desert Hot Springs MDP estimated approximately 410 cfs passing through this culvert during the 100-year storm event. These flows traverse the southwest portion of the site and are considered highly erosive. Retaining walls are proposed parallel to the natural watercourse approximately 25-ft north of the thalweg. Due to these retaining walls being in close proximity to the wash, they should be designed to consider the maximum depth of scour along the base of the retaining wall to ensure that their foundations are set at elevations below the maximum expected scour depths, thereby preventing failure due to undermining. A smaller tributary drainage area entering the site at the northwest corner will be intercepted by earthen swales and conveyed around the proposed parking lot to the natural wash and Worsley Road. The onsite stormwater will drain to various landscaped areas within the parking lot and eventually to the infiltration basin located at the southwest corner of the site. The infiltration basin will outlet mitigated storm flows onto Worsley Road. A concrete spillway has been provided for the larger storm events to safely pass through the basin.

Flood. 2 Increased Runoff Criteria

The development of this site would increase peak flow rates on downstream properties. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to address increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year, and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition.

For the 2-year and 5-year events, the loss rate will be determined using an AMC I condition. For the 10-year event, AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour, and 6-hour events. A variable loss rate shall be used for the 24-hour event.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%

ADVISORY NOTIFICATION DOCUMENT

Flood

- Flood. 2 Increased Runoff Criteria (cont.)
2. Developed Condition --> LOW LOSS = .9 - (.8 X % IMPERVIOUS)
 3. Basin Site --> LOW LOSS = 10%

Where possible and feasible, the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Side slopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

***** Preliminary sizing may be based on the difference in runoff hydrograph volume between the "developed" condition and the "pre-developed" condition for the 24-hour duration event for the 10-year return frequency. Final design of the basin, including a complete hydrology study will not be required until the improvement plan stage of this development. The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Planning

- Planning. 1 0010-Planning-USE - 90 DAYS TO PROTEST

The project applicant has 90 days from the date of approval of these conditions to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 0010-Planning-USE - 90 DAYS TO PROTEST (cont.)
 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 this approval or conditional approval of the project.

Planning. 2 0010-Planning-USE - AGRICULTURE CODES

This property is located within the Coachella Valley and all landscape planting shall comply with the requirements of the State Agriculture Code and the directives of the Riverside County Agricultural Commissioner. All landscaping plans submitted to the Planning Department shall included the following notation: "Warning: Plant material listed may or may not have been approved by the Agricultural Commissioner's office. Landscape contractor, please contact the developer for status of Agricultural Commissioner's approval or denial. Plan material not conforming with quarantine laws may be destroyed and civil action taken. All plant material is subject to inspection at the discretion of the Agricultural Commissioner's office. All plant material must be free from Red Scale (Aonidiella aurantii.)"

Planning. 3 0010-Planning-USE - BASIS FOR PARKING

Parking for this project was determined primarily on the basis of County Ordinance No. 348

Planning. 4 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. 5 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. 6 0010-Planning-USE - COLORS & MATERIALS

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT A.

Planning. 7 0010-Planning-USE - COMPLY WITH ORD./CODES

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes. The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-USE - EXTERIOR NOISE LEVELS (cont.)

Planning. 8 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. 9 0010-Planning-USE - FEES FOR REVIEW

Any subsequent submittal required by these conditions of approval, including but not limited to grading plan, building plan or mitigation 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. 10 0010-Planning-USE - LAND DIVISION REQUIRED

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

Planning. 11 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. 12 0010-Planning-USE - LOW PALEO

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 12 0010-Planning-USE - LOW PALEO (cont.)

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. 13 0010-Planning-USE - NO OUTDOOR ADVERTISING

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

Planning. 14 0010-Planning-USE - PERMIT SIGNS SEPARATELY

No signs are approved pursuant to this project approval. Prior to the installation of any

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-USE - PERMIT SIGNS SEPARATELY
(cont.)

on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 15 0010-Planning-USE - PREVENT DUST & BLOWSAND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the State air quality management authorities.

Planning. 16 0010-Planning-USE- PHASES ALLOWED

Construction of this project may be done in phases. Any additional phases, or modifications to the approved phasing, may be permitted provided a plan for each phase of development is submitted to and approved by the Planning Department. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless otherwise indicated by the affected agency.

Planning-GEO

Planning-GEO. 1 Gen - GEO02580 ACCEPTED

County Geologic Report GEO No. 2580, submitted for the project (PP No. 26164), was prepared by Earth Strata Geotechnical Services, Inc. The report is titled; "Preliminary Geotechnical Interpretive Report, Proposed United Pentecostal Church, Assessor's Parcel Number 668-200-019-6, Located Southeast of Dillon Road and Northwest of 18th Avenue, City of Desert Hot Springs, Riverside County, California," dated April 19, 2017. In addition, LGC has also submitted the following document:

"Response to the County of Riverside Review Comments Regarding County Geologic Report 2580, Proposed United Pentecostal Church, City of Desert Hot Springs, Riverside County, California," dated January 12, 2018.

GEO No. 2580 concluded:

1. No active faults are known to project through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone.
2. Based on our mapping of the subject site, review of current and historical aerial imagery, lack of lineaments indicative of active faulting, and the data compiled during the preparation of this report, it is our interpretation that the potential for surface rupture to adversely impact the proposed structures is very low to remote.
3. We estimate the dynamic settlement of the underlying sands due to liquefaction to be on the order of 0 inches.
4. Foundation settlement due to structural loads is anticipated to be less than $\frac{3}{4}$ -inch. Differential settlement may be taken as half of the total settlement (i.e., $\frac{1}{2}$ -inch over a horizontal span of 20 feet).
5. Based on the results of preliminary laboratory testing done, site soils have a "Very Low" expansion potential.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 Gen - GEO02580 ACCEPTED (cont.)

GEO No. 2580 recommended:

1. Vegetation including trees, grasses, weeds, brush, shrubs, or any other debris should be stripped from the areas to be graded and properly disposed of offsite.
2. For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil, upper alluvial materials, and undocumented artificial fill, should continue until firm competent alluvium is encountered.
3. Competent alluvium is defined as having an in-situ relative density of 85%.
4. Based on the subsurface exploration, the anticipated removal depths should vary from 5 to 7 feet below existing grade in the building pad area and from 3 to 5 feet in the proposed parking lot areas.

This update to GEO No. 2580 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2580 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 - ASSESS/BENEFIT DIST 1

Should this project lie within any assessment/benefit district, the project proponent shall, prior to issuance of a building permit, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

Transportation. 2 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. 3 0010-Transportation-USE - STD INTRO (ORD 461)

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

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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-USE - TS/EXEMPT (cont.)

Transportation. 4 0010-Transportation-USE - TS/EXEMPT

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

Transportation. 5 0015 - Transportation LSP - LANDSCAPE
REQUIREMENT

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:

- 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
- 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
- 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Waste Resources

Waste Resources. 1 0010-Waste Resources-BP - AB 1826

AB 1826 (effective April 1, 2016) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 2 0010-Waste Resources-BP - HAZARDOUS MATERIALS
(cont.)

Waste Resources. 2 0010-Waste Resources-BP - HAZARDOUS MATERIALS

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

Waste Resources. 3 0010-Waste Resources-BP - 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-BP- AB 341

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order

to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

-Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.

-Subscribe to a recycling service with waste hauler.

-Provide recycling service to tenants (if commercial or multi-family complex).

-Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-USE-EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-USE-IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-USE-IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Flood

060 - Flood. 1 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 for review and approval prior to the issuance of any permits for the project.

060 - Flood. 2 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 3 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1 0060 - Fee Balance Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 26164, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

060 - Planning. 2 60-Planning - MSWD Clearance Not Satisfied

A clearance letter from the Mission Springs Water District shall be provided to the Planning Department verifying compliance with the conditions stated in their letter dated November 16, 2016, summarized as follows: "Water Service is available for the proposed project provided the following conditions of service are completed..."

Planning-CUL

060 - Planning-CUL. 1 0060-Planning-USE- 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

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 0060-Planning-USE- NATIVE AMERICAN MONITOR (cont.) Not Satisfied

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. 2 0060-Planning-USE- 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.

Planning-EPD

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

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

060 - Planning-EPD. 2 0060-Planning-EPD-EPD-STREAMBED PERMIT APPLICATI Not Satisfied

Per Habitat Assessment including MSHCP consistency Analysis (PDB06561-R1) prepared by Gonzales Environmental Consulting, dated August 19, 2017 (revised Sept. 26, 2017) there is a drainage feature present in the southwest corner of the project site. Prior to issuance of grading permits, the applicant must provide documentation demonstrating that a Notification of Lake or Streambed Alteration was submitted to the California Department of Fish and Wildlife pursuant to Fish and Game Code section 1602, if impacts to the state jurisdictional delineated area are anticipated which were not expected by the final site plan exhibit. If CDFW determines that a Lake or Streambed Alteration Agreement is required as a result of the Notification process, the applicant shall provide the final Agreement documentation.

Any impacts to drainages by project development may also require authorizations from the US Army Corp of Engineers and, Regional Water Quality Control Board. Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed permits have been applied for.

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-USE - PRIOR TO ROAD CONSTRUCT Not Satisfied

Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

060 - Transportation. 2 0060-Transportation-USE - SUBMIT GRADING PLAN Not Satisfied

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

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

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

Standard plan check turnaround time is 10 working days.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 0070-Planning-USE- 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.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-USE-NO BUILDING PERMIT WITHOUT A GRADIN Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS GRADE-USE-ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the 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

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

E Health

080 - E Health. 1 0080-E Health-USE - PERC TEST REQD Not Satisfied
A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health LAMP shall be required.

080 - E Health. 2 0080-E Health-USE - WATER WILL SERVE Not Satisfied
A "will serve" letter is required from the agency/agencies serving potable water.

Fire

080 - Fire. 1 0080-Fire-USE-#4-WATER PLANS Not Satisfied
The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

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 the existing fire hydrant and that the existing water system is capable of delivering the required fire flow. 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

080 - Flood. 1 Elevate Finished Floor Not Satisfied
The finished floor of new structures shall be constructed a minimum of 24 inches above the highest adjacent finished surface. Any pre-manufactured building shall be placed on a permanent foundation.

080 - Flood. 2 Submit Final WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3 Submit Plans Not Satisfied
A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 0080 - Planning - Agency Clearance Not Satisfied
Prior to Building Permit Issuance, the developer/permit holder shall submit a clearance letter from Mission Springs Water District to the Planning Department verifying compliance with the conditions stated in their letter dated

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080 - Planning - Agency Clearance (cont.) Not Satisfied
November 10, 2016, summarized as follows: Water service is available for the proposed project provided the following conditions of service are completed..."

080 - Planning. 2 0080 - Planning - Conform to Elevations Not Satisfied
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

080 - Planning. 3 0080 - Planning - Conform to Floorplans Not Satisfied
Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

Transportation

080 - Transportation. 1 0080 - LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied
Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 2 0080 - LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT Not Satisfied
Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application.

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect;
- 2) Weather-based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 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.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide,

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 0080 - LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.) Not Satisfied
the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The Transportation Department, Landscape Section shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 0080 - LSP - LANDSCAPE SECURITIES Not Satisfied

Prior to the issuance of building permits, the project proponent shall submit an estimate to install and replace plantings, irrigation systems, ornamental landscape elements, in amounts to be approved by the Transportation Department, Landscape Section. After approval of the estimate, the estimate shall be resubmitted on the requisite form for County Counsel review. A cash security shall be required when the estimated cost is \$2,500.00 or less. Please allow adequate time to ensure that securities are in place. Bond and Agreements may take at least 30-days for review. The performance security shall be released following a successful completion of the One-Year Post-Establishment Inspection.

080 - Transportation. 4 0080-Transportation-USE - LIGHTING PLAN Not Satisfied

A separate street light plan and/or a separate bridge light plan is required for this project. Street (and/or bridge) 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. For projects within Imperial Irrigation District (IID) use IID's pole standard.

080 - Transportation. 5 0080-Transportation-USE - R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Worsley Road shall be conveyed for public use to provide for a 59-foot half-width right-of-way.

080 - Transportation. 6 0080-Transportation-USE - TUMF Not Satisfied

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

080 - Transportation. 7 0080-Transportation-USE - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-BP - RECYCLNG COLLECTION PLAN Not Satisfied

Prior to issuance of a building permit, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/façade, construction materials and signage. The plot plan shall clearly indicate how the trash and recycling enclosures shall be accessed by the hauler.

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Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-BP - RECYCLNG COLLECTION PLAN (cont.) Not Satisfied

080 - Waste Resources. 2 0080-Waste Resources-BP - WASTE RECYCLE PLAN (WRP) Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

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

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

1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

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

E Health

090 - E Health. 1 0090-E Health-USE- E.HEALTH CLEARANCE REQ Not Satisfied

Environmental Health Clearance prior to final inspection.

Fire

090 - Fire. 1 0090-Fire-USE-#12A-SPRINKLER SYSTEM Not Satisfied

Install a complete fire sprinkler system per NFPA 13 in accordance with the California Fire Code and Riverside County Fire Department standards. Sprinkler system(s) will require the project structural engineer to certify (wet signature) that the building can support the sprinkler system. All fire sprinkler risers shall be protected from any physical damage. 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 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.

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90. Prior to Building Final Inspection

Fire

090 - Fire. 2 0090-Fire-USE-#27-EXTINGUISHERS (cont.) Not Satisfied

090 - Fire. 3 0090-Fire-USE-#45-FIRE LANES Not Satisfied

The applicant shall prepare and submit to the Fire Department for approval a site plan designating required fire lanes with appropriate lane painting and/or signs.

090 - Fire. 4 0090-Fire-USE-#83-AUTO/MAN FIRE ALARM Not Satisfied

Applicant or developer shall be responsible to install a manual and/or automatic Fire Alarm System. Plans must be submitted to the Fire Department for approval prior to installation.

090 - Fire. 5 0090-Fire-USE*-#77-SUPER FH/FLOW Not Satisfied

Approved super fire hydrants (6"x4"x2-2 1/2") providing the fire flow shall be installed per the California Fire Code.

Flood

090 - Flood. 1 BMP - Education Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 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 District for review and approval prior to the issuance of occupancy permits.

090 - Flood. 3 Implement WQMP - Use Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Planning

090 - Planning. 1 0090 - Planning - Parking Paving Materials Not Satisfied

A minimum of 262 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 2 0090 - Planning - Color/Finish Compliance Not Satisfied

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

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90. Prior to Building Final Inspection

Planning

090 - Planning. 3 0090 - Planning - Phases Must Be Complete Not Satisfied

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 4 0090 - Planning - Roof Equipment Not Satisfied

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

Transportation

090 - Transportation. 1 0090 - LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 2 0090 - LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 3 0090-Transportation-USE - IMP PLANS Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 4 0090-Transportation-USE - IMPROVEMENTS Not Satisfied

Worsley Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with concrete curb and gutter located 38-feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59-foot half-width dedicated right-of-way in accordance with County Standard No. 93, pages 1 & 2 (76'/118')

NOTE: A 5-foot wide concrete meandering sidewalk shall be constructed within the 21' parkway per Standard No. 404.

090 - Transportation. 5 0090-Transportation-USE - R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Worsley Road shall be conveyed for public use to provide for a 59-foot

Plan: PP26164

Parcel: 668200019

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 0090-Transportation-USE - R-O-W DEDICATION (cont.) Not Satisfied
 half-width right-of-way.

090 - Transportation. 6 0090-Transportation-USE - SIGNING & STRIPING Not Satisfied

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

090 - Transportation. 7 0090-Transportation-USE - STREETLIGHTS INSTALL Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 8 0090-Transportation-USE - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles onsite 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. 9 0090-Transportation-USE STREETLIGHT AUTHORIZATION Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

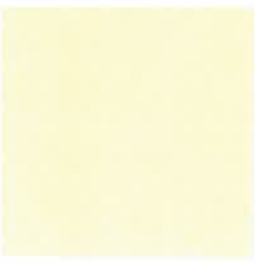
Waste Resources

090 - Waste Resources. 1 0090-Waste Resources-BP - RECYCLNG COLLECTION AREA Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plan, as approved and stamped by the Riverside County Department of Waste Resources, and as verified by the Riverside County Building and Safety Department through site inspection.

090 - Waste Resources. 2 0090-Waste Resources-BP - 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.



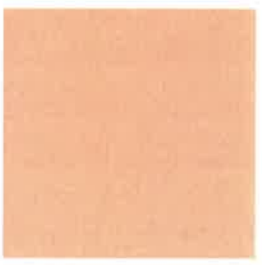
2 Sherwin-Williams Classical White - 2829
1/2" x 1'-0"



5 Standing Metal Seam (Matte Finish)
3/8" x 1'-0"



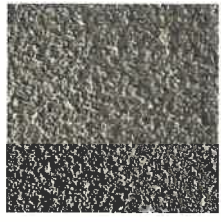
7 Boral Country Ledge Veneer
3/8" x 1'-0"



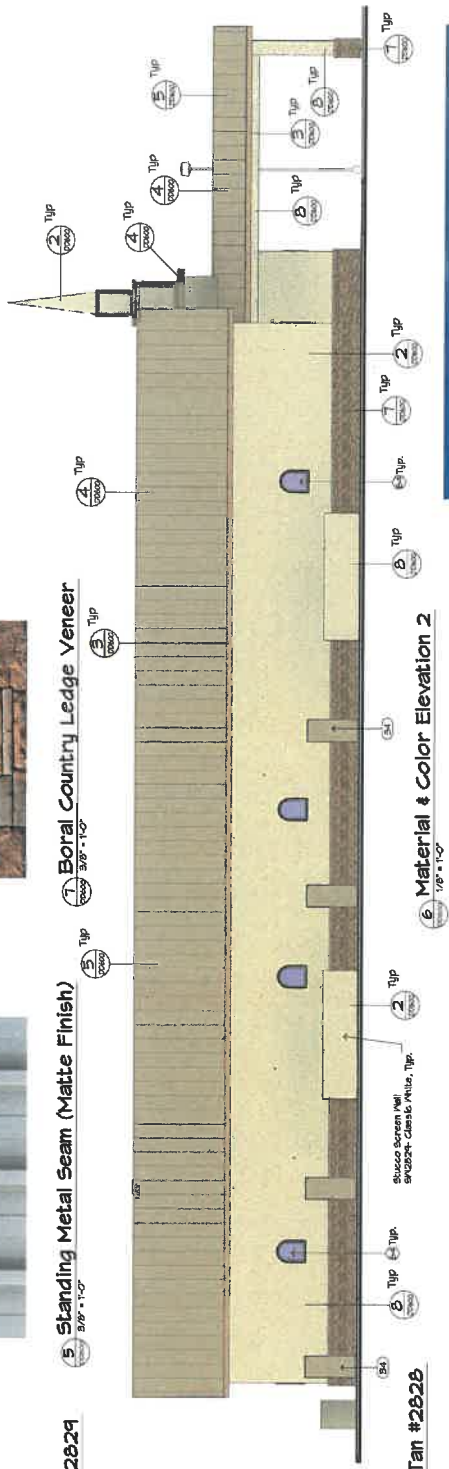
3 Sherwin-Williams Colonial Revival Tan #2828
1/2" x 1'-0"



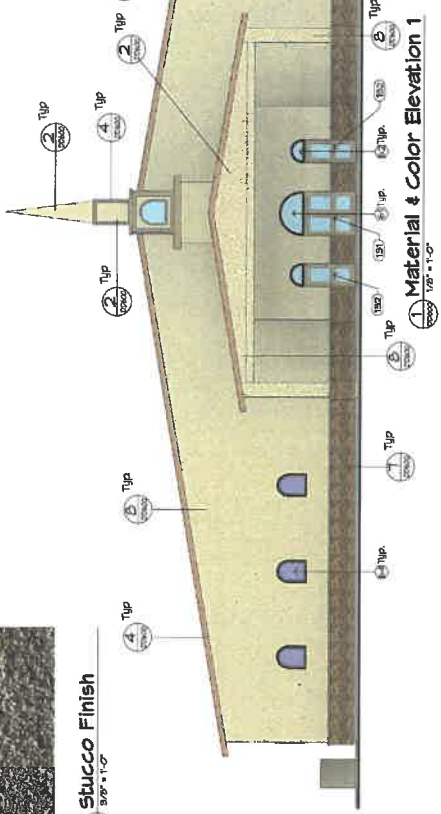
4 Sherwin-Williams Downing Sand #2822
1/2" x 1'-0"



6 Stucco Finish
5/8" x 1'-0"



8 Steeple Only (Standing Metal Seam Nail Not Used)
3/8" x 1'-0"



NOTE:
STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY.
FOR SPECIFIED COLOR, SEE SHEET DD900.

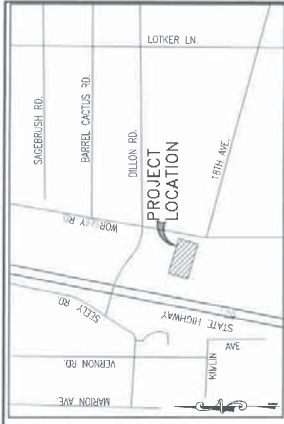
Window Schedule

Typ. Mark	Rough Opening	Net Size	Material	Paint Color
63	6'-0" x 8'-0"	5'-6" x 7'-6"	Use Glass Dividing Sash, Tip 1	Colonial Revival Tan
64	9'-0" x 1'-0"	8'-6" x 0'-6"	Half Circle Dividing Sash, Tip 2	Colonial Revival Tan
64	9'-0" x 4'-0"	8'-6" x 3'-0"	Standard Operable Windows	BRN

Door Schedule

Door Mark	Door Size	Frame Color	Finish
81	3'-0" x 8'-0"	Colonial Revival Tan	Colonial Revival Tan
81	3'-0" x 8'-0"	Downing Sand	Downing Sand
82	6'-0" x 8'-0"	Colonial Revival Tan	Colonial Revival Tan
114	6'-0" x 8'-0"	Colonial Revival Tan	Colonial Revival Tan
124	6'-0" x 8'-0"	Colonial Revival Tan	Colonial Revival Tan
124	6'-0" x 8'-0"	Downing Sand	Downing Sand
131	6'-0" x 8'-0"	Colonial Revival Tan	Colonial Revival Tan
132	6'-0" x 8'-0"	Downing Sand	Downing Sand

UNITED PENTECOSTAL CHURCH
PLOT PLAN
LOT LINE ADJUSTMENT NO. 05448



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER:
UNITED PENTECOSTAL CHURCH
ATTN: JAYSON ROYCE WALKER
1850 S. WORSLEY RD., SUITE 200
DESERT VALLEY SPRINGS, CA 92540
PHONE: (951) 841-2911
FAX: (951) 841-2911
E-MAIL: JAYSON@UPCCHURCH.COM

APPLICANT:
TGA ENGINEERING, INC.
3333 E. MAVO DRIVE, SUITE 200
DESERT VALLEY SPRINGS, CA 92540
PHONE: (951) 841-2911
FAX: (951) 841-2911
E-MAIL: TGA@TGAENGINEERING.COM

PREPARED BY:
TGA ENGINEERING, INC.
3333 E. MAVO DRIVE, SUITE 200
DESERT VALLEY SPRINGS, CA 92540
PHONE: (951) 841-2911
FAX: (951) 841-2911
E-MAIL: TGA@TGAENGINEERING.COM

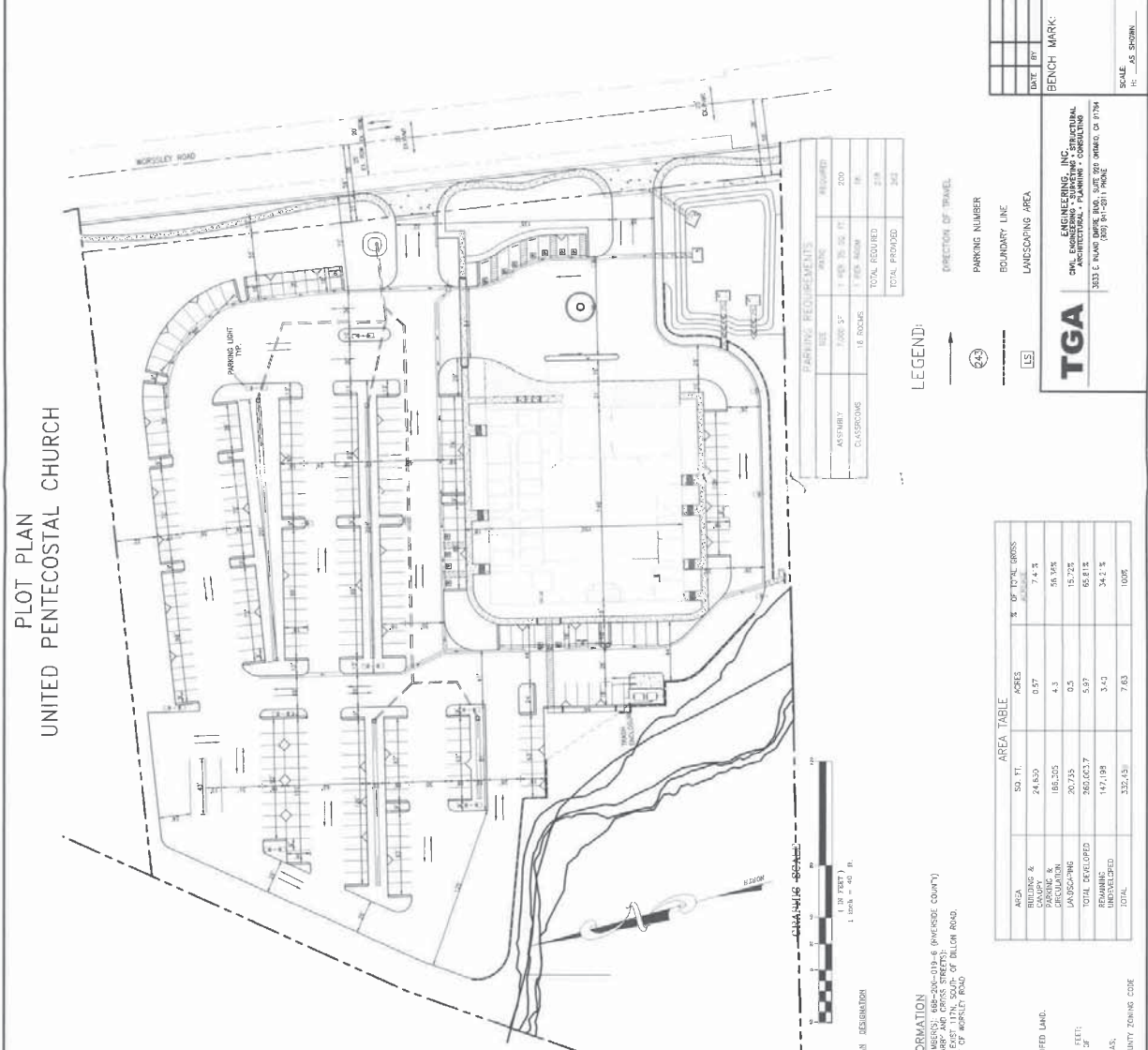
UTILITY PROVIDERS:
CABLE TELEVISION: DIRECT TV
30833 HILL STREET
HIGHLAND PALMS, CA 92276
PHONE: (951) 803-4973

WATER: MISSION SPRINGS MD
3333 E. MAVO DRIVE, SUITE 200
DESERT VALLEY SPRINGS, CA 92540
PHONE: (760) 339-6169

SEWER: SEPTIC DISPOSAL INC.
4698 EAST MERUETTE AVENUE
DESERT VALLEY SPRINGS, CA 92540
PHONE: (760) 339-6200

TRASH: DESERT VALLEY DISPOSAL INC.
4698 EAST MERUETTE AVENUE
DESERT VALLEY SPRINGS, CA 92540
PHONE: (760) 339-6200

SCHOOL DISTRICT: PALM SPRINGS
UNITED SCHOOL DISTRICT
1850 S. WORSLEY RD., SUITE 200
DESERT VALLEY SPRINGS, CA 92540
PHONE: (760) 339-6169



PARKING REQUIREMENTS REQUIRED

TYPE	AREA	REQUIREMENTS
ASSEMBLY	7,000 SF	1 PER 20 SEAT
CLASSROOM	18 INCHES	1 PER 100 SF
TOTAL REQUIRED		239
TOTAL PROVIDED		240

LEGEND:
LE - LANE ADJUSTMENT

SCALE: 1" = 40'
DATE: 06/14/2017
BY: TGA

BENCH MARK:
COUNTY OF RIVERSIDE
UNITED PENTECOSTAL CHURCH
EXHIBIT A (SITE PLAN)

AREA TABLE

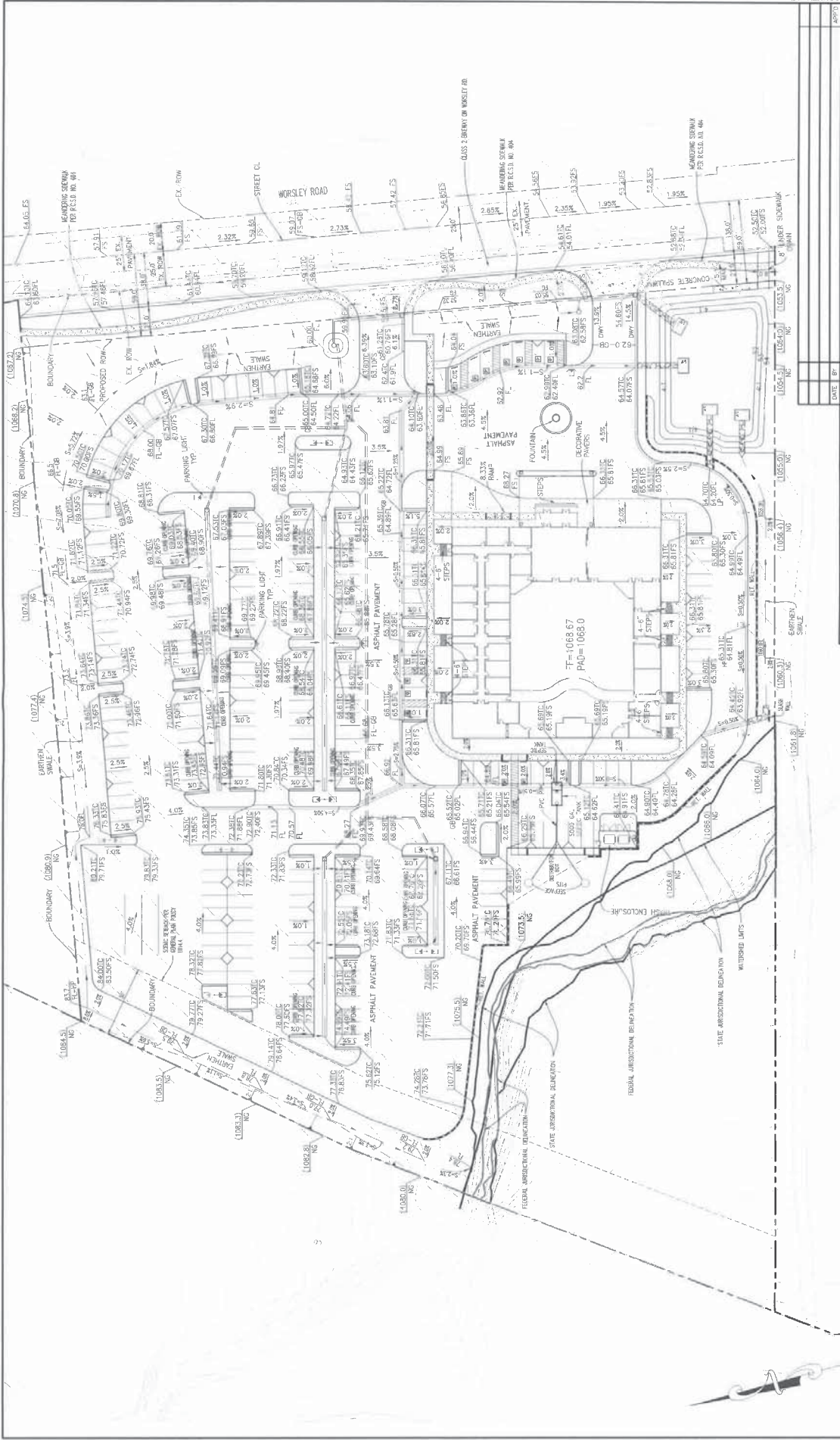
AREA	SQ. FT.	ACRES	% OF TOTAL ACRES
BUILDING & PARKING	24,830	0.57	7.4 %
LANDSCAPING	185,235	4.3	56.9%
TOTAL DEVELOPED	210,065	4.9	74.3%
TOTAL UNDEVELOPED	147,199	3.4	34.2%
TOTAL	357,264	8.3	100%

PROPERTY INFORMATION
GENERAL LOCATION: WORSLEY RD & BAYVIEW (COURTYARD)
GENERAL LOCATION: WORSLEY RD & CROSS STREETS
GENERAL LOCATION: WORSLEY RD & WORSLEY RD
GENERAL LOCATION: WORSLEY RD & WORSLEY RD

GENERAL NOTES:
1. THE LEGAL DESCRIPTION IS BASED UPON THE RECORD MAP NO. 14-208306 OF OFFICIAL RECORDS.
2. THE LEGAL DESCRIPTION IS BASED UPON THE RECORD MAP NO. 14-208306 OF OFFICIAL RECORDS.
3. THE LEGAL DESCRIPTION IS BASED UPON THE RECORD MAP NO. 14-208306 OF OFFICIAL RECORDS.

SHEET NO. 1
OF 2

FOR: AS SHOWN V. AS SHOWN



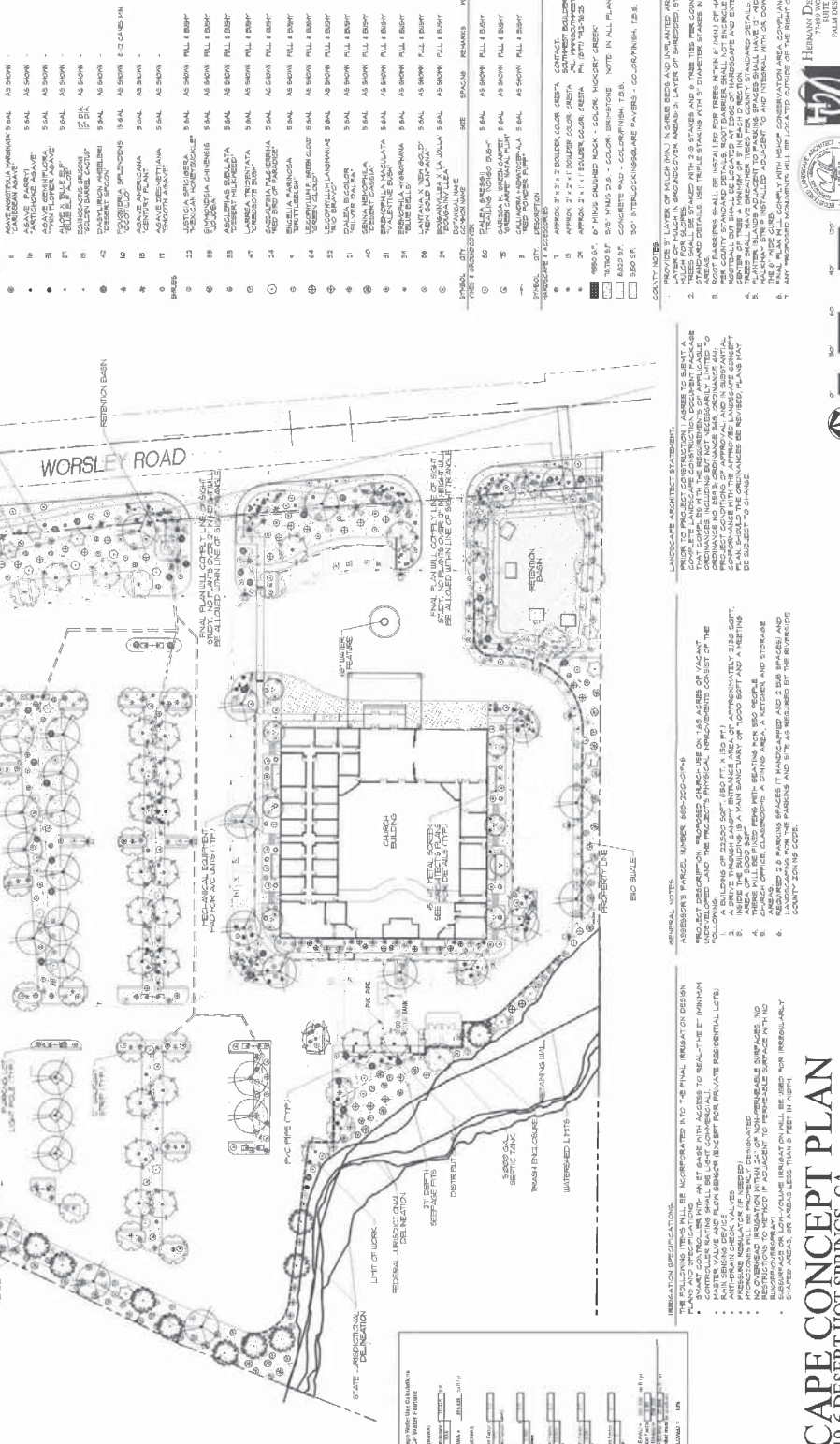
DATE: 07/11/2011	BY: JAS SPORN	SCALE: H. 1/8" = 1'-0"	V. 1/8" = 1'-0"	FORM: UNSET	NO. COUNTY: RIVERSIDE	FILE NO. COUNTY: RIVERSIDE
BENCH MARK:			COUNTY OF RIVERSIDE			
TGA			UNITED PENTECOSTAL CHURCH			
CONCEPTUAL ARCHITECTURAL PLANNING & CONSULTING			CONCEPTUAL GRADING			
3033 E. NIJAO BURE RUA, SUITE 200, OAKDALE, CA 91354			PENTECOSTAL CHURCH			
(909) 941-3111 PH/RE			OF 2 SHEETS			

TGA ENGINEERING, INC.
 CIVIL ARCHITECTURAL PLANNING & CONSULTING
 3033 E. NIJAO BURE RUA, SUITE 200, OAKDALE, CA 91354
 (909) 941-3111 PH/RE

GRAPHIC SCALE
 1" = 40' (H. RED)
 1" = 20' (V. BL)

UNITED CHURCH - COUNTY OF RIVERSIDE ~ LAND USE APPLICATION

PLANT LEGEND
SYMBOLS: TREE, PALM, SHRUB, SPREADER, CACTUS
DESCRIPTION: SYMBOLOGY AND SIZES FOR PLANTS
PLANT: SIZE: SPACING: REMARKS: INTER USE:



GENERAL NOTES

- 1. LAYERS SHALL BE INSTALLED IN THE ORDER SHOWN ON THESE NOTES.
2. ALL PLANTS TO BE INSTALLED SHALL BE IN COMPLIANCE WITH THE LOCAL AND STATE RECOMMENDATIONS FOR PLANTING AND MAINTENANCE.
3. ALL PLANTS TO BE INSTALLED SHALL BE IN COMPLIANCE WITH THE LOCAL AND STATE RECOMMENDATIONS FOR PLANTING AND MAINTENANCE.

IRRIGATION SPECIFICATIONS

- 1. ALL IRRIGATION SHALL BE UNDERGROUND.
2. IRRIGATION SHALL BE INSTALLED IN THE ORDER SHOWN ON THESE NOTES.
3. ALL IRRIGATION SHALL BE IN COMPLIANCE WITH THE LOCAL AND STATE RECOMMENDATIONS FOR PLANTING AND MAINTENANCE.

VICINITY MAP



LANDSCAPE CONCEPT PLAN
APN: 668-200-019-6 DESERT HOT SPRINGS, CA
UNITED PENTECOSTAL CHURCH
HERMANS DESIGN GROUP
PALM BEACH, CA
TEL: 561.374.5291
WWW.HERMANSDESIGN.COM

UNITED PENTECOSTAL CHURCH PROJECT



Architectural Perspective

NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY, FOR SPECIFIED COLOR, SEE SHEET DD600.

DD000

DATE: 11/22/18
 DRAWN BY: ALVD
 CHECKED BY: [Signature]

COVER SHEET
 UNITED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

ALVD CONSULTING
 Architecture Planning / Interiors / Project Management
 14077 Payson Dr #2051
 Chino Hills, California 91709
 Tony Burt: (929) 726-6799
 Michael Rappalano: (951) 231-0181
 www.alvdconsulting.com



Consulting Engineer

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

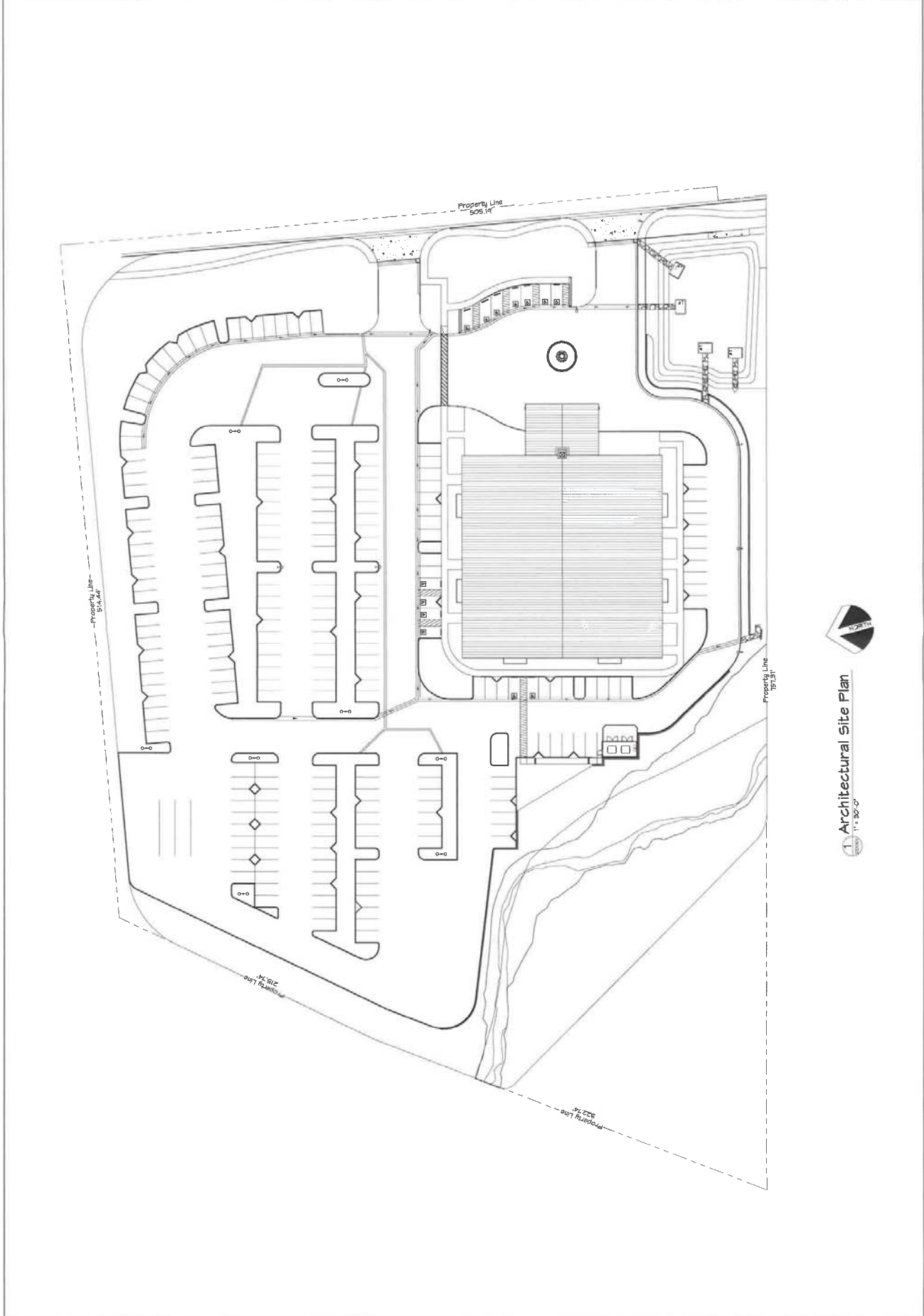
Consulting Engineer:
 REVISION SCHEDULE



Architecture Planning / Endemics / Project Management:
 LVD CONSULTING
 14071 Payton Dr., #2051
 Chino Hills, California 91709
 Tony Dawit: (925) 709-9799
 Michael Napobiano: (951) 231-0161
 www.lvdconsulting.com

SITE PLAN
 UNITED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

PROJECT NO.: 11PC2011-10
 DATE: 04/20/10
 A.L.D. 03/25/10
 DD001

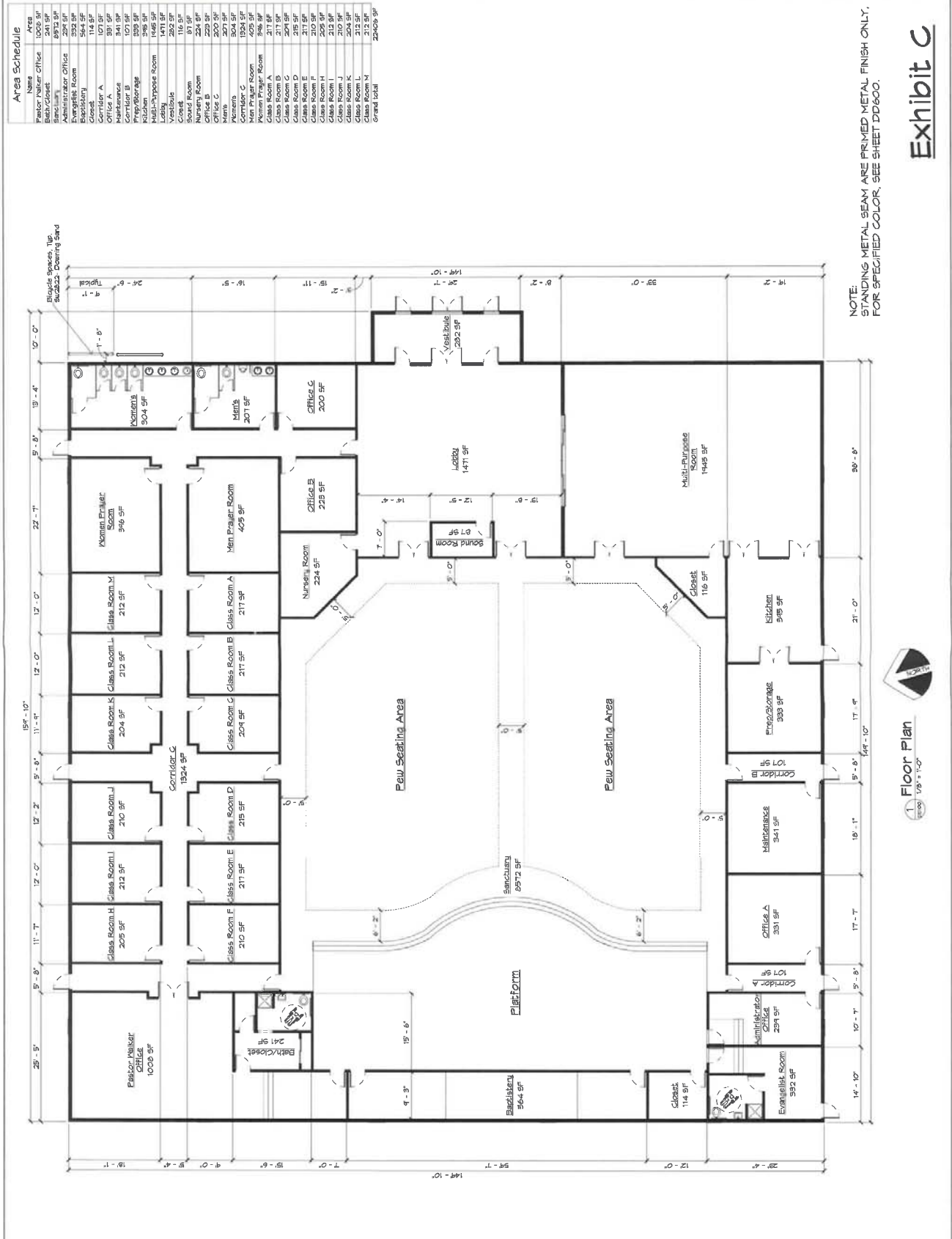


1 Architectural Site Plan
 1" = 30'-0"

UNTED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

CONSULTING
 L.T.D.
 Michael Napoleano: (951) 221-0181
 Tony Davis: (951) 709-8789
 14071 Payton Dr #2051
 Ontario, CA 91764

PROPOSED FLOOR PLAN
 UPGRADE-1B
 DRAWN BY: 1/22/2019
 A.L.P. 5/21/21 PM
 DD100



Area Schedule

Name	Area
Pewer Nailer Office	1003 SF
Bath/Closet	241 SF
Administrator Office	294 SF
Evangelist Room	332 SF
Restroom	107 SF
Corridor A	107 SF
Office A	331 SF
Maintenance	341 SF
Kitchen	598 SF
Prep/Storage	333 SF
Multi-Purpose Room	1495 SF
Vestibule	292 SF
Classroom	116 SF
Board Room	91 SF
Prayer Room	171 SF
Office B	223 SF
Office C	200 SF
Men's	207 SF
Men's Prayer Room	1304 SF
Men's Prayer Room	425 SF
Nursery	224 SF
Class Room A	217 SF
Class Room B	211 SF
Class Room C	209 SF
Class Room D	218 SF
Class Room E	217 SF
Class Room F	210 SF
Class Room G	212 SF
Class Room H	205 SF
Class Room I	212 SF
Class Room J	212 SF
Class Room K	204 SF
Class Room L	212 SF
Class Room M	212 SF
Class Room N	212 SF
Grand Total	22469 SF

NOTE: STANDING METAL BEAM ARE PRIMED METAL FINISH ONLY, FOR SPECIFIED COLOR, SEE SHEET DD600.



Exhibit C

Floor Plan
 1/8" = 1'-0"

NO.	DATE	DESCRIPTION

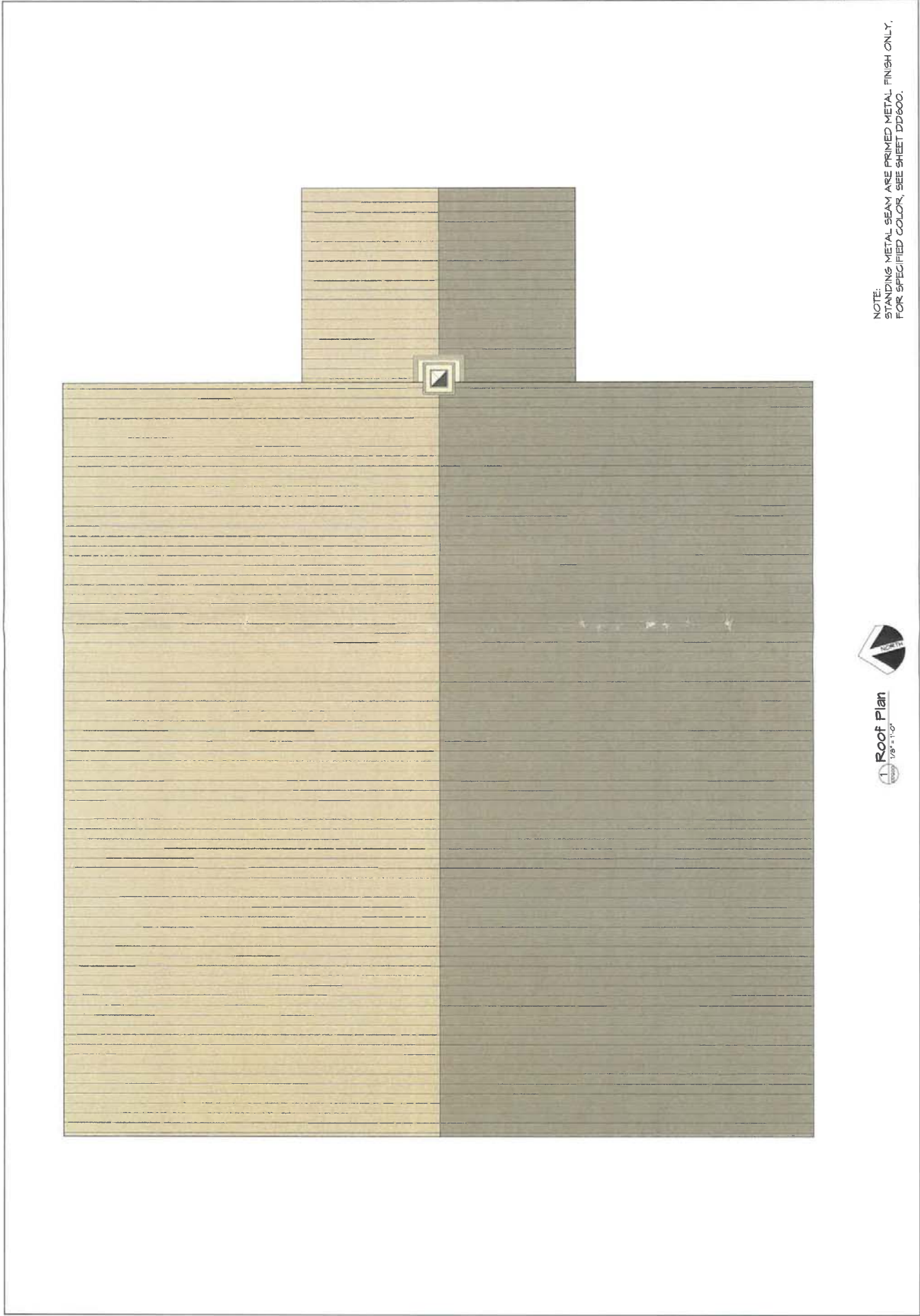
Consulting Engineer



Architecture Planning / Estimating / Project Management
 www.aipdconsulting.com
 Michael Repollett: (951) 231-0181
 Tony Chant: (951) 709-6769
 Chris Hills, California 91709
 14071 Peyton Dr., #2051

PROPOSED ROOF PLAN
 UNITED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

PROJECT NO: JPC2017-18
 SHEET NO: 42229
 DATE: 12/20/17
 DRAWN BY: JPC
 CHECKED BY: JPC
 DD200



NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY. FOR SPECIFIED COLOR, SEE SHEET DD600.



NO.	DATE	DESCRIPTION

Consulting Engineer



16071 Peyton Dr. #2051
 Corona Hills, California 92709
 Tony David, (626) 704-5788
 Michael Napchano, (651) 231-0181
 www.mhdcosulting.com

Architecture Planning / Entitlements / Project Management

UNITED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

PROJECT NO: UP0201-19
 DRAWING NO: EX0201-19
 ALVD
 SHEET
DD300

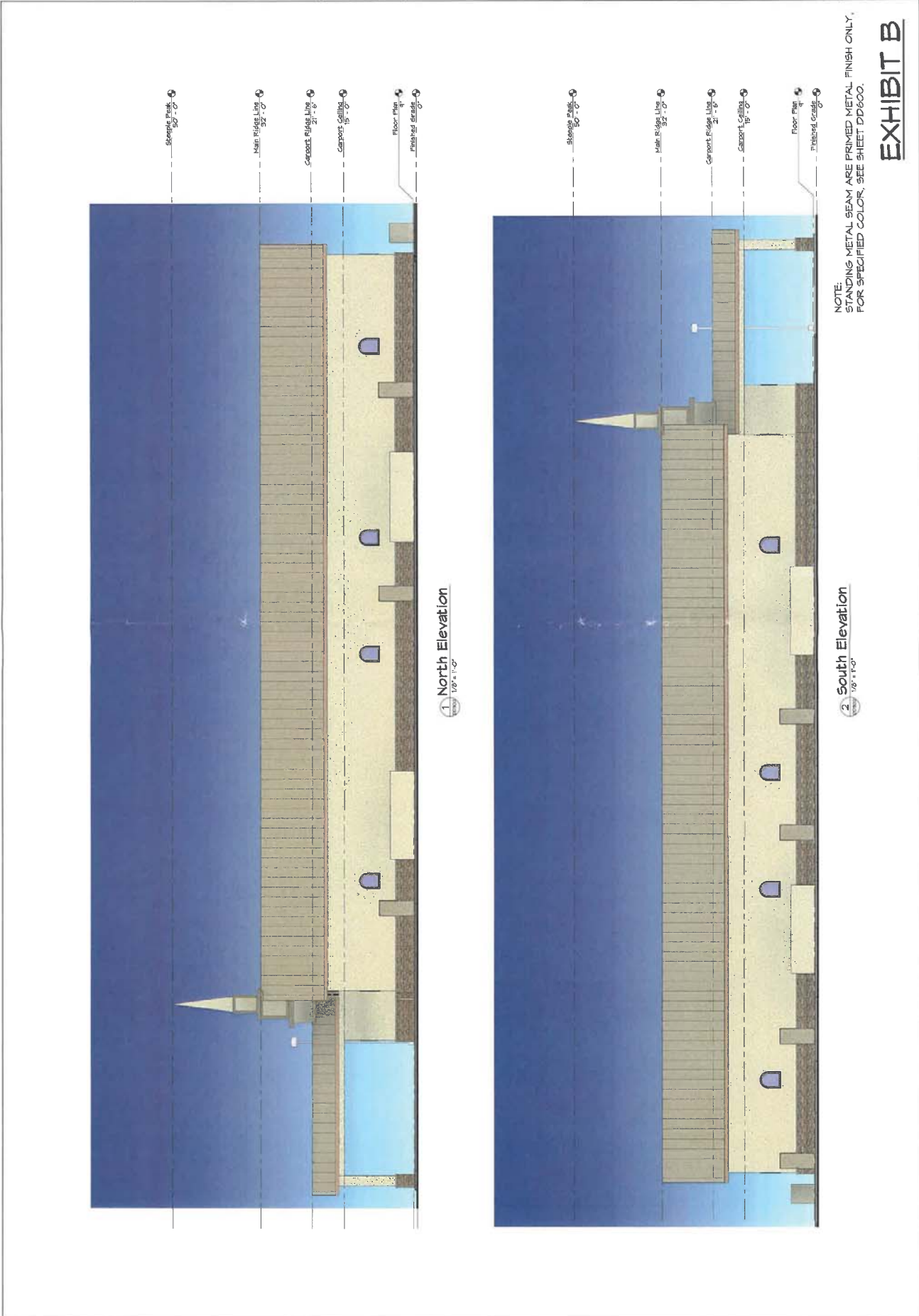


EXHIBIT B

NO.	DATE	DESCRIPTION

Consulting Engineer

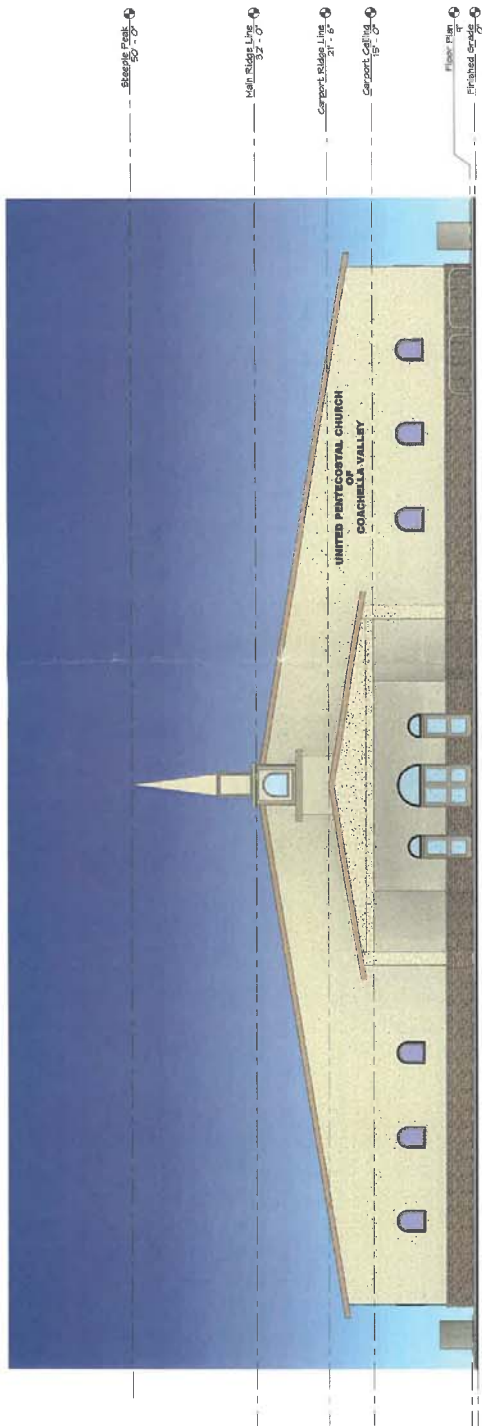


ALVD CONSULTING
 Architecture Planning / Exhibitions / Project Management
 14077 Peyton Dr #2051
 Chino Hills California 91709
 Michael Negrelli: (951) 231-0181
 www.alvdconsulting.com

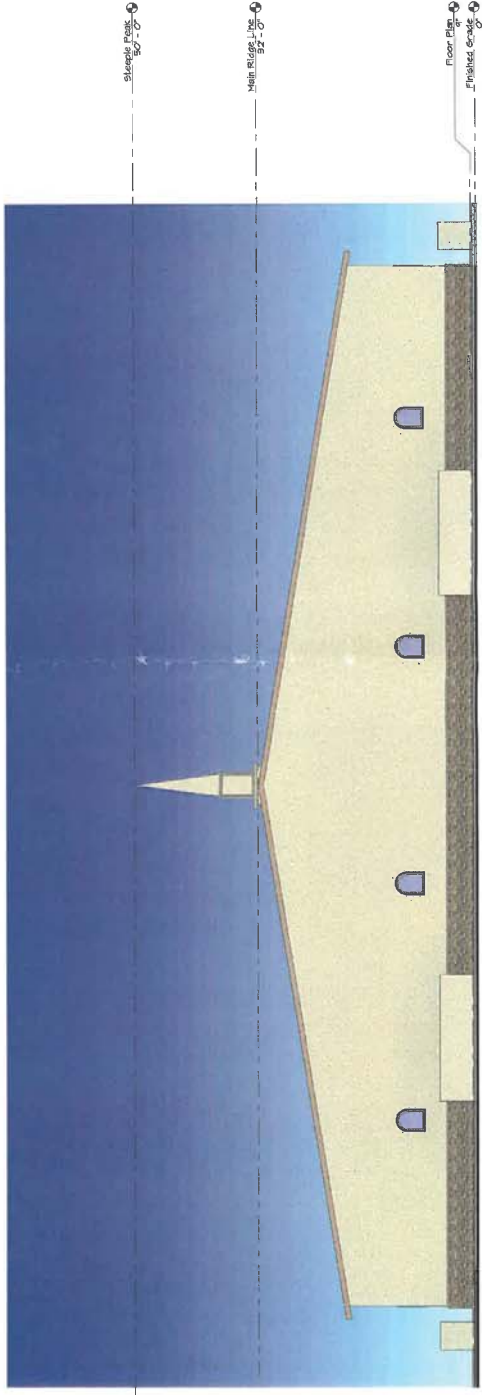
BUILDING ELEVATIONS
 UNITED PENTECOSTAL CHURCH
 DESERT HOT SPRINGS, CA 92282

DATE: 07/20/18
 DRAWN BY: A.V.D.
 CHECKED BY: A.V.D.
 SHEET:

DD301



1 East Elevation
 1/8" = 1'-0"



2 West Elevation
 1/8" = 1'-0"

NOTE:
 STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY.
 FOR SPECIFIED COLOR, SEE SHEET DD800.

EXHIBIT B

NO.	DATE	DESCRIPTION

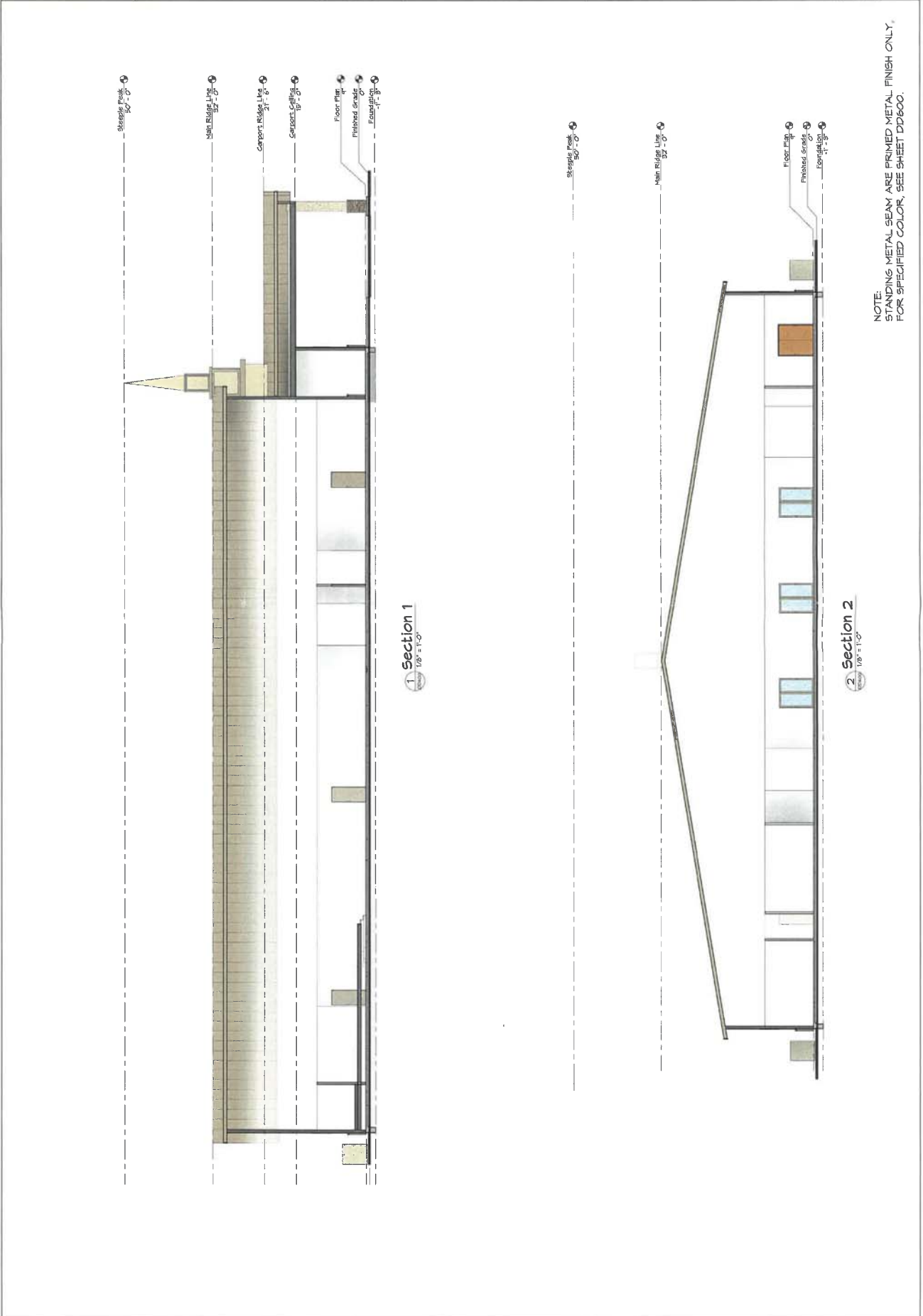
Consulting Engineer:



Architecture Planning / Interiors / Project Management
 www.mndconsulting.com
 Michael Napolitano: (951) 231-0181
 Tony Brand: (626) 709-8799
 Chris Mills: (626) 817-9179
 14071 Peyton Dr. #2051
 Orange Hills, California 91709

UNITED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

BUILDING SECTIONS
 SHEET: **DD400**
 PROJECT: 23-0203
 ALVD: 2/1/2024
 UPG001T-19



NO.	DATE	DESCRIPTION
01		
02		
03		
04		
05		
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07		
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12		

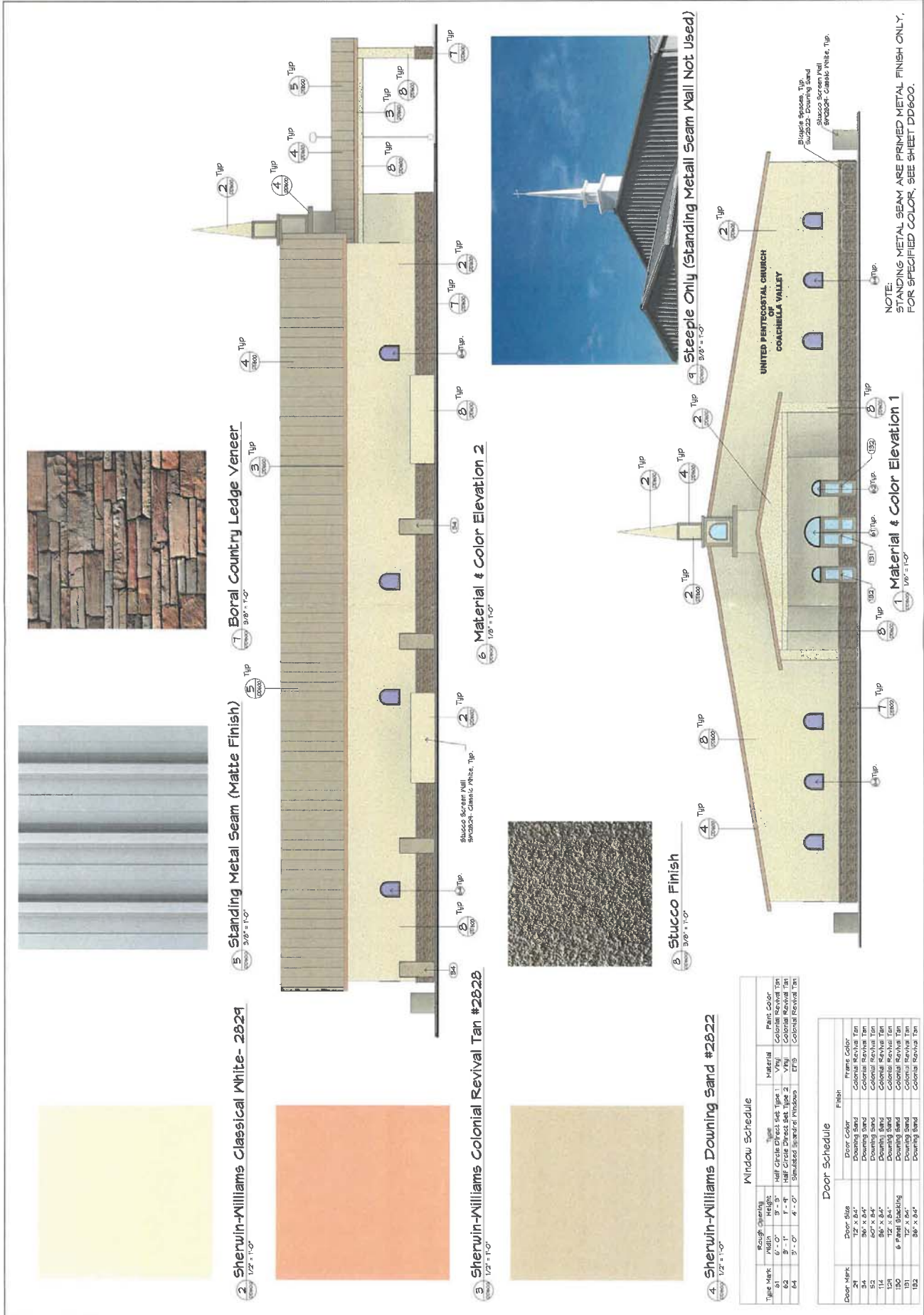
Consulting Engineer



14071 Payton Dr #2051
 Orange Hills, California 91790
 Tony Davis: (928) 709-6789
 Michelle Napoliello: (951) 231-0191
 www.ltdconsulting.com

UNITED PENTECOSTAL CHURCH
 APN: 668-200-0196
 DESERT HOT SPRINGS, CA 92222

UP:02011-D
 PROJECT: 1426216
 ALD: 2/23/24
 SHEET: DD600



1 Boral Country Ledge Veneer
 3/8" x 1'-0"



5 Standing Metal Seam (Matte Finish)
 3/8" x 1'-0"



2 Sherwin-Williams Classical White-2829
 1/2" x 1'-0"



3 Sherwin-Williams Colonial Revival Tan #2828
 1/2" x 1'-0"



8 Stucco Finish
 3/8" x 1'-0"

6 Material & Color Elevation 2
 1/8" x 1'-0"

Type Mark	Height	Material	Paint Color
B1	6'-0"	Half Circle Direct Set Type 1	Colonial Revival Tan
B2	9'-0"	Half Circle Direct Set Type 2	Colonial Revival Tan
B4	9'-0"	1/2" Round Imperial Profiles	Colonial Revival Tan

Window Schedule

Door Mark	Door Size	Frame Color	Finish
D1	12' x 8'-6"	Colonial Revival Tan	Colonial Revival Tan
D2	6'0" x 8'-6"	Colonial Revival Tan	Colonial Revival Tan
D3	6'0" x 8'-6"	Colonial Revival Tan	Colonial Revival Tan
D4	6'0" x 8'-6"	Colonial Revival Tan	Colonial Revival Tan
D5	6'0" x 8'-6"	Colonial Revival Tan	Colonial Revival Tan
D6	6'0" x 8'-6"	Colonial Revival Tan	Colonial Revival Tan
D7	6'0" x 8'-6"	Colonial Revival Tan	Colonial Revival Tan
D8	6'0" x 8'-6"	Colonial Revival Tan	Colonial Revival Tan

Door Schedule

NOTE: STANDING METAL SEAM ARE PRIMED METAL FINISH ONLY. FOR SPECIFIED COLOR, SEE SHEET DD600.

REVISION SCHEDULE	
DATE	
DESCRIPTION	

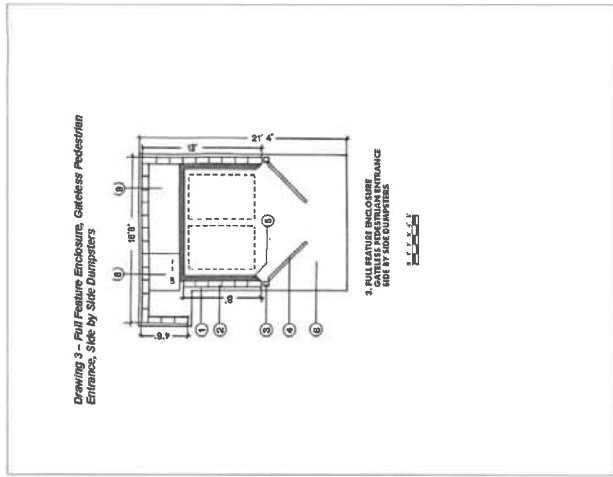
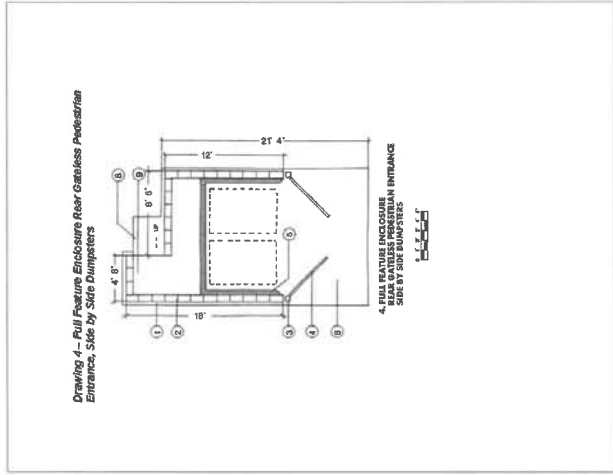
Consulting Engineer



Architecture Planning / Endusements / Project Management
 www.mjdcconsulting.com
 Michael Joseph, License No. 19517, 231-0181
 Tony Brand, License No. 709-9798
 Chris Hill, License No. 81793
 14071 Payton Dr. #2051
 Chino Hills, California 91709

TRASH ENCLOSURE
 UNITED PENTECOSTAL CHURCH
 APN: 668-200-019-6
 DESERT HOT SPRINGS, CA 92282

PROJECT NO: UF-C0011-19
 DRAWING: TRASH ENCLOSURE
 ALVD 3/26/2019
 SHEET: DD601
 1 OF 1

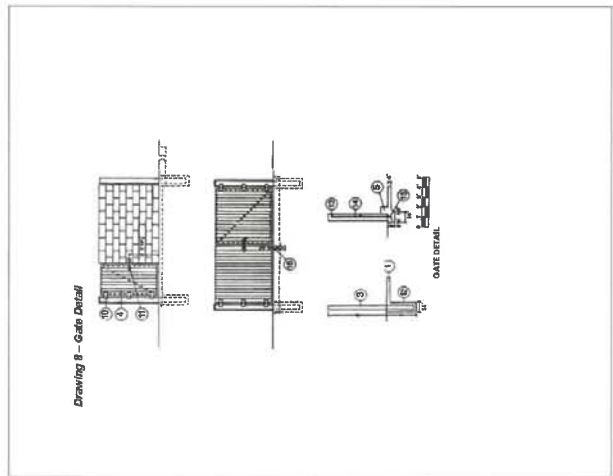
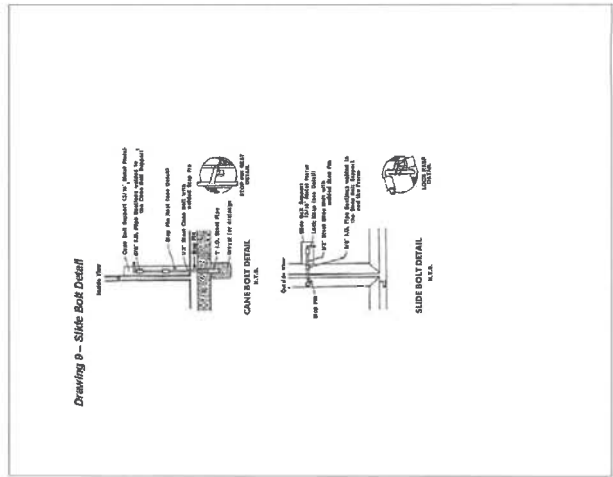
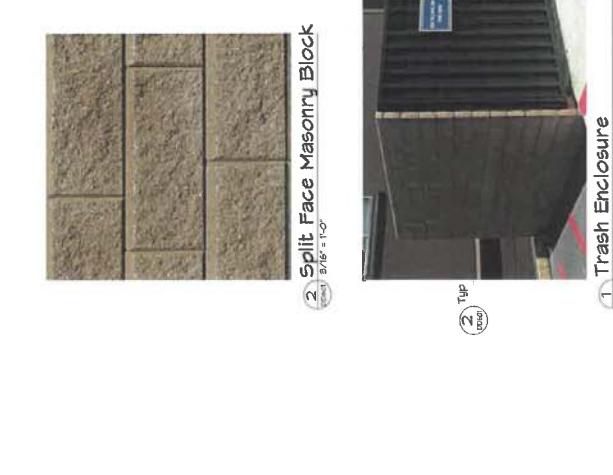


PROVISIONS: _____
 OTHER: _____

CITY OF RIVERSIDE TRASH ENCLOSURE CONSTRUCTION NOTES

- 4" PCC foundation, extending 4" beyond enclosure walls, over 80% compacted base.
- 6" x 8" x 16" CMU blocks, 8" high masonry walls, constructed to comply with applicable California and Design Review Board approval.
- 6" square 20# steel reinforcement tubes, concrete filled, 2" clearance between tube and walls.
- 6" square 20# steel reinforcement tubes, concrete filled, 2" clearance between disposal binning. Continuous wall at joints.
- 6" x 6" PCC curb.
- 6" thick PCC leading pad over 80% compacted base, 4% maximum slope.
- Pedestrian gate, constructed to standards of Construction Note 4.
- Access ramp (use where raised walkway is to be installed).
- 6" raised PCC walkways, 36" wide (optional).
- 3/8" metal hinge continuously welded to gate and jamb tube.
- 3/8" metal plate with side bolt assembly welded in place (see detail).
- 3/8" metal hinge.
- 4# horizontal rebar.
- 4# vertical rebar @ 32" O/C in PCC (fill call).
- 4# re-bar continuous in footing under walls and gate openings.
- Cane bolt and cane bolt receptacle (see detail sheet).

- Note: Tie-in concrete trash enclosure, built to equivalent specifications are also acceptable, if approved by the design review board under staff.



1. TRASH ENCLOSURE
 3/6" x 1/2"

2. TIP
 3/6" x 1/2"

3. SPLIT FACE MASONRY BLOCK
 3/6" x 1/2"

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42892
Project Case Type (s) and Number(s): PP26164

Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Jason Killebrew, Urban Regional Planner IV
Telephone Number: 760 863-7684
Applicant's Name: United Pentecostal Church
Applicant's Address: PO Box 596 Desert Hot Springs CA 92240

I. PROJECT INFORMATION

Project Description: A request by the applicant, United Pentecostal Church, to construct a 22,406 square foot church containing an 8,572 square foot sanctuary area and 262 parking spaces on a 7.63 gross acre parcel. In addition, ancillary church uses proposed include: administrative offices, evangelist room, baptistery, kitchen, multi-purpose room, lobby, vestibule, sound room, nursery room, men's prayer room, and classrooms. The maximum height of the church building is 32 feet with a proposed 50-foot high steeple (architectural feature). The project will provide 262 parking spaces on 7.63 gross acres. – APN: 668-200-019

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

B. Total Project Area: 7.63 acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area: 22,406	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 668-200-019

Street References: Northerly of I-10, easterly of SH 62, westerly of Worsley Road, and southerly of Dillon Road

Section, Township & Range Description or reference/attach a Legal Description: A parcel of land lying within the northeast quarter of the southeast quarter (NE1/4 SE1/4) of Section 7 and within the northwest quarter of the southwest quarter (NW1/4 SW1/4) of Section 8, all in Township 3 South, Range 4, East of the San Bernardino Meridian, County of Riverside, State of California,

D. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located at the southeastern base of the San Bernardino Mountains, and consists of relatively gentle sloping terrain that slopes downward in a northwest to southeast direction. The existing drainage course follows this sloping direction. The terrain in the project area generally slopes to the southeast on an alluvial fan. The majority of the surrounding properties are primarily vacant and undeveloped with the exception of a solar facility just east of the subject site located at the southeast intersection of Dillon Road and Worsley Road. Wind turbine facilities are located south of 18th Avenue, and Highway 62 to the west. There are also some parcels scattered northeast of the subject site developed as single family residential lots.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project site has a General Plan Foundation Component and Land Use Designation of Rural: Rural Desert (R:RD). The Rural Desert designation is generally applied to remote desert areas where government and neighborhood serving, small-scaled commercial uses are allowed. The proposed church use would be consistent with this designation with access to Highway 62 allowing the church site to serve the rural community. In addition, the proposed church use will not conflict with any General Land Use policies.

The proposed project site is located within the W-2 Zone (Controlled Development Area). Ordinance No. 348, Article XV, Section 15.1.C.7 identifies "Churches, temples, and other places of religious worship" as a permitted use, subject to a Plot Plan approval. The project has submitted a plot plan application (PP26164) that this initial study is analyzing to ensure compliance with the California Environmental Quality Act. The project as proposed meets all the development standards of Ordinance No. 348 and therefore is consistent with subject zoning.

2. **Circulation:** The proposed project has been reviewed by the Riverside County Transportation Department. The project would take primary access from Worsley Road, which front the subject site to the east. The existing circulation to the site has been deemed adequate. All potential impacts to the General Plan Circulation Element have been analyzed in this initial study. The project is not proposing to make any changes to the existing circulation.
3. **Multipurpose Open Space:** The proposed project will not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The proposed project is not located with any CVMSHCP conservation area. The nearest conservation area is located to the west, on the west side of Highway 62, approximately 2,000 feet from the proposed project. The site, although not in a conservation area, is located within a fee area, and would be subject to any applicable fees. The proposed project will not conflict with any General Plan Multipurpose Open Space policies.
4. **Safety:** The proposed project is not located within a mapped Fault Zone, but is within an area that has a moderate susceptibility to liquefaction and susceptible to subsidence. A preliminary geotechnical report was prepared that provided a number of required recommendations, as well as the project's mandatory compliance with the California Building Code, to ensure structures at the site will be appropriately designed. The site is located in an area that is sensitive to flooding. A hydrology study was prepared by TGA Engineering, Inc. and reviewed by the Riverside County Flood and Water Conservation District and concluded that the 100-year storm events existing and proposed would be practically equal, therefore the project will not trigger a flood related impact. The project site is not located within a high fire hazard area. The proposed project will be required to comply with all applicable local and state regulations, including the California Building Code (through the Building and Grading Permits) to ensure health and safety. In addition, the proposed project has allowed for sufficient access to the site for emergency response through project design and the payment of development impact fees. The proposed project is consistent with the Safety Element of the General Plan.
5. **Noise:** The proposed use is a church facility surrounded by primarily vacant land with sparsely scattered residential to the west (across from Highway 62) and a renewable energy

uses directly to the east. A Noise Impact Analysis, prepared by Kunzman Associates, Inc., that concluded that the project would generate short-term noise from construction, and long-term operational noise associated with the project and its parking lot. However, Peak hour operational noise from the proposed church, as designed, will not exceed the levels adopted by the County of Riverside. Therefore, the project will not conflict with any General Plan Noise Element policies.

6. **Housing:** No Housing is proposed or associated with the project. The subject site is vacant and designated Rural Desert, where a single-family residence would be allowed at a density of one dwelling unit per 10 acres. The subject site is approximately 7.63 acres and could support the construction of one single-family residence. Therefore, the proposed project would not result in the displacement of significant number of existing housing, nor create a need for new housing. The proposed project will not conflict with the General Plan Housing Element policies.
7. **Air Quality:** The proposed project includes site preparation and construction-related activities. The proposed project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.
8. **Healthy Communities:** There are no communities in the immediate vicinity of the project site. The proposed project will not conflict with the Healthy Communities Element of the General Plan.

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

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Desert

E. Overlay(s), if any: None

F. Policy Area(s), if any: San Gorgonio Pass Wind Energy

G. Adjacent and Surrounding:

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

2. **Foundation Component(s):** Rural

3. **Land Use Designation(s):** Rural Desert

4. **Overlay(s), if any:** None

H. Policy Area(s), if any: San Gorgonio Pass Wind Energy

I. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

J. Existing Zoning: Controlled Development W-2

K. Proposed Zoning, if any: None

L. Adjacent and Surrounding Zoning: Controlled Development W-2 to the West, South and North; and Wind Energy Resource to the East.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input checked="" 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 type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
<input type="checkbox"/> I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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


Signature

4/10/18
Date

Jason Killebrew,
Project Planner
Printed Name

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: a) The proposed project is located adjacent to California State Route 62 (Highway 62), a state designated scenic highway corridor. The site is currently vacant and is surrounded to the south and east by renewable energy developments (solar and wind energy systems) that are visible from Highway 62. The proposed church has been designed to blend into the existing desert panorama area utilizing lighter earth tones and stone treatments. The proposed church building would be approximately 32 feet with a steeple element reaching 50 feet, shorter than the wind energy turbines in the area. The proposed church building is located approximately 350 feet from Highway 62. The site will adhere to the General Plan Land Use Policy 14.4, maintaining an excess of 50 feet from the scenic corridor’s highway. Adherence to this requirement would result in a less than significant impact upon the identified scenic highway corridor.

b) The proposed project has been designed to incorporate colors that will blend into the existing scenic corridor. The project will also incorporate native landscaping that will complement the finish building color. These project design features will enhance the site and will not 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. No impact will occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The project site is located approximately 41.9 miles from Mt. Palomar Observatory and within Zone B of Ordinance No. 655. The proposed project will create a new source of light which would generally accompany development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area, as the use of the site would predominately occur during the daytime. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would generally accompany development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Therefore, the impact is considered less than significant.

b) Surrounding land uses are vacant with the exception of wind turbines and a solar facility to the south and a business on the opposite side of Highway 62. The project proposes constructing a 22,406 square foot church building on 7.63 gross acres. The amount of light that will be created is consistent with existing levels of surrounding existing uses and is not considered substantial. The nearest residential parcels are scattered approximately 2,580 feet to the northeast of the project site. At this distance it is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not anticipated that these residential properties would be exposed to unacceptable light levels created by the proposed project. Therefore, impacts to light levels will be considered less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The proposed project is located on land designated as Urban-Built up land. There are no lands on or surrounding the project that is designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, no impact will occur.

b) The project site is surrounded by vacant undeveloped land with the exception of wind turbines and a solar facility to the south and east. The site is not located within an Agricultural Preserve, nor would it conflict with existing agricultural zoning, use or land subject to a Williamson Act contract. Therefore, no impact will occur.

c) The proposed project is not located within 300 feet of agriculturally zoned property. Therefore, no impact will occur.

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

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

5. Forest

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

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

Findings of Fact:

a-c) No lands within the project site are zoned for forest land, timberland, or timberland zoned Timberland production. Therefore, the project will have not result in the loss of forest land or cause other changes in the existing environment which could result in the conversion of forest land to non-forest use. Thus, no impacts will occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: SCAQMD CEQA Air Quality Handbook, Air Quality and Greenhouse Gas Assessment prepared by Lilburn Corporation (March, 2017)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2016 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2016 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities which would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a) The 2016 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designation and, and population estimates. The site is currently vacant with sparsely scattered residential uses approximately 2,600 feet away, energy producing facilities to the south and west, and existing business to the west on the west side of Highway 62. In addition, the Transportation Department has reviewed this project and determined that the potential increase in traffic is not significant and does not warrant a traffic study. The increase in vehicle trips and potential increase in air quality emissions generated by the property will be less than significant and within an acceptable threshold. The population proposed by this project will not obstruct the implementation of the 2016 AQMP.

b) Short term air quality impacts would occur during site preparation, including grading and equipment exhaust. The project was screened using the CalEEMod version 2016.3.1 emissions model and concluded that the major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading. This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. These standard conditions will reduce emissions to the lowest amounts feasible. Construction emissions were screened and quantified in the Air Quality and Greenhouse Assessment, to document the effectiveness of these control measures. Therefore, short-term, construction emissions from the proposed project will not result in a significant impact.

The long-term, operational emissions from the proposed project would occur during the projects operation primarily through vehicle trip emissions. Operational emissions include Energy (generation and distribution of energy to use), Area (church land use), Mobile (CalEEMod default for a 450 fixed pew place of worship: 275 weekday trips, 405 Saturday trips, and 833 Sunday trips), and GHG emissions. Based on Table 8 of the Air Quality and Greenhouse Assessment, all operational emission categories would not exceed the SCAQMD thresholds, and therefore would not result in a significant impact. The project would not exceed the Riverside County's GHG screening threshold of 3,000 CO₂e per year, therefore consistent with the Riverside County's Climate Action Plan. Furthermore, as demonstrated in Table 10 of the Air Quality and Greenhouse Assessment, the project would not exceed the Localized Significance Emission Thresholds established by the SCAQMD *Final Localized Significance Threshold Methodology, 2003*. Therefore, while the potential that vehicle trips may increase due to the project is self-evident because the proposed project is a new church which will be built on vacant land, the vehicle trips and subsequent air quality emissions are considered to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses within 1 mile of the project include some scattered single-family residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, manufacturing uses, or generate significant odors. The proposed project is compatible with surrounding existing land use designations, the vehicle trips and subsequent air quality emissions is considered to be less than significant due to the size and scope of the project.

e) An Air Quality Assessment, prepared by Lilburn Corporation, dated March 23, 2017, indicates that surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The proposed church uses are not anticipated to create objectionable odors affecting a substantial number of people. The threshold for odor is if a project creates an odor nuisance pursuant to SCAQMD Rule 402, Nuisance. The type of facilities typically considered to have objectionable odors include wastewater treatment plants, compost facilities, landfills, solid waste transfer stations, fiberglass manufacturing facilities, paint/coating operations, dairy farms, petroleum refineries, asphalt batch plants, chemical and food manufacturing facilities. The proposed project will operate as a church and would not generate the type of uses that would lead to the generation of objectionable odors. The proposed project is compatible with its surrounding uses consisting of single and multi-family residences in that any odor the project may potentially create, it will be similar in scope and scale as the existing surrounding uses and therefore, less than significant impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Habitat Assessment, including MSHCP Consistency Analysis, Prepared by Gonzales Environmental Consulting, LLC. (September 26, 2017)

a) The proposed project is not located within the Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) Conservation Area. A Habitat Assessment Including MSHCP Analysis was prepared by Gonzales Environmental Consulting, dated August 19, 2017 to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant.

b) The Habitat Assessment prepared by Gonzales Environmental Consulting, dated August 19, 2017 did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). The Habitat Assessment and focused presence/absence surveys for burrowing owl were conducted and found no signs of burrowing owl, and any other sensitive species using the proposed project site or the zone of influence. The project will be conditioned to conduct burrowing owl services prior to the initiation of construction activities. This is a condition of approval and is not considered to be mitigation for the project. Based on the data collected by Gonzales Environmental Consulting, there will be less than significant impacts related to threatened or endangered species.

c) A Habitat Assessment prepared by Gonzales Environmental Consulting, dated August 19, 2017 concluded that no conservation land would be required to be set aside, and that no riparian areas were present on the subject site. In addition, the assessment determined that no significant habitat exists on-site. The project site has been vacant and undeveloped for some time. A desert dry wash was found on the southwesterly property line of the proposed project site that would fall under the jurisdictions of the Army Corp of Engineers, California Department of Fish and Wildlife, and California Regional Water

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Control Board. The project has been re-designed to move the project area completely out of these jurisdictional boundaries. However, the project will be conditioned to obtain permits from the Army Corp of Engineers, California Department of Fish and Wildlife and California Regional Water Quality Control Board if grading and construction activities were to deviate from the site design and encroach into these jurisdictions. This is a condition of approval and is not considered to be mitigation for the project. Therefore, the project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as 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. Therefore, impacts will be less than significant.

d-f) The Habitat Assessment, prepared by Gonzales Environmental Consulting, dated August 19, 2017 did not identify any site features, water bodies, or waterways that would support any resident or migratory fish or wildlife species. The assessment concluded that the site did not contain significant suitable habitat. The project will be conditioned to comply with the Migratory Bird Treaty Act. This is a condition of approval and is not considered to be mitigation for the project. Therefore, less than significant impacts to wildfire corridors are anticipated.

g) Based on the Habitat Assessment, prepared by Gonzales Environmental Consulting, dated August 19, 2017, the project is consistent with the policies of the General Plan, the MSHCP, and all other guidelines and regulations applicable to the site. The project is consistent with all applicable Ordinances. The assessment determined that there were no Oak trees or other trees of special concern on the site and therefore no impacts will occur.

Based on the Habitat Assessment Including MSHCP Analysis prepared by Gonzales Environmental Consulting, dated August 19, 2017 the cumulative effects of the proposed church project on biological resources are considered insignificant for the following reasons:

1. The proposed best management practices (BMP's) are part of the requirement for the proposed project by the Colorado River Regional Water Quality Control Board for protection of surface water quality in the Whitewater River Watershed from sediments in the proposed project runoff.
2. The disturbed habitat present is not contiguous with any blocks of habitat. Preserving the proposed project site would provide limited biological value because of the frequent anthropogenic disturbances that already occur on the project site.
3. If the proposed project is not constructed, potential impacts to the existing area would still occur as a result of sediment, erosion, population of invasive species and unauthorized disposal activities on the site.

Anticipated impacts to sensitive wildlife species would be less than significant, for the following reasons:

- (a) The majority of the potentially impacted species are common species and not Species of Special Concern;
- (b) The project area is vacant and undeveloped but already disturbed by the existing anthropogenic activities and surrounding developments; and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(c) The species of special concern expected to occur in the project area would only do so as rare or occasional visitors, under current conditions.

Findings of Fact:

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson, 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 County Archaeologist Heather Thomson, 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 measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based upon analysis of records and a survey of the property by Archaeological Associates, 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. Results of the survey can be found in a report dated September 2017 and titled PDA05097- A Cultural Resources Assessment of a 7.63-acre Project as Shown on Plot Plan 26164 Located Southwest of the Intersection of Dillon and Worsley Roads, near Desert Hot Springs, Riverside County.

b) This project will have a less than significant impact change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5 as no known previously identified archaeological resource exists on site.

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) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Application Material

Findings of Fact: a-b) In accordance with the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, no active faults are known to venture through the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on the review of regional geologic maps and GIS data (USGS 2008 Interactive an approximate source) the site is approximately 1.47 kilometers to the closest known active fault anticipated to produce the highest

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground accelerations (Caltrans ARS online, and USGS Earthquake Hazard Programs). However, based, on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site. Therefore, the potential for this site to be affected by surface fault rupture is considered less than significant.

Mandatory compliance with the California Building Code (CBC), will require structures proposed to be constructed on the site to be designed to resist the effects of seismic ground motion. Application of this requirement, the project design features, and construction BMP would result to a less than significant impact for earthquake related impacts.

Mitigation: No Mitigation is required.

Monitoring: No Monitoring is required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 “Generalized Liquefaction”, Application Material

Findings of Fact: A liquefaction analysis were as part of the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017 and were performed for the existing un-graded and proposed graded conditions. The analysis was conducted under the assumption of a conservative groundwater level of five (5) feet, representing the historic high groundwater level and the minimum thickness of the proposed compacted fill pad. The analysis of post-graded conditions determined that potentially liquefiable earth materials were not encountered in Boring B-1 below the minimum recommended removal and recompaction depths for the proposed structure. The analysis determined that dynamic settlement of sands due to liquefaction will be on the order of 0 inches. The liquefaction potential and dynamic settlement of sands analysis have been included within the appendices of the Preliminary Geotechnical Interpretive Report. Compliance with the California Building Code (CBC), along with the recommendations from the report will ensure less than significant impacts related to liquefaction.

Mitigation: No Mitigation is required.

Monitoring: No Monitoring is required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact: a) According to the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. In addition, the proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risks. This requirement is not considered unique mitigation for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”, Application Material

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017 Landslide debris was not observed during Earth Strata’s subsurface exploration and no ancient landslides are known to exist on the site. No landslides are known to exist, or have been mapped, in the vicinity of the site. Geologic mapping of the site conducted during Earth Strata’s investigation, and review of aerial imagery of the site, reveal no geomorphic expressions indicative of landsliding. Additionally, the proposed project is located within an area which has less than 15 percent slope. Standard Conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9). Therefore, the project will have a less than significant impacts related to landslide potential.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 Map”

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the project site is not identified as an area with documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

15. Other Geologic Hazards

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017

Findings of Fact: According to, the Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

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

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017,

Findings of Fact:

a) The project proposes minimal grading which may alter the sites natural topography. It is anticipated that the proposed grading activities will have a less than significant impact to the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site.

b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. The project is required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.9). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Preliminary Geotechnical Interpretive Report prepared by Earth Strata Geotechnical Studies, Inc. dated April 19, 2017,

Findings of Fact:

a) The project site is not located near the channel of a river, or stream, or 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 stream or the bed of a lake. No impact will occur.

b) The project may result in an increase in water erosion either on or off site. Building and Safety Department has provided standard conditions of approval to ensure erosion impacts are managed to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. (Conditions of Approval 10.BS GRADE.04)

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

Monitoring: No monitoring measures are required

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

The project site lies within a high area of wind erosion. The project is located in an area that is largely undeveloped surrounded by sparsely scattered existing development. The project site is not anticipated to be impacted by off-site blowsand since current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.8). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project				
20. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Climate Action Plan, Application Material

Findings of Fact:

a) An Air Quality and Greenhouse Gas Assessment, prepared by Lilburn Corporation, dated March 23, 2017, prepared for the subject property indicates the project's total annual GHG emissions would be 265.7 metric tons per year (MTY) of CO₂-equivalents (CO₂e). This total is well below the threshold of 3,000 MTY CO₂e for small projects established by the South Coast Air Quality Management District (SCAQMD) and the County of Riverside Climate Action Plan.

The project annual total of 265.7 MTY CO₂e includes both direct (amortized construction, area source and mobile emissions) and indirect (electricity, natural gas, solid waste and water usage) GHG emissions. Hence, the project would not result in significant generation of greenhouse gases, either

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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directly or indirectly, and would not have a significant impact on the environment due to greenhouse gas emissions.

b) The project is consistent with the Riverside County General Plan’s land use designation and Climate Action Plan. The project does not represent development in excess of the State’s “Business As Usual” (BAU) scenario. Further, the project would be subject to a variety of regulations and measures that would reduce the project’s greenhouse gas emissions to below the BAU level. These measures include the following:

- a. Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California’s “Global Warming Solutions Act of 2006,” including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.
- b. Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.
- c. The project is consistent with the CEQA Thresholds and Screening Tables established in the Riverside County Climate Action Plan (December 2015), Appendix F, since the anticipated GHG emissions are less than 3,000 MTY CO₂e.

As a result of implementation of, and compliance with, the above measures, the project would not result in a significant amount of GHG emissions. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project’s effects on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact:

a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is to be used for religious church purposes consistent with the W-2 (Controlled Development) zoning. This zone permits for certain land uses which might have incidental use of hazardous materials. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project will not involve the transport, use or disposal of hazardous materials as it consists of a church facility. Therefore, the impact is considered less than significant.

b) The proposed project is not anticipated to create significant hazard to the public or the environment through reasonably foreseeable upset and accidents conditions involving the release of hazardous materials into the environment. The project consists of a church facility which limits the extent of handling hazardous materials as found in the W-2 zone. The management of hazardous materials are subject to the Department of Environmental Health policies. Therefore, the impact is considered less than significant.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The proposed project includes adequate access for emergency response vehicles and personnel as developed in consultation with the County's Fire Department. The project site has two points of paved access for emergency response vehicles to utilize with both driveways on Worsley Road. Therefore, the project will have less than significant impact.

d) No schools are located within one-quarter mile of the project site. The proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, no impact would occur.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

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

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

Findings of Fact:

- a) The project site is not located within an Airport Master Plan; therefore, the project will not result in an inconsistency with an Airport Master Plan. No impact would occur.
- b) The project site is not located within an Airport Master Plan and would not be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project is not located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project				
24. Water Quality Impacts	<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
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?				
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Application Material

Findings of Fact:

a) The bulk of the project site is within the Special Flood Hazard Area for the 100-year floodplain for Garnet Wash as shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance No. 458 Section 5.d. Additionally, The site is also located within the Garnet Wash Master Drainage Plan (MDP) and within the proposed West Desert Hot Springs Master Drainage Plan (MDP). Neither MDP has proposed facilities in this area east of Highway 62 to alleviate the floodplain. The site is located on the fringe of floodplain flows from Garnet Wash and near a Caltrans 6-foot wide by 4-foot high reinforced concrete box culvert under Highway 62. Except for Caltrans road culverts, there is currently no drainage infrastructure to control storm runoff in this area. The nature of the surrounding topography and the potential for debris/sediment production makes the direction and concentration of flood flows unpredictable. The build-up of the sediment deposits has the potential to alter the direction of flood flows and the unpredictability of these floodwaters creates the potential for widespread flood and debris damage.

In accordance with the hydrology report and Preliminary Water Quality Management Plan (WQMP) prepared by TGA Associates dated August 15, 2017 and revised on November 6, 2017 all buildings shall be elevated and aligned to minimize the blockage of flows and all proposed buildings shall be flood

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows. A minimum of 50 percent flow-through area shall be maintained throughout the project site. Furthermore, the grading plan will be conditioned with the Transportation Department's conditions of approval, Riverside County Flood Control District Flood Hazard Report/Condition and conditions of approval to ensure that the project site be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Due to the high debris potential from flows from the highway, the site is designed as with an open channel system (e.g. a v-ditch with 4:1 side slopes, and the parking area is sloped gently toward the v-ditch) to improve long term maintenance. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

b) The proposed project will not violate any water quality standards or waste discharge requirements. The development is required to submit a Water Quality Management Plan (WQMP) which identifies site design Best Management Practices (BMPs) and source-control BMPs to be incorporated into the project plans (Condition of Approval 10.FLOOD.7). Site design BMPs (see a-b above) include minimizing urban runoff, minimizing the impervious footprint, conserving natural areas, and minimizing directly connected impervious areas. With adherence to the approved WQMP, less than significant impacts are anticipated.

c) Water service will be supplied by Mission Springs Water District. A will serve letter has been issued indicating adequate water availability to service the project. The proposed project will not 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). Therefore the impact is considered less than significant.

d) In accordance with the hydrology report and WQMP prepared by TGA Associates dated August 15, 2017 all buildings shall be elevated and aligned to minimize the blockage of flows and all proposed buildings shall be flood proofed by constructing the finished floor a minimum of 24 inches above the highest adjacent ground. Slope protection shall be provided for fill exposed to erosive flows. A minimum of 50 percent flow-through area shall be maintained throughout the project site. Furthermore, the grading plan shall be conditioned with the Transportation Department's approval, Riverside County Flood Control District Flood Hazard Report/Condition and conditions of approval to comply so that the project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Due to the high debris potential from flows from the highway, the site is designed as with an open channel system (e.g. a v-ditch with 4:1 side slopes, and the parking area is sloped gently toward the v-ditch) to improve long term maintenance. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

e) Although a portion of the project site is within the Special Flood Hazard Area for the 100-year floodplain for Garnet Wash as shown on the Awareness Maps prepared by the Department of Water Resources and listed in Ordinance No. 458 Section 5.d. and the site is also located within the Garnet Wash Master Drainage Plan (MDP) and within the proposed West Desert Hot Springs MDP, The project is a church, and is not proposing any residential units or uses, therefore, the project does not propose to 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. Therefore, no impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Site design considerations shall be implemented in order to maintain the natural drainage patterns of the area within the floodplain and to prevent flood damage to new buildings. Buildings and obstructions shall be setback a minimum of 50 feet from the northerly and westerly property lines to allow for tributary offsite flows to be accepted onto the site and not deflected on to the adjacent property. Buildings and obstructions are to be situated parallel to the flow path to prevent blockage of flows and a minimum of 50 percent flow-through area shall be maintain throughout the project site. Adherence to the conditions of approval and project design features would result in a less than significant impact on the existing drainage pattern of the site.

g-h) The project will not substantially degrade water quality. As a part of the proposed project, an infiltration basin will provide water quality treatment of stormwater runoff utilizing the BMP concept. It is not anticipated that the construction and operation of the infiltration basin would result in any environmental effects and therefore, this BMP operation result in a less than significant impact on environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 “Special Flood Hazard Areas,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a-b) The project will alter the existing pattern of drainage and will direct onsite flow into drainage facilities. Design capture volume flows will be retained and infiltrated in a basin, and then released, following a similar drainage course to the natural drainage pattern that exist prior to the development of the site. The project will increase the amount of impermeable surfaces with paved parking and roofed areas, which will decrease the absorption rates of the site. However, these impermeable surfaces are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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directed to drain towards landscaped areas prior to entering the drainage inlets and pipes that lead to the infiltration basin. These levels of decreased absorption are anticipated at a less than significant level since the water absorption will be accommodated by project design features (landscaping, infiltration basin, etc.).

c-d) The project area is not located within a dam inundation area. The project will affect the amount of surface water in the flood control facilities served by this project due to the expedited flow of water off the site. However, the design features of the project including the infiltration basin are anticipated to reduce flows to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

26. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Application Material, GIS database

Findings of Fact:

a-b) The site is located generally, at the southeast intersection of Dillon Road and Highway 62. The Land Use Designation for the property is Rural Desert (RD) and all the adjoining and surrounding parcels to the east, north and south of the subject property are designated RD as well. All parcels to the west of the subject property are designated (RR) Rural Residential. The Rural Desert land use designation allows for single-family residences and neighborhood-serving small-scale commercial uses that are compatible with the surrounding uses. Although the church project would not considered to be a residential or commercial use, the intent of the project would be to provide a religious facility to serve the community. Religious facilities are allowed in the subject W-2 zone, subject to a plot plan approval, and are commonly allowed by most County of Riverside zoning districts. In addition, the proposed project is located within approximately one mile of the city limits of the City of Palm Springs which is located across Diablo Road and approximately 2.5 miles from Desert Hot Springs City Limits located at Fairview Road. An electronic transmittal with the site plan attached was sent to both Cities on September 26, 2017. All subsequent land uses proposed on existing and future parcels will be required to comply with the regulations of the RR land use designation. It is anticipated that the proposed project would not interfere with, or create any significant impacts related to land use/planning in the immediate vicinity.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Planning

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database
Findings of Fact:

a) The project site is located within the W-2 zone which allows for the construction and operation of a church with the approval of a plot plan. The applicant has submitted a plot plan that this environmental assessment is analyzing. Therefore, the proposed project is consistent with the standards for the zoning. No impacts related to zoning will occur.

b) All parcels to the west of the subject property are zoned as (RR) Rural Residential. Wind Energy Resource (WE) zoned parcels are situated to the west, north, and south and WE zoned parcels are located directly to the east of the subject property and on the west side of Highway 62. The proposed project is compatible with the existing surrounding zoning, and therefore, no impact will occur.

c) The nearest Single Family Residential use is located approximately 2,580 feet from the project site. The remaining developed parcels have been developed with wind energy turbines and solar facilities. The project is proposing a church building on vacant land and would not create an impact to the nearby residential or renewable energy developments and therefore is compatible with existing and future land uses in the area.

d) Churches and other religious uses are permitted generally in most zones with a plot plan permit application, which this project has applied for. This project is consistent with the requirements of the General Plan and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

28. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The proposed project is located within an area that is unstudied where the significance of mineral deposits are undetermined. The project area has not been used for mining. The project area has not been used for mining, and has been vacant for an indeterminate number of years. Therefore based on available information, the project would 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. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.

c) Surrounding the project site are a few scattered residential homes on large lots, wind energy turbines, solar arrays, and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

29. Airport Noise

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

NA A B C D

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project site is not located within an Airport Influence Area; the closest airport is the Banning Airport which is over eight miles away, therefore, the project will not expose people on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.

b) The proposed project site is not located within the vicinity of a private air strip; therefore, the project will not expose people residing or visiting the project site to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Railroad Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

The project is not located in the vicinity of any railroads. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Highway Noise				
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is bordered by Worsley Road to the east, vacant land to the north and south, and Highway 62) to the west. A Noise Impact Analyses prepared by Kunzman Associates March 17, 2017 and on September 20, 2017. The County of Riverside has adopted a modified version of the State of California Noise Land Use Compatibility Matrix (see Table 2). This Matrix establishes standards for outdoor noise levels that are acceptable, conditionally acceptable, and unacceptable for a variety of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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land uses. For churches, schools, libraries, hospitals, and nursing homes the outdoor noise levels of up to 70 dBA CNEL are “normally acceptable”. These standards apply to the proposed project itself.

The Sound PLAN model was utilized to model stationary noise associated with the proposed project. Noise associated with parking lots include, but are not limited to idling cars/trucks, doors closing, conversations, radios, and starting engine noise. Project average daily trips and peak hour trips were estimated utilizing trip generation rates found in the Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012. Total peak hour vehicle trips (508) were distributed throughout the parking area and modeled. Future noise levels associated with vehicles traffic traveling on Twenty-nine Palms Highway (SR-62) and Worsley Road were modeled using the FHWA Traffic Noise Prediction Model - FHWA-RD-77-108. As stated previously, Worsley Road is designated as an Arterial (128 foot right-of-way) and Twenty-nine Palms Highway (SR-62) is designated as an Expressway (128 foot to 220 foot right-of-way) in the County of Riverside General Plan Circulation Element. The estimated Level of Service C capacities of 27,300 vehicles per day for Worsley Road and 32,700 vehicles per day for Twenty-nine Palms Highway (SR-62) were utilized in the noise model.

In order to determine if project traffic would result in a substantial increase in ambient noise levels, project generated vehicle trips were evaluated in light of existing vehicle trips and associated noise. Trip generation was estimated utilizing trip generation rates set forth in the Institute of Transportation Engineers, Trip Generation Handbook, and 2014. The project is expected to generate 833 average daily trips.

A total of three (3) existing sensitive receptors were modeled to accurately evaluate the proposed project’s operational noise impact and these existing sensitive receptors were identified as a single-family detached residential dwelling units to the northwest and the Guide Dogs of the Desert facilities to the west of the project site. Peak hour operational noise would not exceed the County of Riverside General Plan Noise Element and Industrial Hygiene ten-minute daytime and nighttime noise level standards of 65 dBA between the hours of 7:00 AM and 10:00 PM and 45 dBA Leq between the hours of 10:00 PM and 7:00 AM. Based on the results of the modeling data, noise analysis, and adopted County of Riverside standards, it was concluded that noise impacts associated with the project would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Other Noise					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>				

Source: Project Application Materials, GIS database

Findings of Fact:

No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Noise impact analysis was submitted by the applicant, prepared by Kunzman Associates, dated March 17, 2017 and was revised on September 20, 2017. The noise impact analysis concluded that the noise levels related to the proposed project would be produced at a levels considered to be less than significant. In addition to this finding, the County’s staff has provided several conditions, applicable to the proposed project that will ensure that noise created by the project is consistent with the municipal code. These are conditions of approval typical for any project in the County and not considered mitigation measures. The development of the proposed project will not substantially increase ambient noise levels. Therefore, the impact is considered less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction hours would be limited by conditions of approval and County Ordinance No. 847 (noise ordinance). These are standard conditions of approval and requirements and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) Persons might be exposed to ground borne vibration or ground borne noise levels during construction and operation of the project. The nearest single-family residence is located approximately 2,600 feet from the project site. In addition, to minimize ambient noise levels during construction and operation of the proposed project, construction and operation shall be restricted substantially to daylight hours.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

34. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

According to "Map My County," the project site has been mapped as "Low Sensitivity" for paleontological sensitivity. The proposed Project will have a less than significant impact due to the scope of the Project. Nonetheless, the Project has been conditioned to address any impact in the event fossil remains are encountered during site development. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, there will be a less than significant impact to paleontological resources.

Mitigation: No Mitigation is required.

Monitoring: No monitoring measures are 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a & c) The project will not necessitate the construction or replacement of housing elsewhere. There are no existing residences on site. As a result, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere, therefore, no impact would occur.

Mitigation: No mitigation measures are required.

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

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 proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance No. 659 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impacts to fire services are viewed as less than significant.

Additionally, the project will not 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. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services. The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

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

38. Schools

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact:

The Palm Springs Unified School District provides public education services for the project area. The project is not proposing a residential use and therefore would not create an increase in the population that could impact school facilities. However, the applicant of this project is obligated to pay the applicable school impact fees. Fees are required to be paid prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on schools.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed development may have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on libraries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The project will not create a significant additional need for additional health services.. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) The proposed commercial project will not require the construction or expansion of recreational facilities. Therefore, no impact will occur.

c) The project is not within Community Service Area (CSA). All projects are required to pay parks and recreation fees to the county service area or other appropriate parks district which would moderate impacts on use of existing neighborhood or regional parks or other recreational facilities. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659, the proposed project will have a less than significant impact on park and recreation services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Findings of Fact

Aside from bike trails as discussed under Section 44 of the EA, the proposed project has not incorporated any trails into its design and would not impact any trails in the area; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b) The project will generate traffic to the area and regional transportation system. According to the Department of Transportation preparation of a Traffic Impact Analysis (TIA), it was determined that specific land uses, including churches, are exempt from having to prepare a TIA. Section 3.0 of the TIA Preparation Guide identifies certain types of projects, due to the size, nature and location to be exempt from the requirements of preparing a TIA. The types of projects that are generally exempt from preparing a TIA are described in Exhibit A of the TIA Preparation Guide. The TIA Exemptions (Exhibit A) were established per Board of Supervisor's action on November 5, 1996, include a provision for Churches, Lodges, Community Centers, Neighborhood Parks and Community parks to be exempt from TIA requirements.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The County of Riverside’s Circulation Element of the General Plan evaluates transportation demands necessary to preserve and increase available roadway capacity. The Circulation Element describes Level of Service (LOS) as a qualitative measure describing the efficiency of traffic flow. LOS designations are used to describe operating characteristics of the street system in terms of level of congestion or delay experienced by traffic. Furthermore, the LOS targets are used to assess the performance of a street or highway system and the capacity of the roadway. Although the church was exempt from preparing a TIA for the project, the noise study prepared by Kunzman Associates, Inc., dated September 20, 2017, evaluated the project’s average daily trips (ADT) and estimated peak hour trips utilizing trip generation rates found in the Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012. This study modeled the planned roadways using ADT Level of Service “C” design capacities. Worsley Road as a designated Major (118 foot right-of-way), and Highway 62 as a designated Expressway (220 foot right of way), would be the primary roadways used to access the project site. The anticipated capacities of these roadways are 27,300 vehicle trips per day for Worsley Road and 32,700 for Highway 62 at a LOS “C.” The project’s peak demand will occur during weekend services, where the ADT is estimated at approximately 508 trips. Weekday vehicle trip generation is anticipated to be minimal since the church would be open for administrative, ancillary uses and smaller meetings only. Since the project’s has a peak trip generation of 508 trips, that would occur on the weekend, it is anticipated that the LOS capacities for Worsley Road and Highway 62 are sufficient to handle the project, and therefore would not have significant impact related to circulation system. In addition, the project has been conditioned to provide a Class II Bicycle Lane on Worsley Road, consistent with the General Plan, as part of the required road dedication. The project is consistent with the Circulation Element would not conflict with any County policy regarding mass transit. Therefore, any impact are considered less than significant.

c-d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs etc. Therefore, there is no impact.

f) The proposed project will create a slight increase in vehicle trips to this area, thus creating an increase in road maintenance. The project has been conditioned to provide street improvements along the property’s frontage on Worsley Road to improve and maintain the roads condition in a safe and working manner. Any impacts are considered less than significant.

g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts are considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. The project has two driveways each on Worsley Road, providing multiple entrances and exits for emergency vehicles to access and exit the project. The roads leading up to the project are both paved and with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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some street improvements (curb and gutter), providing a secure and safe paved route for emergency vehicles to access the site. The impacts are considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation. The project is consistent with alternative transportation policies by providing bike racks which will help promote non-motorized transportation and reduce motorized vehicle trips and negative air quality emissions. Therefore, no impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The County of Riverside’s General Plan (Circulation Element, C-47) has identified Worsley Road to provide a Class II Bikeway within the ultimate right of way. The proposed project will provide the necessary dedication to allow Worsley Road to be expanded to its ultimate right of way (59 feet from centerline), and has incorporated the Class II Bikeway into its design. Therefore the project will have a less than significant impact on planned bike trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

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

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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agency shall consider the significance to a California Native tribe.

Source: GIS database, Application Database, Native American Consultation, On-site Inspections

Findings of Fact:

a-b) Notifications about this project were sent to 10 Native American groups who have requested to be noticed pursuant to Assembly Bill 52 (AB52). Agua Caliente Band of Cahuilla Indians, Twenty-Nine Palms Band of Mission Indians, Soboba Band of Luiseno Indians, and Morongo Cultural Heritage requested consultation and additional information, including proposed conditions of approval. Conditions of approval require that the applicant enter into an agreement with the appropriate tribe(s) for a Native American Monitor. The Native American Monitor in conjunction with the Archaeologist will monitor all earth movements to ensure that any disturbance would not cause an adverse change to a Tribal Cultural Resource. The consulting Native American Group concur with this condition and concluded all AB52 consultation efforts. No Tribal Cultural Resources were identified by any of the consulting tribes. This monitoring is a condition of approval in order to provide additional protection of any unidentified resources that may be encountered during ground disturbing activities and is not considered mitigation as the project was already determined to be less than significant. Therefore, with the project's adherence to the required conditions of approval, there would be a less than significant impact on Tribal Cultural Resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the Mission Springs Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.

b) The proposed project is served by the Mission Springs Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

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

Monitoring: No monitoring measures are required.

47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Mission Springs Valley Water District and is responsible to meet all their requirements. This project will not require or result in the construction of new wastewater treatment facilities or expansion of existing facilities. Therefore, it is anticipated that the project will have adequate access to sewer facilities and therefore, the impact is considered less than significant.

48. Energy Conservation

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

Source: County of Riverside General Plan, Application Material

Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities (drainage facilities) that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a less than significant level.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>49. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

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

<p>50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

<p>51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

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.

TIME OF HEARING:	9:00 a.m. or as soon as possible thereafter
DATE OF HEARING:	AUGUST 15, 2018
PLACE OF HEARING:	RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1 ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Jason Killebrew at (951) 955-0314 or email at jkillebr@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

24PROPERTY OWNERS CERTIFICATION FORM
APN 668-200-019
PP26164

I, Mickey Zolezio, certify that on
(Print Name)

6/28/2018 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 1500'

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

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

NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

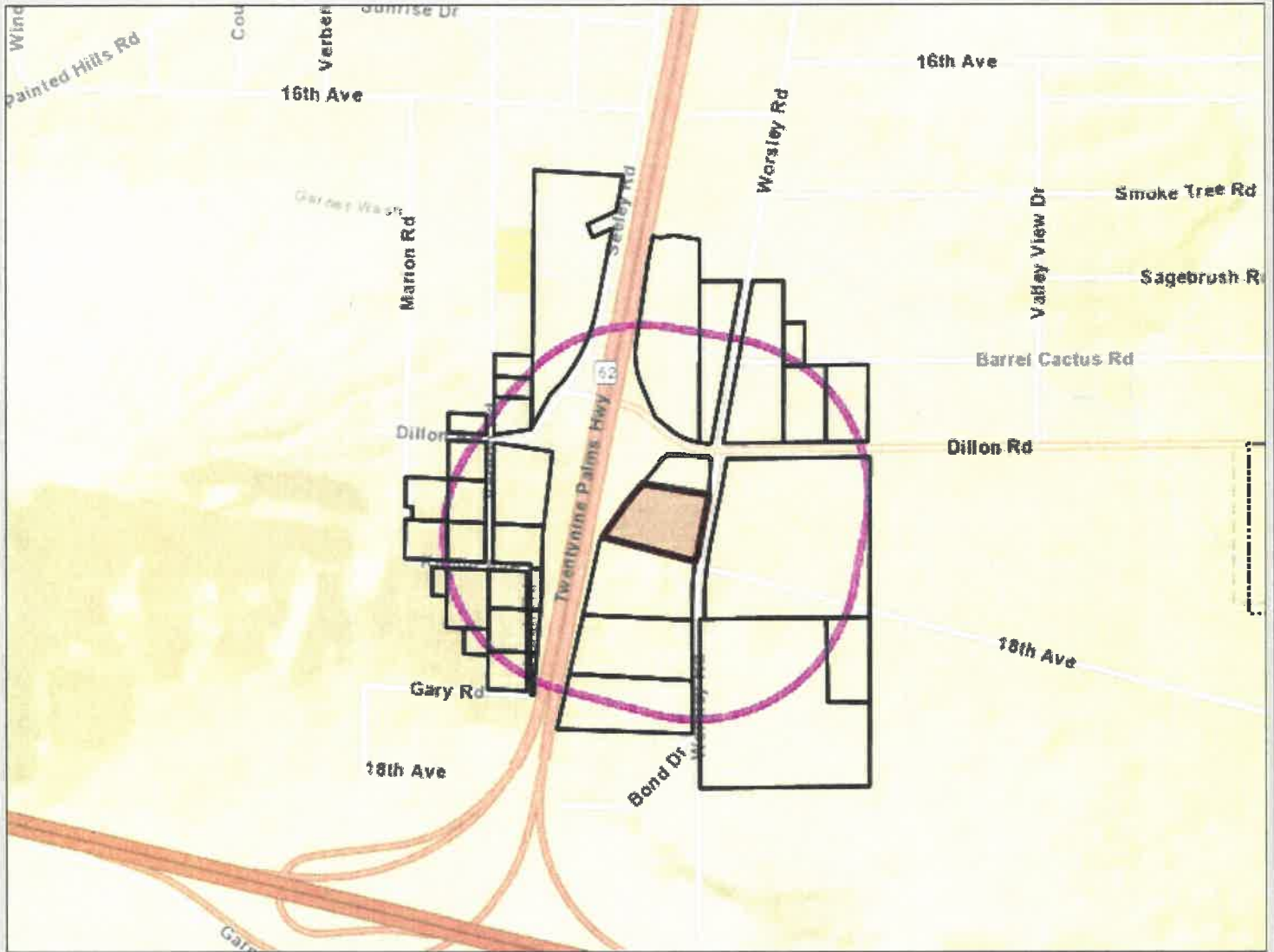
ADDRESS: 3450 14th St, 5th Fl

Riverside, CA 92501



TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

Riverside County GIS Mailing Labels

PP26164



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 6/28/2018 2:16:00 PM

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668190007
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PALM DESERT CA 92260

668171003
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SEAN D ETCHASON
8108 ARTISTIC HEIGHTS CT
LAS VEGAS NV 89143

668181016
GUIDE DOGS OF THE DESERT
P O BOX 1692
PALM SPRINGS CA 92263

668171010
GUIDE DOGS OF THE DESERT
P O BOX 1692
PALM SPRINGS CA 92263

668181010
GUIDE DOGS OF THE DESERT
P O BOX 1692
PALM SPRINGS CA 92263

668200019
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P O BOX 569
DSRT HOT SPG CA 92240

668172002
CLIFFORD GEORGE
28225 LIVE OAK CANYON RD
REDLANDS CA 92373

668172005
AMANCIO A DIZON
THELMA N DIZON
321 CODY RD
SAN DIMAS CA 91773

668230004
PALM INV GROUP
P O BOX 24066
LOS ANGELES CA 90024

668230006
RICHARD D WINKLE
ROBIN L WINKLE
RONALD R WINKLE

77584 BARONS CIR
PALM DESERT CA 92211

668200008
MARGARET ANN VANDORPE
PHILIP BETTENCOURT
16610 CAMILIA AVE
TUSTIN CA 92782

668171008
ROJAS FAMILY TRUST
2219 CLIFF DR
NEWPORT BEACH CA 92663

668172006
JOHN COCKRELL
590 OLEANDER RD
PALM SPRINGS CA 92264

668230001
ROY EGARI
SHAHNAZ EHRARI
13600 MARINA POINTE DR UNI
MARINA DEL REY CA 90292

668230002
ECO GREEN STRUCTURES INC
BRANSON SNIDER
SAEED KASHEFI

14930 VENTURA BLV NO 200
SHERMAN OAKS CA 91403

668172016
RIVERVIEW FLORENTINA
C/O C/O SUZANNE COWEE
72600 SUNDOWN LN
PALM DESERT CA 92260

668250026
WINTEC ENERGY LTD
2045 E TAHQUITZ CANYON WAY
PALM SPRINGS CA 92262

668172003
JAMES E DUNN
LAURA A DUNN
1197 UPLAND HILLS DR S
UPLAND CA 91786

668172001
ROBIN HARRIS
22295 PARKMEAD DR
PALM SPRINGS CA 92262

668230010
MICHAEL PATRICK DOYLE
9420 EKWANOK
DSRT HOT SPGS CA 92240

668171005
SANDER SALKIND
PAULA K SALKIND
78440 DARBY RD
BERMUDA DUNES CA 92203

668172011
ROJAS FAMILY TRUST
2219 CLIFF DR
NEWPORT BEACH CA 92663

668200020
PHILLIP BETTENCOURT
DAN VANDORPE
MARGARET VANDORPE

16610 CAMILIA AVE
TUSTIN CA 92782

668172013
JOHN STEVEN POLLHAMMER
2032 CONTESSA
IRVINE CA 92620

668172014
SCOTT M COOLEY
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LOS GATOS CA 95032

668182013
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VONA E TARDY
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NASHWAUK MN 55769

668250005
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668250004
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668172012
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CRANFORD NJ 7016

668171006
MARK LEVINE
SAM LEVINE
MICHAEL LEVINE
C/O MARK LEVINE
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LAKEWOOD NJ 8701

668172024
MISSION SPRINGS WATER DIST
66575 2ND AVE
DSRT HOT SPG CA 92240

668190002
KHENG CHEW TSANG
KHENG BAN TSANG
KHENG LOK CHANG

5542 ALESSANDRO AVE
TEMPLE CITY CA 91780

668181009
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LAURA A DUNN
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668200018
PHILLIP BETTENCOURT
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MARGARET VANDORPE

16610 CAMILIA AVE
TUSTIN CA 92782

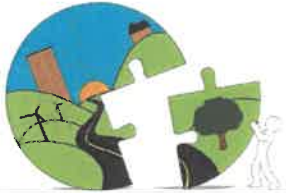
United Pentecostal Church of Desert Hot Springs
65241 San Jacinto Ln
Desert Hot Springs, CA 92240

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Ontario, CA 91764

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Palm Springs, CA 92262

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: November 7, 2018

PROPOSED PROJECT

Case Number(s):	CUP03724 CZ07866 GPA180003	Applicant(s):	MDMG Sherrie Monroe
Select Environ. Type	Mitigated Negative Declaration		
Area Plan:	San Jacinto Valley	Representative(s):	MDMG
Zoning Area/District:	Bautista Area		
Supervisory District:	Third District		
Project Planner:	Brett Dawson		
Project APN(s):	548-160-004, 548-160-007, 548-160-008		



Juan C. Perez
Assistant CEO/TLMA Director

PROJECT DESCRIPTION AND LOCATION

GENERAL PLAN AMENDMENT NO. 180003 is a proposal for a Entitlement/Policy General Plan Amendment to change the General Plan to modify Land Use Policy 14.4 which currently states, "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain *an appropriate* setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, topography, and other conditions.*"

CHANGE OF ZONE NO. 7866 is a proposal to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6).

CONDITIONAL USE PERMIT NO. 3724 is a proposal to develop a 284 unit, modular, rental only, residential care facility for the elderly on 19.96 acres. The project will include a recreation building, pool, lawn bowling and dog park. The gated community will provide rental housing for Senior Citizens.

The above discretionary actions are herein identified as the "project".

The project is located southerly of Florida Avenue (Highway 74), northerly of Acacia Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue, east of Hemet, California at the foothills of the San Jacinto Mountains.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION #2018-008 recommending adoption of General Plan Amendment No. 180003 to the Riverside County Board of Supervisors; and

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42784**, 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,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 180003 An Entitlement/Policy General Plan Amendment to change the General Plan to modify Land Use Policy 14.4 which currently states, "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain *an appropriate* setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, topography, and other conditions.*"

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7866, changing the zoning classification for the subject property from Rural Residential (R-R) to Residential Incentive (R-6), in accordance with Exhibit #4 based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVE CONDITIONAL USE PERMIT NO. 3724, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions incorporated in the staff report subject to final approval of the General Plan Amendment No. 180003 and Change of Zone No. 7866.

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
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	San Jacinto River, partial
Surrounding General Plan Land Uses	
North:	Commercial Retail (CR)
East:	Medium Density Residential (MDR)
South:	Agriculture (AG)
West:	Medium High Density Residential (MHDR)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Residential Incentive (R-6)
Surrounding Zoning Classifications	

North:	Scenic Highway Commercial (C-P-S)
East:	Rural Residential (R-R)
South:	Light Agriculture (A-1-10)
West:	Mobilehome Subdivisions and Mobilehome Parks (R-T) and Residential Agriculture (R-A-1)
Existing Use:	Vacant
Surrounding Uses	
North:	Residential
South:	Agricultural
East:	Residential
West:	Mobile Home Park

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	19.96	N/A
Proposed Building Area (SQFT):	774,497	N/A
Building Height (FT):	11'8"	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>
Multiple Family Residential		1.25 spaces/unit (284 units X 1.25)	355	368
Required Accessible Spaces		301 to 400 spaces required =8	8	8
TOTAL:			363	368

Located Within:

City's Sphere of Influence:	Yes – Hemet
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMSHCP Criteria Cell:	Yes – Western Riverside County

CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or Partially
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

The project, located on the southwest corner of Florida Avenue (SR 74) and Georgia St., is a planned life-style 150 duplex buildings (284 Units) one story safe residential rental community on 19.96 acres. Occupancy is restricted to a minimum age of 62 years for all residents. The duplexes are composed of 284 dwelling units, each consisting of one bedroom, one bathroom, and kitchen, 750 square feet in size. All units, pool and common areas will be in full compliance with ADA requirements. Residency is targeted to 75 or older year old seniors, qualified Veterans, Veterans' widows, and seniors with disabilities. The project will benefit elderly residents below the median income.

Each of the duplex units, will be unfurnished except for kitchen appliances and heat pump, air conditioning and heating system, hook ups for laundry and drying, and is designed with the specifications for compliance with ADA requirements. Each one bedroom unit will consist of 750 square feet of living area, for single or double occupancy, with a private patio, carport parking, courtyard design, with walkways to the Club House and common facilities. The driveways are to be constructed with sustainable and permeable pavement systems both for aesthetics, water absorption, flood control and environmental ('green') enhancement.

The duplexes will be constructed offsite. They are designed to meet the quality requirements under the California Department of Housing and Development guidelines and regulations. The finished duplexes will be transported to the property and installed on a permanent foundation.

The following are some of the facilities and programs:

- Swimming pool and Spa, adjacent to the Club House, with outdoor dressing rooms, exercise room and bathrooms, ADA compliant.

- Club House, providing a central kitchen, dining areas, recreation areas, a TV/theatre lounge, interior bathrooms, a laundry facility, a postal service area and administration services.
- A Pet Park to be maintained by a resident, Pet Club, comprised of resident volunteers.
- The Rose Garden with a gazebo planted by management and to be maintained by the Garden Club.
- The walk ways connecting the interior individual homes to the Club House and the peripheral promenade, nature path, for access to the Club House and for exercise and pet walking.

The two entrances at the facility, the main entrance on Florida Ave. (SR 74) and the secondary entrance on Georgia Ave. will be gated with entrance control by the residents and management. Video surveillance will be employed at each entrance with monitors at the front office. Adequate peripheral fencing will secure the project. From dusk to sunrise a night a watchman will patrol the property. Adequate lighting along the driveways will discourage intruders. A neighborhood watch program will be initiated. A programmed line to the Sheriff's station, located a quarter-mile from the property, will be activated in addition to 911 emergency access. The abandoned unusable dirt road, designated as Acacia St., at the southern boundary of the property, ends into an unpassable hillside bordering the SWC of the property. This road (Acacia) has been conditioned to provide access/egress for the Fire Department. It is conditioned that a culvert shall be obtained on Acacia to meet Flood, Transportation and Fire Department requirements. (090-Fire-1)(090-Transportation-10)

A licensed live in care provider will be available at all times at the wellness center. A live in resident manager, will be in charge of tenant relations, coordination with the Riverside Housing Authority and operations. A live in assistant resident manager also in charge of social activities, resident programs and will assist the resident manager. A live in facilities manager will be responsible for grounds maintenance, trash pickup, ordinary repairs and pool service. Disposal removal will be contracted with a waste disposal firm. Electric operated carts and cellular telephones will be made available to the staff. A computerized bookkeeping and resident records program will be employed at the front office. The lobby area will include private mail boxes for postal delivery as well as a secured outgoing mail box. Deliveries of packages and other transactions will be handled at the front desk. Utilities will be metered centrally and charged to the residents based on their usage. All grievances and resident issues will be adjudicated by the residents' grievances committee under the supervision of management.

The Land Use Policy 14.4 was originally intended to provide for a greater maintained setback where such setback would provide for greater visibility of scenic resources along designated and eligible scenic highways without consideration of existing developed conditions that may exist along scenic highways. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve aesthetic resources where they exist and where they are not already appropriate. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project's design and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. The land use policy change will help ensure a more natural balance to the scenic highways throughout the county that will allow for consideration of existing developed conditions and topography and other considerations while still protecting the intent to preserve existing views of scenic resources along scenic highways. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed.

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). The IS and Mitigated Negative Declaration represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

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; Medium Density Residential. The Medium Density Residential designation provides for the development of conventional single family detached houses and suburban subdivisions. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The General Plan has the following land use policies:

LU 28.2 Accommodate higher density residential development near community centers, transportation centers, employment, and services areas.

LU 28.4 Accommodate the development of a variety of housing types, styles and densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels.

LU 28.9 Require residential projects to be designed to maximize integration with connectivity to nearby community centers, rural villages, and neighborhood centers.

LU 28.12 Require that special needs housing is designed to enhance, not visually degrade, the appearance of adjacent residential structures.

The residential care facility will provide a higher density residential development. A community center, with a regular schedule of activities is included as part of the use. The Valley Wide Community Center is located approximately 1.27 miles to the west. The property is located on Florida Avenue which is a highway with many commercial facilities nearby. The nearest neighborhood mart is 0.7 mile from the site with a commercial center 1.33 miles from the site. The nearest existing bus stop is located at the corner of Grant and Florida which is approximately 0.25 mile from the site. The project consists of a club house, with a swimming pool and spa. There will be an exercise room, and bathrooms all ADA compliant. The club house will provide a kitchen, dining area, recreation area, a TV/theatre lounge, interior bathrooms, a laundry facility, a postal service area and administration services. There will be a pet park onsite, with a gazebo. The project included a rose garden, and walkways and a peripheral promenade. The residents can be presumed to be retired, however in the event they would like employment, the location is in close vicinity to transportation centers, employment and services areas indicate that the use will comply with Land Use Policies 28.2 and 28.9

The project complies with Land Use Policy 28.4 as it brings in a residential care facility with single family homes and duplexes within an area already comprised of residences of varying types.

The project design has been revised and the applicant has worked with staff to provide a residential care facility with a harmonious aesthetic, the homes and multi purpose building will blend with the surrounding properties, and the entire perimeter is bounded by a block wall whereby it would comply with Land Use Policy 28.12.

The project is bounded by Medium Density Residential (MDR) to the east and west, Agriculture (AG) and Medium Density Residential (MDR) to the south, and Medium Density Residential (MDR) to the north.

Therefore, the project site is consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation as noted above through the proposed Residential Incentive (R-6) zone.

2. The Surrounding zoning classifications are Mobilehome Subdivisions and Mobilehome Parks (R-T) and Residential Agriculture (R-A-1) to the west, Scenic Highway Commercial (C-P-S) to the north, Rural Residential (R-R) to the east and Light Agriculture (A-1-10) to the south.

In accordance with Ordinance No. 348, the proposed use, a Low Income Rental Housing complex for Senior Citizens, with a recreation building, pool, dog park and lawn bowling are permitted uses subject approval of a conditional use permit in the R-6 zone.

The Residential Care Facility for the Elderly is permitted in the Residential Incentive (R-6) zone(s) based on County Ordinance No. 348, Section 19.101 C permits a state licenses housing arrangement chosen voluntarily by persons 60 years of age or over, or their authorized representative, where varying levels and intensities of care and supervision, protective supervision or personal care, or health-related services are provided, based upon their varying needs. A Residential Care Facility for the Elderly that serves seven or more persons is allowed in the R-6 zoning classification.

Section 18.29, which states that when the R-6 Zone is applied to a specific area, it shall be used only for the construction of the project approved in connection with the granting of the zone classification, or for a project that is thereafter specifically approved by the Board as an affordable housing project to replace the previously approved project. This requirement shall not prohibit the County from allowing nonsubstantial changes in an approved development plan that become necessary in the actual engineering of a project, provided that such changes shall not increase the density of an approved project.

3. The project site is located within the San Jacinto Valley Area Plan, within the San Jacinto River Policy Area. The San Jacinto River Policy Area has several land use policies that focus on preserving the river's floodplain, seismic zones and steep slopes of the San Jacinto Mountains. The project area is located outside of the floodzone on flat vacant land, bordered by residential subdivisions on the east, west and north. The project is located in a developed neighborhood and is not associated directly with the San Jacinto River and complies with the San Jacinto River Policy Area.

Entitlement Findings:

General Plan Amendment

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4.C.2., the first two (1 – 2) findings are required and one additional finding is also required. The finding pursuant to Ordinance No. 348, Section 2.4.C.2.c is selected as the additional finding.

1. The proposed changes do not involve a change in or conflict with:
 - a. The Riverside County Vision.

The General Plan Amendment would not involve a change or conflict with the Riverside County Vision. The introductory discussion on Inter-relatedness states, “We acknowledge the inter-relatedness of the economic, environmental, cultural, and institutional realms of our community life as we continue to plan and build our communities in a manner that enables us to achieve mutually beneficial results.” The location of the project would match with the adjacent residential uses to the east and west. By revising the General Plan Policy, it would prevent a disconnected aesthetic balance along Highway 74, while still implementing the overall purpose and intent of Land Use Policy 14.4, to preserve aesthetic resources where they exist while providing for greater flexibility in the design of development that is more appropriate at a General Plan policy level.

The land use policy change will not conflict with the General Plan vision, by helping ensure a more natural balance to the scenic highways throughout the while still protecting the intent to preserve existing views of scenic resources along scenic highways.

We acknowledge shelter as one of the most basic community needs and value the willingness of our communities and their leaders to accept housing for our growing population in our communities, particularly with respect to the ongoing shortage of affordable housing and its negative impacts on our communities.” In accordance with the Riverside County Vision Statement, this project would consolidate future growth into an area that could accommodate it and reduce further residential sprawl by being located close in vicinity to employment centers, existing transit lines, and previously approved residential developments that are similar in lot configurations.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is related to and consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

- b. Any General Planning Principle Set forth in General Plan Exhibit B: The proposed General Plan Amendment meets the General Plan principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances.

The General Plan Planning Principle D.1 on Street Standards, provides, “Local Street standards warrant a review. In particular, the utilization of narrow streets, traffic circles and roundabouts, traffic calming at intersections, parkway “bulbs” etc., need careful assessment. Grid street patterns, and other traditional neighborhood design features including alleys, should be permitted. Other treatments that enhance livability at the street level include landscaping and streetscaping. In general, creative street design should be permitted, subject to safety considerations.”

The Land Use Policy 14.4 was originally intended to provide for a greater maintained setback where such setback would provide for greater visibility of scenic resources along designated and eligible scenic highways without consideration of existing developed conditions that may exist along scenic highways. Since the adjacent properties are already developed without the 50-foot setback, requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. The proposed land use policy revision would still implement the overall purpose and intent of the policy to protect aesthetic resources where they exist while providing for greater flexibility in the design of development that is more appropriate at a General Plan policy level. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project proposed as is, and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy.

The General Plan Principle IV.A1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice an opportunity for housing in various styles, of varying densities and of a wide range of process and accommodating a range of life styles in equally diverse community settings, emphasizing compact and highest density choices.

The project provides opportunities for a higher level of density in the area which the highest level of density is a mobile home park, thus giving the community another option of housing type at this density level. The project itself does emphasize both compact and higher density choice. The General Plan Amendment will help provide uniformity with the adjacent residential projects and implement the overall intent of the General Plan. Based upon the above discussion, the project meets this principle.

The General Plan Principle IV A.6.c states, "Existing communities should be revitalized through development of under-used, vacant, redevelopment and or infill sites within existing urbanized areas. To the extent possible, attention should be focused on brownfields and other urban sites whose rehabilitation provides not only economic benefits but also environmental improvements. Steps to implement this principle include: Redesigning vacant land for higher density uses or mixed use, and providing incentives for assemblage of smaller parcels to create feasible infill projects that meet community goals and objectives."

The project will occur on vacant infill land between two types of residential uses. The project itself does emphasize both compact and higher density choice. The General Plan Amendment will help provide uniformity with the adjacent residential projects and implement the overall intent of the General Plan. Based upon the above discussion, the project meets this principal.

This is simply a sampling of the Principles that the proposed General Plan Amendment is related to and consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment is inherently conflict with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

- c. Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

The proposed General Plan Amendment does not affect land uses and therefore does not affect Foundation Components. Thus, the proposed General Plan Amendment does not involve a change or conflict with a Foundation Component.

2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of the General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The proposed General Plan Amendment would revise the requirements for projects located along scenic corridors, so is related to the preservation of views of natural resources. Although the proposed change in the policy would allow for reduced setbacks, it would be in cases where the visibility of scenic resources within a particular corridor would not be compromised through the use of an "appropriate setback...based on local surrounding development, topography, and other conditions" that would not result in any substantially greater impacts to scenic resources as determined in the Mitigated Negative Declaration prepared for the project. Therefore, the proposed General Plan Amendment would still contribute to the achievement of the purposes of the General Plan and would not be detrimental to them.

3. There are special circumstances or conditions that were unanticipated in preparing the General Plan.

The existing Land Use Policy 14.4 was originally intended to provide for a greater maintained setback of 50-feet where such setback would provide for greater visibility of scenic resources along designated and eligible scenic highways without consideration of existing developed conditions that may exist along scenic highways. The policy simply did not account for whether the setback should apply when existing development along a scenic corridor does not comply with the setback. In this circumstance, (as is the circumstance for the proposed Conditional Use Permit) if a new development complies with the setback amidst existing development that does not comply, the resulting view along the scenic corridor would be disjointed and less consistent. The disjointed appearance could be more impactful than what would be gained from having a small segment along a scenic corridor with a greater setback that would provide for a negligible amount of greater visibility of a given scenic corridor.

Additionally, the revised policy does not remove the requirement to consider setbacks along scenic highways where development may exist. It gives the ability to "maintain an appropriate setback...based on local surrounding development, topography, and other conditions."

Change of Zone

1. The proposed change of zone to Residential Incentive (R-6) would allow for residential uses. Although it would allow for varied densities, the proposed Residential Incentive (R-6) zone is still consistent with the Medium Density Residential (MDR) land use designation which typically allows between 2 to 5 dwelling units per acre, since pursuant to Ordinance No. 348 Sections 8.201 and

8.204 development within this zone is not required to comply with the density provisions of the General Plan land use designation.

The Residential Incentive (R-6) zone is a specialized zone that permits the density of the project to be determined by the physical and service constraints of the parcel being considered. The density may exceed the density permitted for standard projects by the Land Use Element pursuant to Ordinance No. 348, Section 8.201 and 8.204.A. Therefore the project proposes a density of 14 du/ac, it is allowed to exceed the typical density range of 2 to 5 du/ac on the Medium Density Residential land use designation.

Therefore, the project site is consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation as noted above through the proposed Residential Incentive (R-6) zone.

Conditional Use Permit

1. The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348.
 - a. The proposed use conforms to all the requirements of the General Plan and all applicable requirements of State Law and the ordinances of Riverside County. As stated in finding #1, the project site has a General Plan Land Use Designation of Community Development; Medium Density Residential. The Medium Density Residential designation provides for the development of conventional single family detached houses and suburban subdivisions. The density range is 2.0 to 5.0 dwelling units per acre, which allows for a lot size that typically ranges from 5,500 to 20,000 square feet. The project site is consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation.

The Residential Incentive (R-6) zone is a specialized zone for affordable housing that permits the density of the project to be determined by the physical and service constraints of the parcel being considered. The density may exceed the density permitted for standard projects by the Land Use Element.

- b. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the Initial Study and Mitigated Negative Declaration prepared for the project the project would not have a significant impact on the environment, in particular regarding health and safety factors considered, such as Air Quality, Hazards, and Noise.
- c. The proposed project would conform to the logical development of the land and be compatible with the present and future logical development of the surrounding property, because the Conditional Use Permit would maintain the primarily suburban style residential atmosphere of the community that exists in the area, thus creating a compatible land use pattern that assists in protecting public health, safety, and welfare which is the foundational purpose of a General Plan.
- d. The plot plan for the proposed use has considered 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 County of Riverside Department of Transportation and District 8 Cal Trans have analyzed the designs, reviewed and conditioned this project for appropriate improvements to serve the project.

- 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 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 project consists of a residential care facility with several units on one parcel. The units will be rented, and will not constitute a Tract Map and would not be sold individually.

Development Standards Findings:

- 1. The following development standards shall apply in the R-6 Zone:

The standards of Ordinance No. 348 Section 8.203 are not applicable since they are only requirements for developments that plan to develop for sale units.

- a. The allowable density of a project by the project will be determined by the physical and service constraints of the property and the area in which the property is located; however, the density of each approved development must exceed four units per gross acre.

Ordinance No. 348 Section 8.201 states that the intent of the R-6 is to establish a specialized zone that will facilitate construction of senior housing residential care facility. Pursuant to the housing element, the density of a project shall be determined by the physical and service constraints of the parcel being considered, during the hearing process, and may exceed the density permitted to standard projects by the Land Use Element. The project proposes 14 units/acre, which due to the proposed use as a residential care for the elderly, and regulated rents comply with the requirements of the R-6 zone.

- b. The minimum lot area for single family detached developments shall be 5,000 square feet.

The project is a community care facility comprised of several single family units on one lot. The lot size is 19.96 gross acres.

- c. Lots shall have a minimum frontage of 30 feet except that minimum frontage may be reduced on knuckles and cul-de-sacs or as part of an approved zero lot line attached unit housing project.

The project consists of a large lot that exceeds the 30 foot frontage minimum.

- d. A minimum of 30 percent of each lot's net area in a single family development shall be designed for usable open space. Usable open space shall be defined as those portions of the site not encumbered by a structure. The net lot area is defined as the total area contained within the property lines. Side yard setbacks shall be approved as part of the design of the project. Setbacks for garages that open parallel with the access way are not less than 20 feet.

This is not single family use, so the standards do not apply. However the project does provide open space area, amenities and activities to serve the residents.

- e. A minimum of 20 percent of the net lot area for apartment developments shall be in usable open space. Minimum front and rear yard setbacks shall be ten feet. Additional setbacks, including side yards, may be required depending on the height of the structure and adjacent land uses. All apartment projects shall contain at least four dwelling units. No application for conversion of an apartment building or condominiums or any other form of cooperative or units that may be sold individually, shall be accepted by the Planning Director, unless the matter has first been presented to and approved by the Board of Supervisors as being consistent with the intent and purpose of the original approval of the project to provide affordable housing.

The project is not an apartment complex, but it is generally a multi family use so the standards do apply. The project does provide open space area, amenities and activities to serve the residents as well as yard space. Minimum front and rear yard setbacks exceed ten feet. The project contains 284 units. The units are for rental only, and are not intended to be sold individually. The project provides more than 20 percent of net lot area for usable open space.

- f. One family residences shall not exceed 35 feet in height. All other uses shall not exceed 50 feet in height.

The residences do not exceed 35 feet in height. The multi purpose room is the tallest building in the complex at 17'4".

- g. One off-street parking space shall be required for each dwelling unit, notwithstanding the apartment building parking standards contained in Section 18.12 of this ordinance. All single-family homes shall have two car garages.

Each dwelling unit contains carport parking. 355 parking spaces are required, 377 parking spaces are provided. Ordinance No. 348 has recently been revised to require electric vehicle charging for vehicle parking areas. The proposed conditions of approval will ensure proper implementation of this requirement consistent with Ordinance No. 348.

- h. Open space or recreational facilities proposed in a project shall be subject to approval of the County.

The project contains several open space and recreational facilities that are included with the conditional use permit for consideration.

- i. Streets providing circulation within a development shall be constructed to a minimum width of 36 feet within a 56-foot right-of-way for major interior streets and a minimum width of 32 feet of improvements within a 50 foot right of way for minor interior streets and cul-de-sac streets. All improvements to be in accordance with the improvement standards of County Ordinance No. 461.

Internal streets are to be private and would be privately maintained and meet Fire Department access. They have been reviewed and approved by the Riverside County Fire Department and meet applicable requirements.

- j. The design standards, dedications and improvements are in conformance with the requirements of County Ordinance Nos. 460 and 461, and as approved by the County Road Commissioner, for all streets other than interior streets.

This project does not contain any division of property, but the external streets proposed do meet the requirements of Ordinance No. 401.

Community Care Facilities Findings

2. A Residential Care Facility for the Elderly that serves seven or more persons is allowed in the following zoning classifications with an approved conditional use permit in accordance in the R-6 zone.

A Residential Care for the Elderly that serves seven or more persons shall comply with the following:

- a. Conform to the development standards for the zoning which it is classified. As stated above, the project is shown to comply with the required development standards of the R-6 zone.
- b. In addition to the zoning classification's requirements, provide landscaping in compliance with Ordinance No. 859. The project has been reviewed and approved and conditioned by the Transportation Department for landscaping and irrigation.
- c. Provide outdoor lighting in compliance with Ordinance No. 915 and Ordinance No. 655. The Advisory Notification Document (Condition #3 and #4) contains a requirement that the project comply with Ordinance No. 655 (50-Planning-1, AND document #3) and Ordinance No 915 (Advisory Notification Document #4) lighting requirements.
- d. Conduct indoor and outdoor activities in compliance with Ordinance No. 847. The project is conditioned to comply with Ordinance No. 847 (Condition #3) in the Advisory Notification Document and has been reviewed within the Environmental Assessment. Conditions (050-Planning-5, and 050-Planning-6) contain requirements that satisfy exterior and interior noise level criteria.
- e. All applicable Federal, State and local laws, and all applicable Federal State and local health and safety regulations including, but not limited to Fire and Building Code regulations. The Advisory Notification Document contains a preamble and conditions that require compliance with various Federal, State, and County regulations, as well as Fire and Building Code regulations.

Other Findings:

1. The project site is located within Criteria Cell 3610 of the Western Riverside County Multiple Species Habitat Conservation Plan. The project is located within the southern portion of Cell 3610, which is not located in the northern area of Cell Group C described for conservation. The project site is located in a developed neighborhood and is not associated directly with the San Jacinto River which is the area to be conserved as part of this cell. The project does not affect the Reserve Assembly goals of the MSHCP. This project fulfills the plan requirements.
2. The project site is located within the City of Hemet Sphere of Influence. This project was provided to the City of Hemet for review and comment. No comments were received either in favor or opposition of the project.

3. 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.
4. Project notifications were sent out to six consulting tribes on August 22, 2016. A response was received from the Rincon Band of Luiseno Indians deferring to the Pechanga or Soboba Bands. Responses were received from the San Manuel Band informing planning that the project lies outside of Serrano territory and as such, they would not be requesting consultation. The Cahuilla Band of Indians deferred to the Soboba Band who is located nearer the project. A request to consult was received from the Soboba Band of Luiseno Indians requesting consultation. A meeting was held on November 15, 2016 in which Soboba requested that conditions be placed upon the project for procedures to follow in the event unanticipated resources or human remains are identified during any ground disturbing activities associated with the project. A copy of the conditions of approval were provided to the tribe and consultation was concluded the same day. No tribal cultural resources were identified by any of the tribes. As such, there will be no impacts to tribal cultural resources because there are none present within the project area.
5. The project site is located within Zone B of 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.
6. 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.

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 Ordinance No. 787 Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. 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 project has been designed so that each lot, and the project as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Florida Avenue and Georgia Avenue.

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 have not received written communication or phone calls who indicated support or opposition to the proposed project.

RESOLUTION 2018-008
RECOMMENDING ADOPTION OF
GENERAL PLAN AMENDMENT NO. 180003

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on November 7, 2018 to consider the above-referenced matter; and,

WHEREAS, all the procedures of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

WHEREAS, the matter was discussed fully with testimony and documentation presented by the public and affected government agencies; now, therefore,

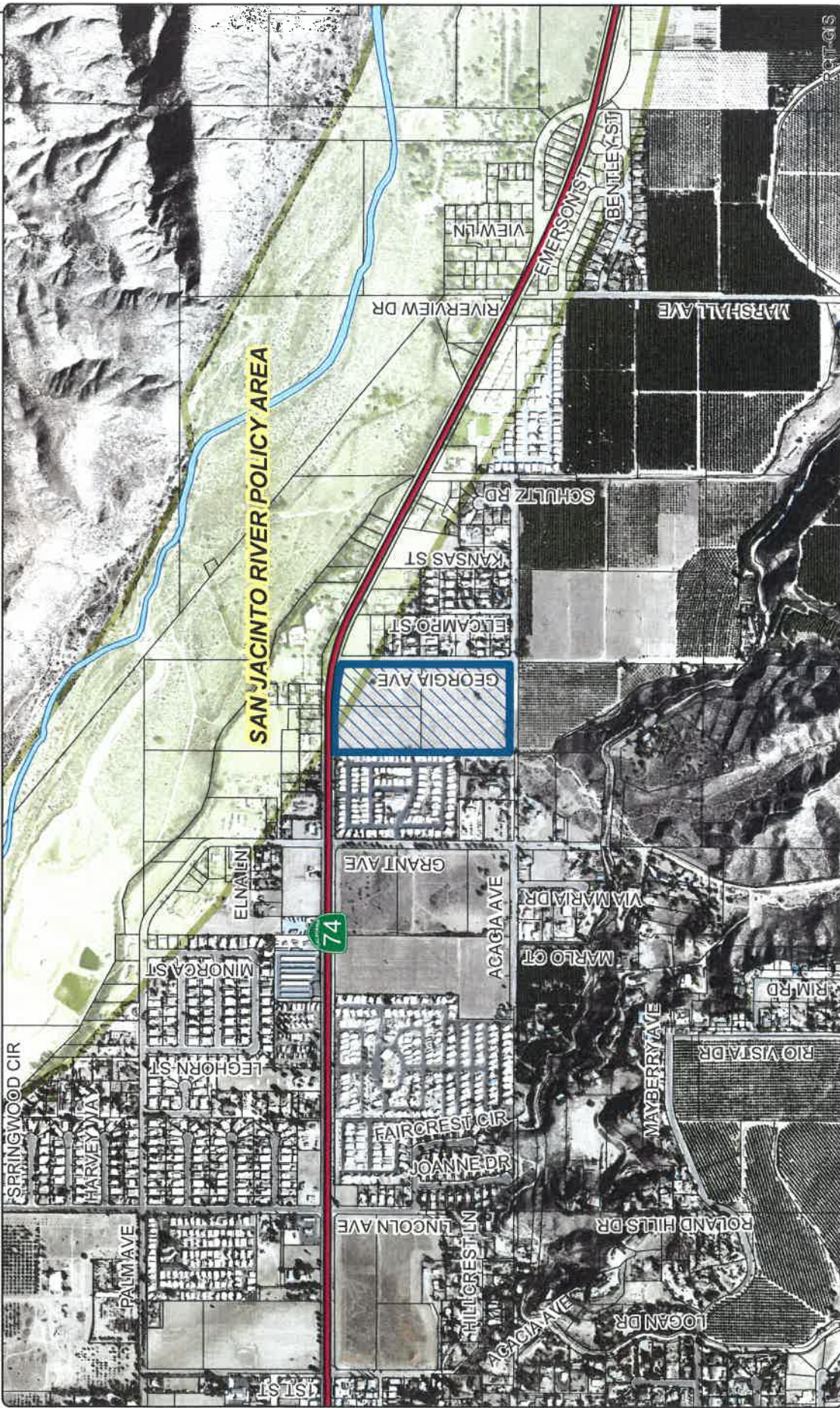
BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on November 7, 2018, that it has reviewed and considered the environmental document prepared or relied on and recommends the following based on the staff report and the findings and conclusions stated therein:

APPROVAL of GENERAL PLAN AMENDMENT NO. 180003

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07866 GPA180003 CUP03724
VICINITY/POLICY AREAS

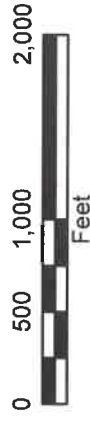
Supervisor: Washington
 District 3

Date Drawn: 10/05/2018
 Vicinity Map



Zoning Area: Bautista

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 County Planning Department at (951) 955-5200, West Valley Center, County of Riverside, 2500 University Ave., Riverside, CA 92507. Website: www.riverside.ca.gov

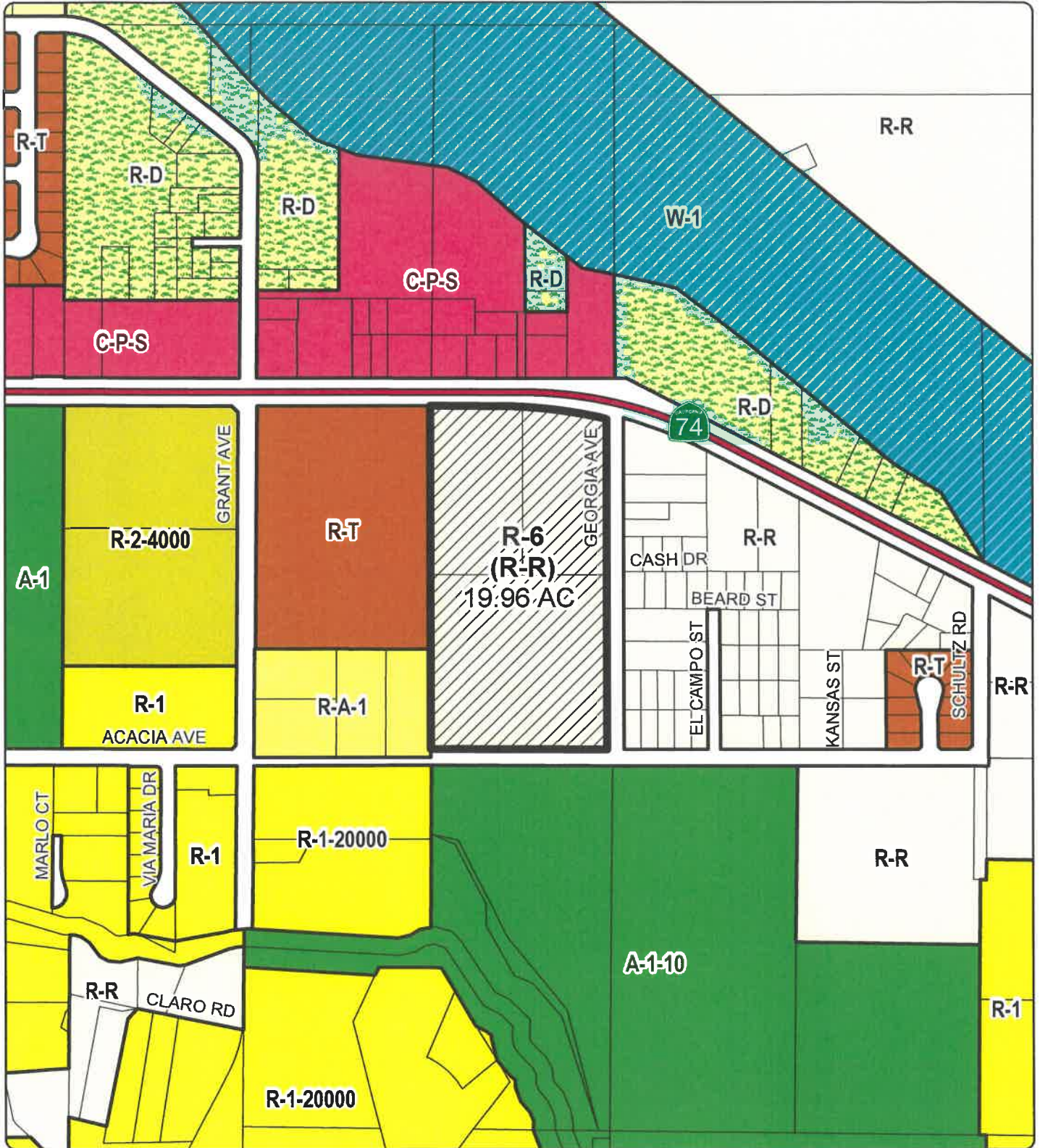
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07866 GPA180003 CUP03724

Supervisor: Washington
District 3

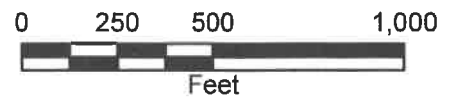
Date Drawn: 10/05/2018
Exhibit 3

PROPOSED ZONING



Zoning Area: Bautista

Author: Vinnie Nguyen



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

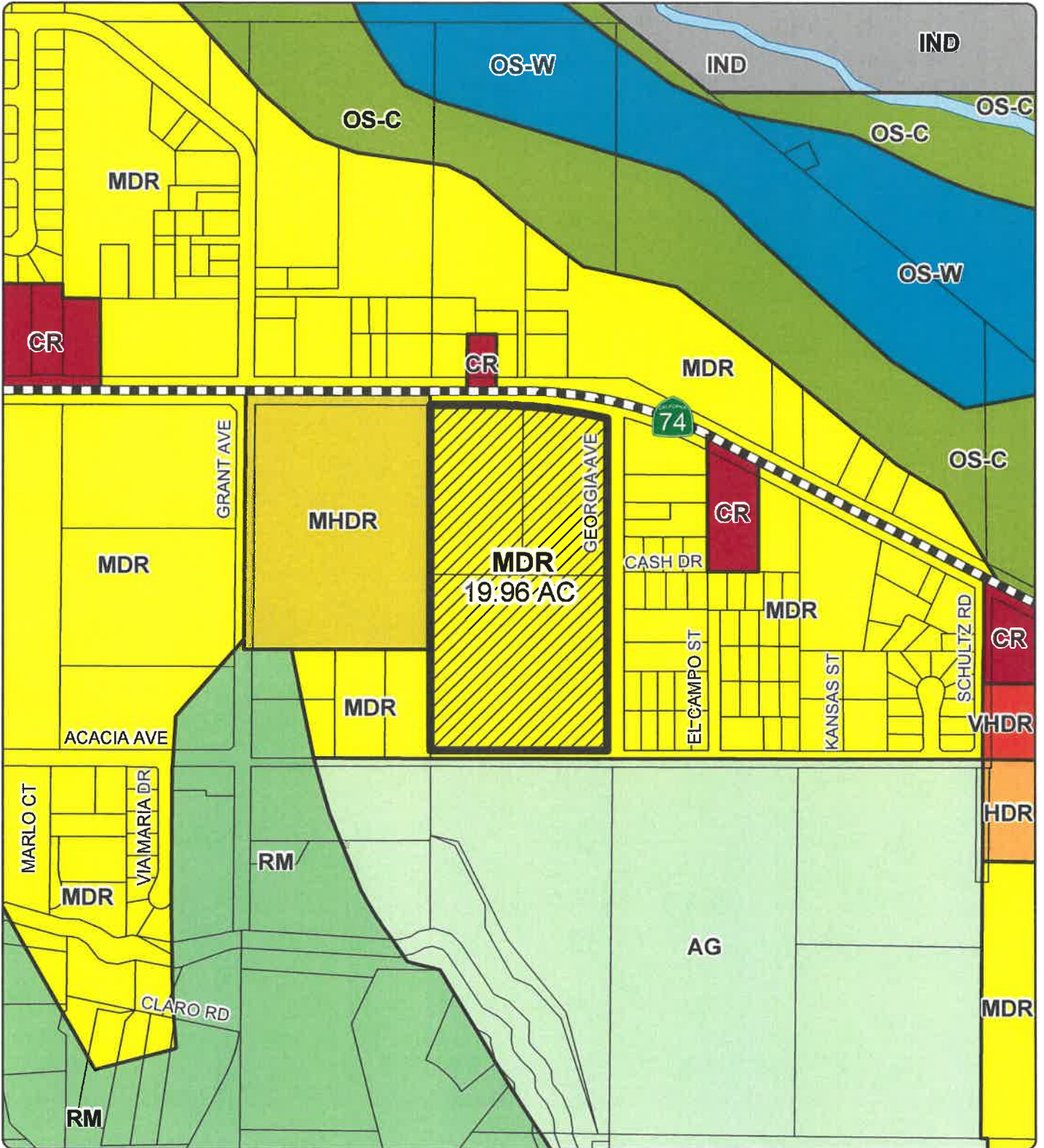
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07866 GPA180003 CUP03724

Supervisor: Washington
District 3

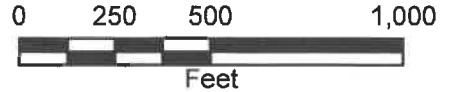
Date Drawn: 10/05/2018
Exhibit 5

EXISTING GENERAL PLAN



Zoning Area: Bautista

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

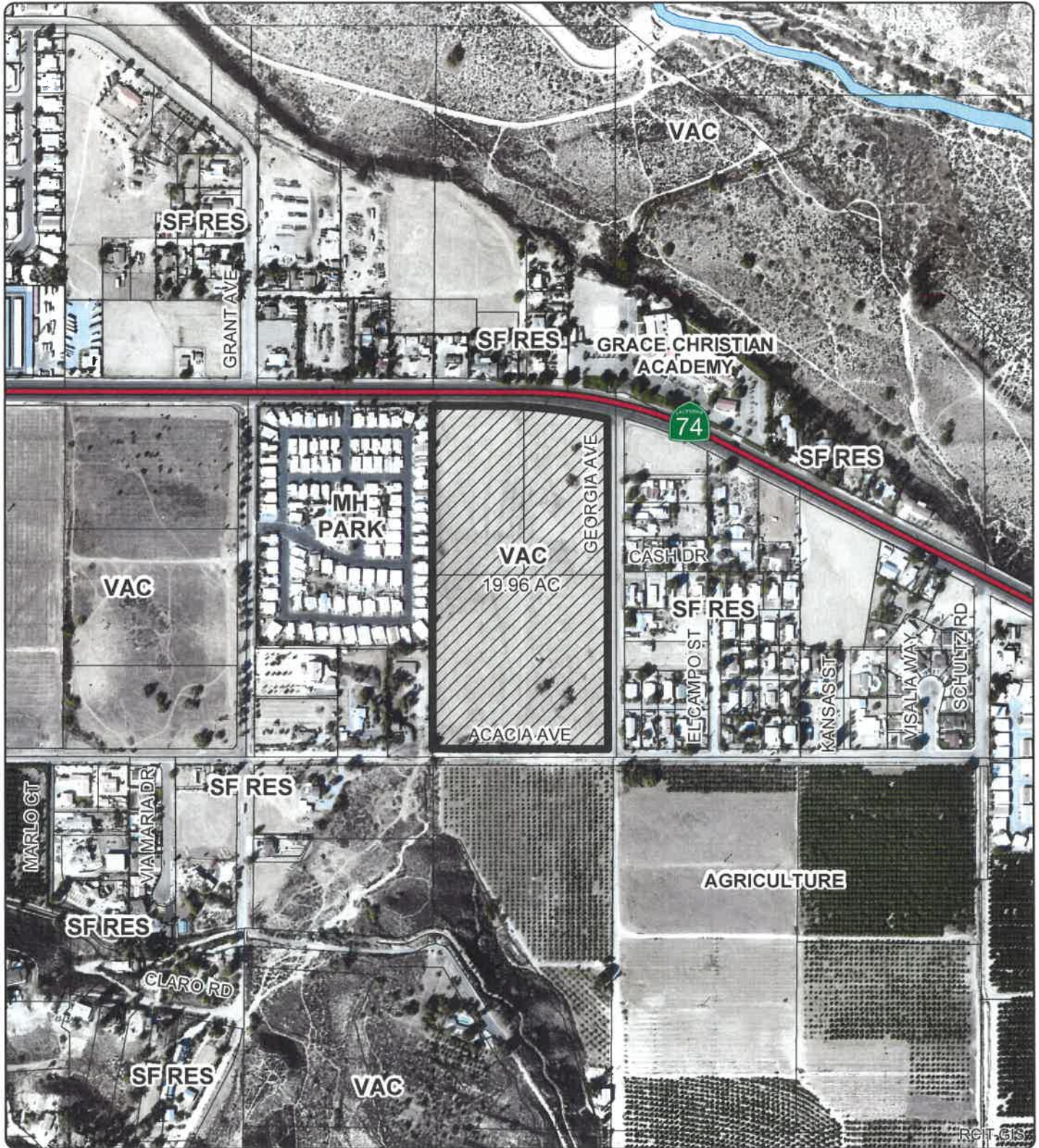
CZ07866 GPA180003 CUP03724

Supervisor: Washington
District 3

Date Drawn: 10/05/2018

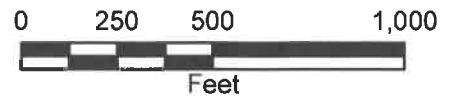
LAND USE

Exhibit 1



Zoning Area: Bautista

Author: Vinnie Nguyen



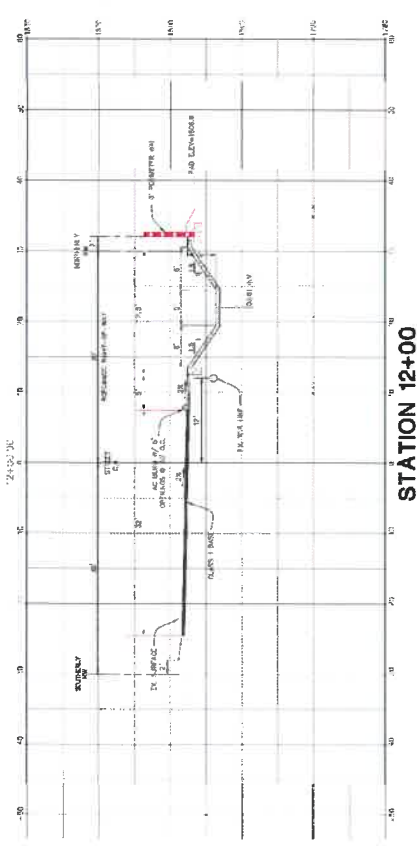
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

THE ORCHARD

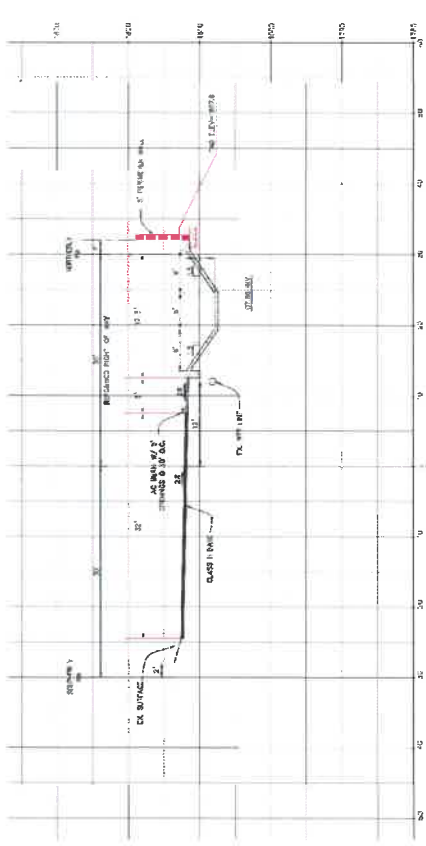
SENIOR HOUSING CONGREGATE CARE COMMUNITY

CONDITIONAL-USE PERMIT NO. 03724

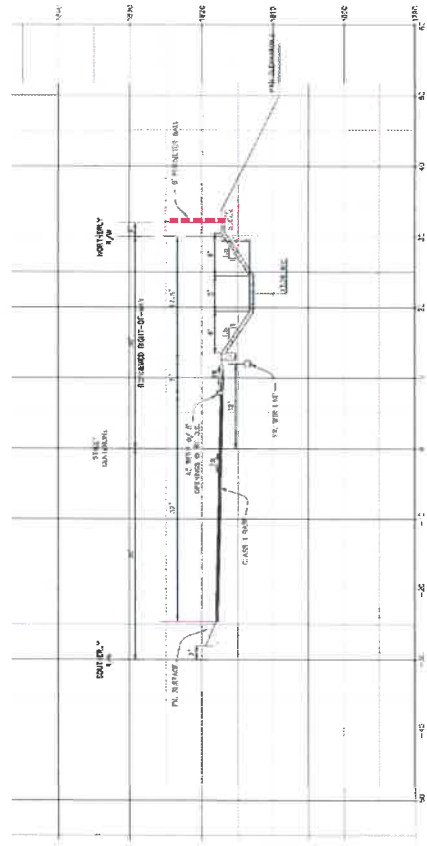
COUNTY OF RIVERSIDE, CA



STATION 12+00



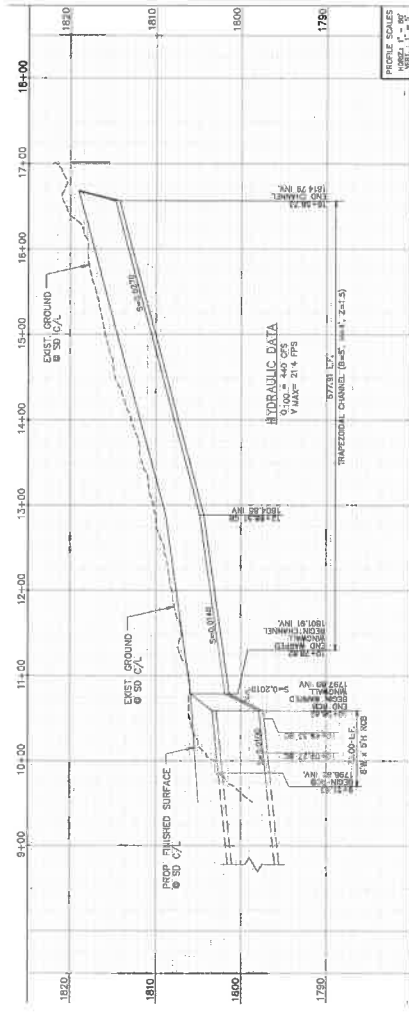
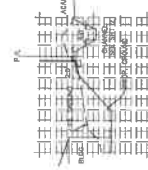
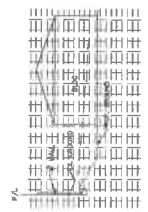
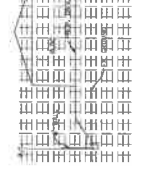
STATION 14+00



STATION 16+00

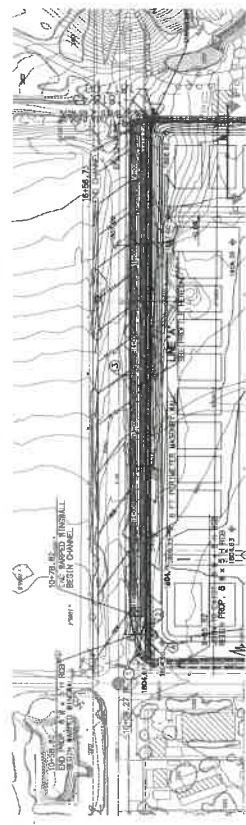
HOR Z.: 1" = 6'
VER.: 1" = 6'

ADDITIONAL SECTIONS
AVAILABLE UPON REQUEST



LINE 'A'

PROFILE SCALES
HORIZ. 1" = 100'
VERT. 1" = 20'



LINE / CURVE DATA

LINE	START	END	TANGENT
1	11+80.00	12+20.00	24.88'
2	12+20.00	13+00.00	24.88'
3	13+00.00	13+80.00	24.88'
4	13+80.00	14+20.00	24.88'
5	14+20.00	15+00.00	24.88'
6	15+00.00	15+80.00	24.88'
7	15+80.00	16+20.00	24.88'
8	16+20.00	17+00.00	24.88'
9	17+00.00	17+80.00	24.88'
10	17+80.00	18+20.00	24.88'

DATE: 10/10/2018
EXHIBIT: EXHIBIT A-2
PLANNER: Brett Davison

PROJECT: THE ORCHARD
CLIENT: THE ORCHARD
ADDRESS: 10000 THE ORCHARD
PHONE: (951) 855-4411

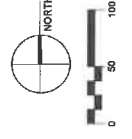
- CONSTRUCTION NOTES**
1. CONSTRUCT 5' x 8' x 5' BOX CULVERT PER CALTRANS STD. PLAN NO. DRD.
 2. CONSTRUCT 15% SLOPE FOR CALTRANS STD. PLAN DREA.
 3. CONSTRUCT TRAPEZOIDAL CONCRETE CHANNEL. (B=6'; H=4'; Z=1.5)

JCS
Engineering & Consulting, Inc.
3030 BAYVIEW BLVD., SUITE 200
RIVERSIDE, CA 92506
PH: (951) 517-7771

COUNTY OF RIVERSIDE
CONDITIONAL USE
PERMIT NO. 03724

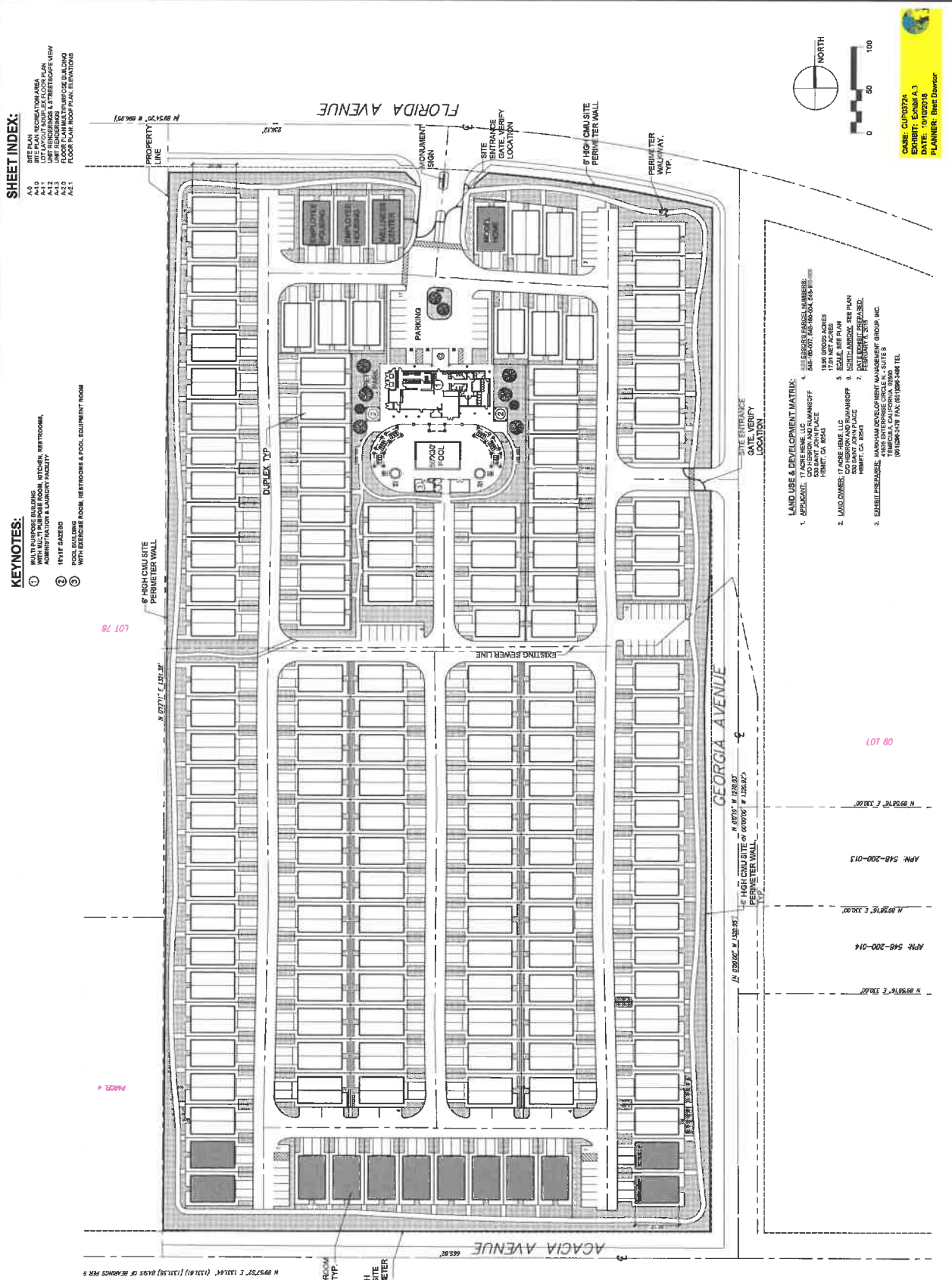
DATE: 10/10/2018
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: 1" = 6'

CASE: CUP03724
 EXHIBIT: ENHA A.3
 DATE: 10/02/18
 PLANNER: Brett Dawson



LAND USE & DEVELOPMENT MATRIX:

1. APPLICANT: 17 ACRES HEMET, LLC
 1400 SOUTH JAYAN PLACE
 HEMET, CA 92343
2. LAND OWNER: 17 ACRES HEMET, LLC
 1400 SOUTH JAYAN PLACE
 HEMET, CA 92343
3. DISABILITY SERVICES: MANAGEMENT DEVELOPMENT MANAGEMENT GROUP, INC.
 16112062519 FAX: (951) 998-3088 TEL: (951) 998-3088
4. 2018 COUNTY PLANS: 17.00000
 17.00000
 17.00000
5. SCALE: SEE PLAN
6. DISTILLATION: SEE PLAN
7. PERIMETER WALL: SEE PLAN
8. HIGH CHAU SITE: SEE PLAN



SHEET INDEX:

- A-0 SITE PLAN
- A-1 FLOOR PLAN
- A-2 FLOOR PLAN
- A-3 FLOOR PLAN
- A-4 FLOOR PLAN
- A-5 FLOOR PLAN
- A-6 FLOOR PLAN
- A-7 FLOOR PLAN
- A-8 FLOOR PLAN
- A-9 FLOOR PLAN
- A-10 FLOOR PLAN
- A-11 FLOOR PLAN
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- A-47 FLOOR PLAN
- A-48 FLOOR PLAN
- A-49 FLOOR PLAN
- A-50 FLOOR PLAN

KEYNOTES:

1. MULTI-PURPOSE BUILDING WITH MULTI-PURPOSE ROOM, KITCHEN, RESTROOMS, ADMINISTRATION & CLOSET FACILITY
2. 18'x18' CASERO
3. WITH BREAKING ROOM, RESTROOMS & POOL EQUIPMENT ROOM

KEYNOTES:

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2. 18'x18' CASERO
3. WITH BREAKING ROOM, RESTROOMS & POOL EQUIPMENT ROOM

RESIDENTIAL UNIT COUNT

# OF MODULAR BUILDINGS	102
# OF 1 BEDROOM UNITS	134
# OF 2 BEDROOM UNITS	19
TOTAL UNIT COUNT	264

PARKING MATRIX

USE	RATIO	SPACES REQUIRED	SPACES PROVIDED
MULTI-FAMILY	1.25 SPACES / UNIT	330	330
RESIDENTIAL	0.84 UNITS x 1.25	264	264
PROJECT TOTAL		594	594
REQUIRED ACCESSIBLE SPACES (20% MIN)		6	6

BUILDING CODE ANALYSIS

RESIDENTIAL DUPLEX / 2 BEDROOM

TYPE OF CONSTRUCTION	V-B
AUTOMATIC FIRE SPRINKLER	YES
OCCUPANCY TYPE	R-2
NUMBER OF STORIES	1
ALLOWABLE AREA	5,119 S.F.
BUILDING AREA	5,119 S.F.

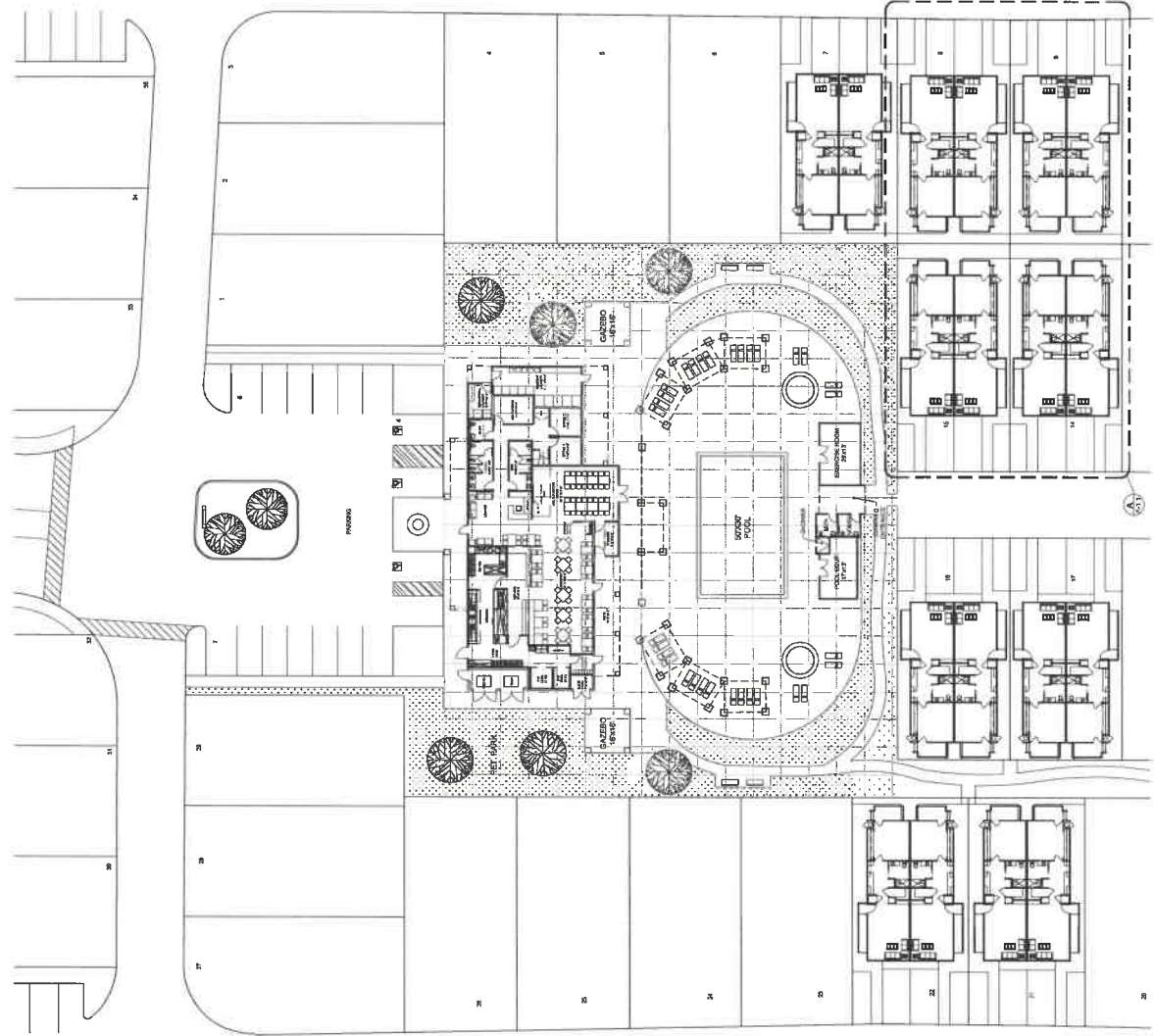
MULTI-PURPOSE BUILDING

TYPE OF CONSTRUCTION	M-3		
AUTOMATIC FIRE SPRINKLER	NO		
OCCUPANCY TYPE	B/A-3		
NUMBER OF STORIES	1		
ALLOWABLE AREA	5,000 / 3,000		
BUILDING AREA	5,119 S.F.		
ALLOWABLE AREA	5,119 S.F.		
OCCUPANCY ANALYSIS			
AREA	OCCUPANCY	OCC. LOAD	OCCUPANT
CONCRETE AREA IN CONJ.	355	100	100
MULTI-PURPOSE ROOM	475	A-3	10
KITCHEN	441	B-2	2
STORAGE	448	B-2	2
RESTROOMS	348	NA	NA
LAUNDRY AREA	478	B	130
BREAKFAST	570	A-3	13
TOTAL OCCUPANTS			114

POOL BUILDING

TYPE OF CONSTRUCTION	V-B		
AUTOMATIC FIRE SPRINKLER	NO		
OCCUPANCY TYPE	B/A-3		
NUMBER OF STORIES	1		
ALLOWABLE AREA	5,000 / 3,000		
BUILDING AREA	2,300 S.F.		
ALLOWABLE AREA	2,300 S.F.		
OCCUPANCY ANALYSIS			
AREA	OCCUPANCY	OCC. LOAD	OCCUPANT
POOL EQUIPMENT	271	B	NA
EXERCISE ROOM	319	B	50
RESTROOMS	153	B	NA
TOTAL OCCUPANTS			50

NORTH



LAND USE & DEVELOPMENT MATRIX

1. CITY/STATE: LOS ANGELES, CALIFORNIA
2. LANDOWNER: U.S. PACIFIC CAPITAL
3. SUBMITTER/DESIGNER: HERRON HUMANOFF ARCHITECTS, INC.
4. ADDRESS: 1800 S. GARDEN ST., LOS ANGELES, CA 90007
5. PROJECT NAME: THE ORCHARD AN ASSISTED LIVING FACILITY
6. SCALE: 1/8" = 1'-0"
7. DATE: FEBRUARY 5, 2013
8. DRAWN BY: [Name]
9. CHECKED BY: [Name]
10. APPROVED BY: [Name]

HERRON HUMANOFF ARCHITECTS, INC.
 1800 S. GARDEN ST., LOS ANGELES, CA 90007
 TEL: 213.475.1111
 WWW.HERRONHUMANOFF.COM

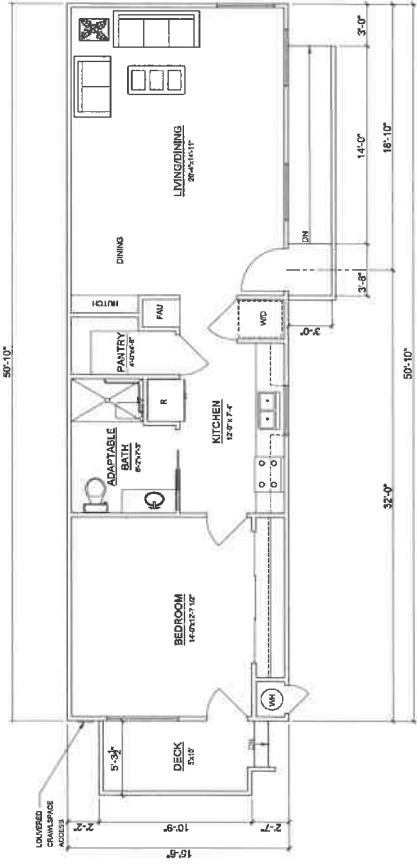
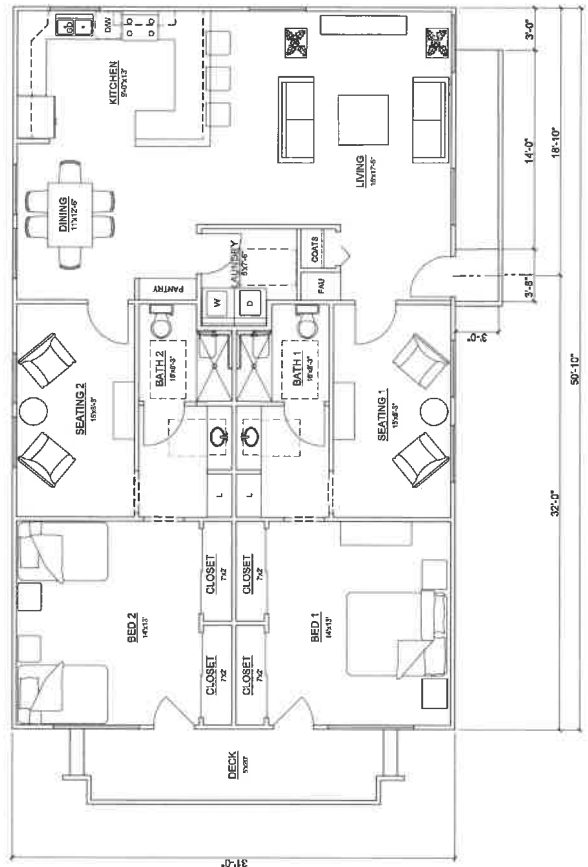
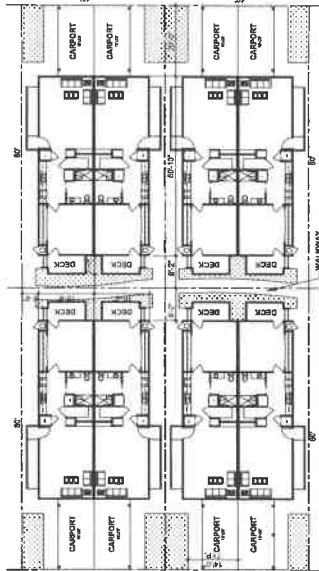
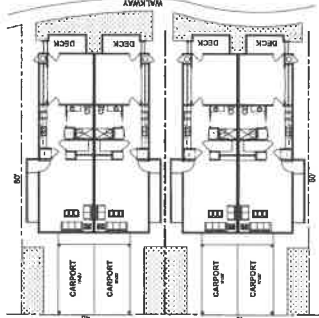
SITE PLAN - RECREATION AREA

SCALE: 1" = 20'-0"

A

All dimensions and areas are approximate and subject to change without notice. The architect and engineer are not responsible for the accuracy of the information provided by the client. The architect and engineer are not responsible for the accuracy of the information provided by the client.

- LAND USE & DEVELOPMENT MATRIX:**
1. SUBJECT: C/O HERMAN RUMANOFF
 17.81 NET ACRES
 18.96 GROSS ACRES
 74.17 NET ACRES
 HERMIT, CA 92543
 2. LAND OWNER: C/O HERMAN RUMANOFF
 17.81 NET ACRES
 18.96 GROSS ACRES
 74.17 NET ACRES
 HERMIT, CA 92543
 3. ESTABLISHMENT: C/O HERMAN RUMANOFF
 17.81 NET ACRES
 18.96 GROSS ACRES
 74.17 NET ACRES
 HERMIT, CA 92543
 4. DEVELOPER: C/O HERMAN RUMANOFF
 17.81 NET ACRES
 18.96 GROSS ACRES
 74.17 NET ACRES
 HERMIT, CA 92543
 5. ARCHITECT: C/O HERMAN RUMANOFF
 17.81 NET ACRES
 18.96 GROSS ACRES
 74.17 NET ACRES
 HERMIT, CA 92543
 6. CONTRACTOR: C/O HERMAN RUMANOFF
 17.81 NET ACRES
 18.96 GROSS ACRES
 74.17 NET ACRES
 HERMIT, CA 92543
 7. DATE COMPLETED: FEBRUARY 2018
 8. DATE COMPLETED: FEBRUARY 2018



C 2BR FLOOR PLAN
SCALE 1/4"=1'-0"

B DUPLEX FLOOR PLAN
SCALE 1/4"=1'-0"

OPTION 1
HARDIE BOARD SIDING
GABLE WITH MULTICOLOR
TRUSS RAILING (SHOWN IN BLUE/WHITE)

OPTION 2
BOARD & BATT ON FRONT
SIDE WITH HARDIE BOARD
SIDING ON REAR WITH TRUSS
RAILING ON ALL WINDOWS
SHOWN IN TRUFFET WHITE

OPTION 3
LAP SIDING FRONT AND DOWN
TRUSS ON ALL WINDOWS
SHOWN IN CREAM/WHITE

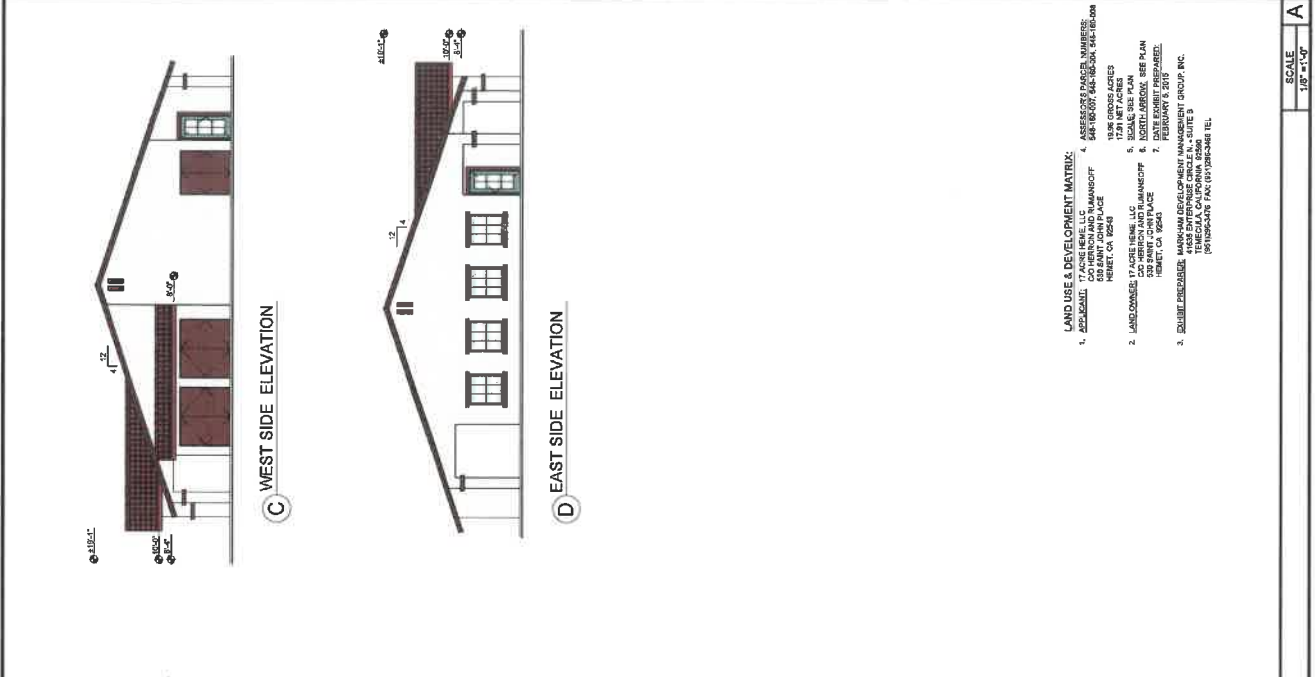
NOTE:
A 1/2" SPACER BENT IS REQUIRED BETWEEN TILE
GROUND LEVEL AND FLOOR SLAB AS PART OF THE
MINIMUM FOUNDATION STRUCTURE.

- LAND USE & DEVELOPMENT MATRIX:**
1. APPLICANT: 17 ACRES REHE, LLC
200 SOUTH AVENUE, HEMET, CA 92343
 2. LAND OWNER: 17 ACRES REHE, LLC
200 SOUTH AVENUE, HEMET, CA 92343
 3. EXHIBIT PREPARED BY: MARSHALL DEVELOPMENT MANAGEMENT GROUP, INC.
11000 MARSHALL AVENUE, SUITE B
TAMPA, FLORIDA 33618
(813) 982-3176 FAX: (813) 982-3468 TEL
 4. ASSESSOR'S PARCEL NUMBER(S):
17-09-0200-0000
17-09-0200-0001
17-09-0200-0002
17-09-0200-0003
17-09-0200-0004
17-09-0200-0005
17-09-0200-0006
17-09-0200-0007
17-09-0200-0008
17-09-0200-0009
17-09-0200-0010
17-09-0200-0011
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 5. SCALE: SEE PLAN
 6. NORTH ARROW: SEE PLAN
 7. PREPARED BY: HERMANOFF ARCHITECTS, INC.
1700 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
(303) 733-1100 FAX: (303) 733-1101

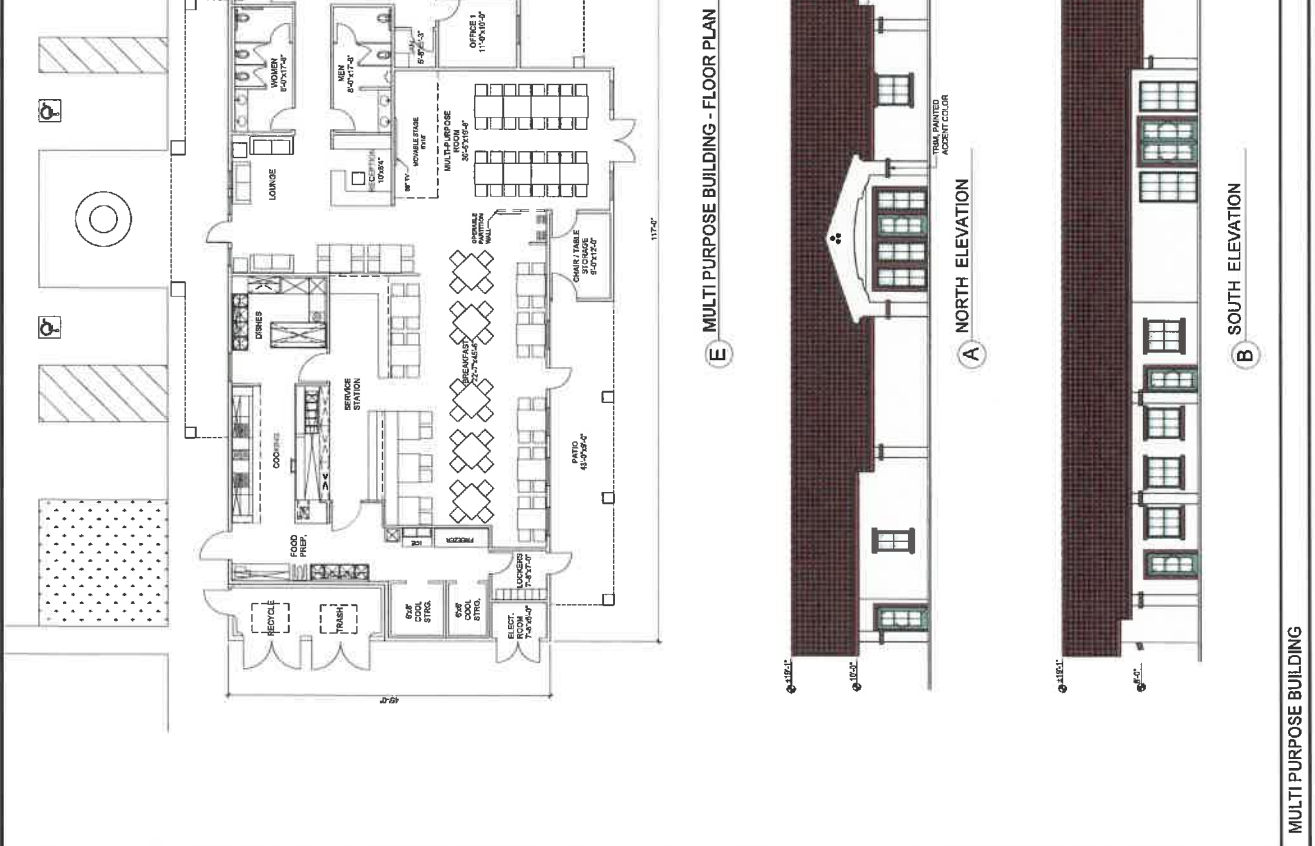


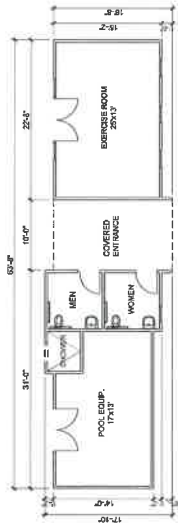
D STREETSCAPE VIEW / COLOR SCHEMES

All work, design, and drawings herewith are prepared by heron + rummoff architects, inc. and constitute the property of heron + rummoff architects, inc. and shall remain the property of heron + rummoff architects, inc. and shall not be used for any other project without the written consent of heron + rummoff architects, inc.

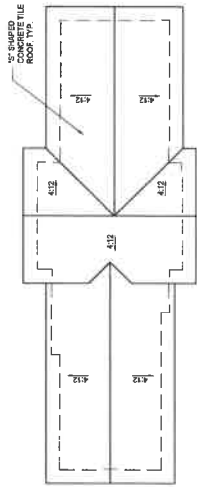


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 2. LANDOWNER: U.S. PACIFIC CAPITAL
 3. SUBMITTER: U.S. PACIFIC CAPITAL
 4. ASSESSOR'S PARCEL NUMBER: 546-15-15
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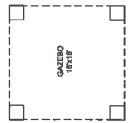




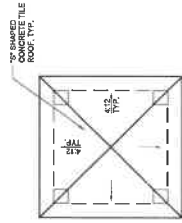
H POOL HOUSE - FLOOR PLAN (904 S.F.)
(B-OCCUPANCY)



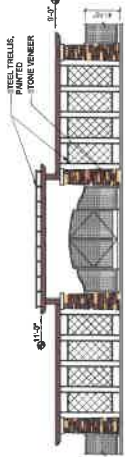
I POOL HOUSE - ROOF PLAN



K GAZEBO - FLOOR PLAN



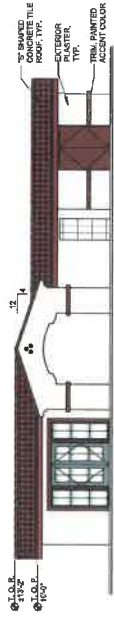
J GAZEBO - ROOF PLAN



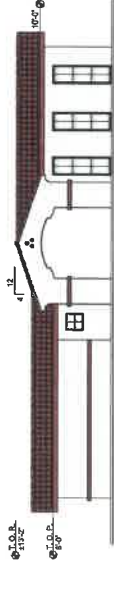
M POOL ENTRANCE - ELEVATION



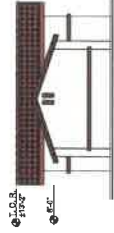
L POOL ENTRANCE - SIDE ELEVATION



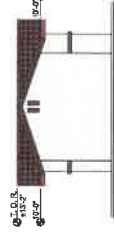
A POOL HOUSE - NORTH ELEVATION



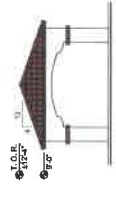
B POOL HOUSE - SOUTH ELEVATION



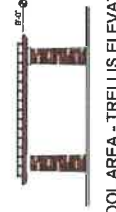
D POOL HOUSE - EAST SIDE ELEVATION



C POOL HOUSE - WEST SIDE ELEVATION



G TYPICAL GAZEBO ELEVATION



F POOL AREA - TRELLIS ELEVATION



E POOL AREA - SIDE ELEVATION

- LAND USE & DEVELOPMENT MATRIX:
- GENERAL:
 1. GENERAL: CO HERON AND BLANKOFF 645-880-807 (443) 630-0400, 645-880-8000
 2. LANDOWNER: CO HERON AND BLANKOFF PROJECT, CA 90244
 3. ARCHITECT/ENGINEER: HERRON HUMANOFF ARCHITECTS, INC. 10000 UNIVERSITY AVENUE, SUITE 100, TEMECULA, CALIFORNIA 92590 (951) 245-5400
 - DESIGN:
 4. ARCHITECTURE: HERRON HUMANOFF ARCHITECTS, INC. 10000 UNIVERSITY AVENUE, SUITE 100, TEMECULA, CALIFORNIA 92590 (951) 245-5400
 5. STRUCTURE: HERRON HUMANOFF ARCHITECTS, INC. 10000 UNIVERSITY AVENUE, SUITE 100, TEMECULA, CALIFORNIA 92590 (951) 245-5400
 6. INTERIORS: HERRON HUMANOFF ARCHITECTS, INC. 10000 UNIVERSITY AVENUE, SUITE 100, TEMECULA, CALIFORNIA 92590 (951) 245-5400
 7. EXTERIOR: HERRON HUMANOFF ARCHITECTS, INC. 10000 UNIVERSITY AVENUE, SUITE 100, TEMECULA, CALIFORNIA 92590 (951) 245-5400
 - PERMITS:
 8. PERMITS: HERRON HUMANOFF ARCHITECTS, INC. 10000 UNIVERSITY AVENUE, SUITE 100, TEMECULA, CALIFORNIA 92590 (951) 245-5400

530 St. Johns Place Hemet, California 92343

Project: THE ORCHARD AN ASSISTED LIVING FACILITY

U.S. PACIFIC CAPITAL

FLORIDA AVENUE, EAST HEMET CALIFORNIA

Sheet no. A-2.1

Job no. 448-18-14

Revision no. 06-29-11

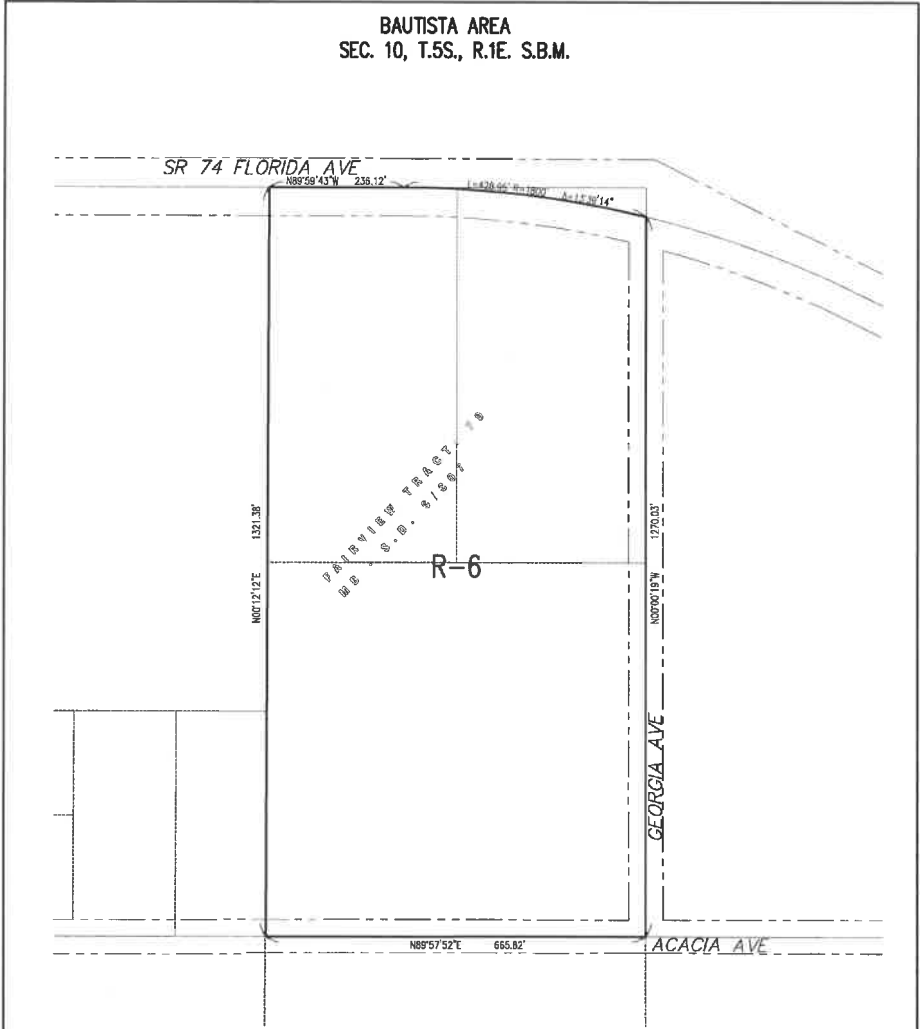
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CIP RESUBMITTAL 06-29-11

COMMENT LEGEND

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**BAUTISTA AREA
 SEC. 10, T.5S., R.1E. S.B.M.**



R-6 RESIDENTIAL INCENTIVE

MAP NO. X.XXXX
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7866
 ADOPTED BY ORDINANCE NO. 348.XXXX
 DATE: _____
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSORS BK. NO.
 548-160-004, 007, 008

DATE: 5/11/2023
PROJECT: 2023-0001
PARCEL: 548-160-008
Page: 1

COMMENT LEGEND

- OWNER COMMENTS
- APPLICANT COMMENTS
- PLANNING DEPARTMENT COMMENTS
- CITY COMMENTS
- COMMISSIONER COMMENTS
- STAFF COMMENTS
- ADVISOR COMMENTS
- OTHER COMMENTS

GRAPHIC SCALE

1 inch = 50' / ft.
 1 centimeter = 5 meters

M-D-M-G
 METRO DESIGN GROUP
 11525 Lakeview Dr., Suite B
 Houston, TX 77044
 281.415.4664
 281.415.4665



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FLORIDA AVE.



GEORGIA AVE.

PLANT MATERIAL NOT TO EXCEED 12' HIGH IN SIGHT DISTANCE AREAS AS APPLICABLE.

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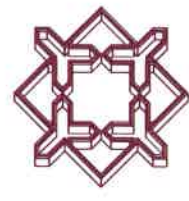
THE ORCHARD
SENIOR HOUSING CONGREGATE CARE COMMUNITY
CONDITIONAL-USE PERMIT NO. 03724



1 INCH = 10 FT.

PREPARED FOR:
17 ACRE HEME LLC
C/O HERRON & RUMANSOFF
530 ST. JOHNS PLACE
HEMET, CA 92543
TEL: (951) 652-4431

JOB #13-115 2/26/2018



ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
California license #2017
RECREATION FACILITIES PLANNING
41535 Enterprise Circle North, Suite C
Temecula, CA 92590 (951) 286-6802 FAX 296-6803

STREET VIEW COLOR PLAN

STATEMENT OF OPERATIONS

THE ORCHARD

(Formerly Citrus Gardens)

A SENIOR CONGREGATE CARE LIFE-STYLE AFFORDABLE
RENTAL HOUSING COMMUNITY OFFERING HOME CARE SERVICES

1. Introduction

The project, located in Valle Vista, Riverside County - SWC Florida (SR 74) and Georgia St., is a planned life-style 134 1BR duplexes and 16 2BR single family dwellings, all one story, a total of 284 units – 300 bedrooms and baths - in a safe and affordable residential rental community in a village resort ambiance. Occupancy is legally restricted to a minimum age of 62 years for all residents. The duplexes are comprised of 268 dwelling units, each 1 BR 1 BA 750 SF. The 16 2BR Studio-2BA homes include 1,500 sf living area. All units, pool and common areas will be in full compliance with handicap access requirements. Residency is targeted to 75+ year old seniors, qualified Veterans and widows and seniors with disabilities. The facility is designed and will be operated as a senior residential congregate care community with in home care services and a lunch and dinner menu provided by EMPACARE a California licensed assisted living services provider.

2. Project Description

Each of the duplex units, will be unfurnished except for kitchen appliances and Heat Pump A/C & heating system, and connections for laundry and drying appliances, and is designed with the specifications for handicapped access. Both the 1 BR duplex units and the 2BR homes, for single or double occupancy, will have a private patio, carport parking, courtyard design, with walkways to the Club House and common facilities. The driveways and circulation street system are to be constructed with a combination of concrete and sustainable and permeable pavement systems (www.belgardcommercial.com) both for aesthetics, water absorption, flood control and environmental ('green') enhancement.

The duplexes and homes will be constructed offsite at the Silvercrest home manufacturing facility in Corona, California, a subsidiary of Champion Homes, to meet the quality requirements under California Department of Housing and Development guidelines and HCD permitted regulations. The finished structures will be transported to the property and installed on a permanent pit set block foundation. Offsite construction is approximately 25%

cheaper than onsite construction and offers uniformity and better quality control and craftsmanship. Additionally, homes constructed offsite is less disruptive to the neighborhood and shortens the site construction time significantly. This strategy allows the development of the project on a cost effective basis that results in the ability to offer rentals at affordable rates.

A detailed description of the project, preliminary plans and specifications, including suggested modifications by the planners, have been prepared by the project architects and engineers, and submitted to the Riverside County Planning staff.

The following are some of the facilities and programs:

- Swimming pool, adjacent to the Club House, with outdoor dressing rooms, exercise room and bathrooms, are ADA compliant. The pool 15'X30' X4' to enable swimming and aqua exercises, surrounded by covered sitting and lounge areas.
- Two Spas in the swimming pool area.
- Club House (5,000 SF), providing a central kitchen, a separate dining room, a theatre, lounges and recreation areas, interior bathrooms, a laundry facility, a postal service area and administration services.
- A Pet Park, fenced in to allow pets freedom of movement without a leash, and with covered sitting facilities and a gazebo for the pet owners to congregate and socialize. The park is to be maintained by a resident Pet Club, comprised of resident volunteers.
- The Orange Orchard to be located easterly of the Pet Park
- The walk ways connecting the interior individual homes to the Club House and the peripheral promenade, for access to the Club House and for exercise and pet walking.
- Daily breakfast (three sittings) featuring coffee, juices, bread and rolls, butter and marmalades, cereals, yogurts, egg dishes and breakfast burritos served with country potatoes or refried beans with *pico de gallo* salsa individually served. Residents may select the delivery of their breakfast at their residence.

The objective is to encourage residents to share their background and skills for their collective benefit such as the organization of The Pet Club, The Computer Club, the Library Club, the Card Club, The Chess Club and the Swimming Club. The residents will be encouraged to participate in the Grievances Committee to resolve tenant infractions and to arbitrate tenant disputes and grievances against management. The social and recreational programs have a two prong objective: To keep the rents low and affordable; and to encourage the participation and social fulfillment among the residents.

3. County Development Process.

The owners are processing a Conditional Use permit with the county of Riverside. It is estimated that the necessary approvals and permits resulting in full entitlements - will be procured during the 3rd Q of 2017. The project has received a 'will serve' letter from the Lake Hemet Water District assuring the availability of water and sewer for The Orchard.

4. Tenant Services

The base rent will include a full **daily breakfast** offered at the dining room in the Club House. An additional service is **free trash pickup** at each residence driveway entrance; and, **trash disposal**. All utilities, water, sewer, gas and electric will be provided through a master meter with cost allocation to each tenant based on usage. **WiFi internet connection** will be made available on a complimentary basis. Management will contribute \$500 per month for the **monthly bingo night**. On a daily basis **movies, educational programs, lectures and sporting events** will be offered at the Theatre. On Sundays **religious services** will be held at the Theatre. An informative **monthly newsletter** will be –published and distributed to the residents. **Shuttle service** will be available to the residents for medical appointments, shopping and excursions.

5. Assisted Living: Health, Wellness & Home Care

- **Communal activities** that usher fellowship and companionship include a full breakfast, exercise programs, petpark, entertainment and lecture series, special interest clubs, monthly newsletter, excursions, shuttle service to shopping centers, medical clinics, casinos and golf venues.
- **Breakfast** at the dining room, open seating, in the community center. Residents will be offered a sit down full breakfast, all you can eat, to include a bread basket per table with an assortment of fruit preservatives and butter, coffee, tea or milk, a fresh fruit of the day, yogurt, and an egg dish with potatoes. Residents who prefer a home delivery will receive in a burlap bag at their door containing a fresh fruit, yogurt and an egg burrito.
- **Lunch and Dinner.**
On an optional basis, EMPACARE will offer residents a lunch and/or dinner menu to be served in the dining room at the community center, as follows:
Lunch: \$8.50 - \$255 per month
- Main entree (at least 5 options)
- Drink (Juice or Soda or Bottle of water)
- side salad or steamed veggies
- a roll
Dinner: \$7.00 (at least 3 options) - \$210 per month
- Main Entree
- Drink (Juice or Soda or Bottle of water)
- side salad or steamed veggies
- soup
- **Exercise** programs will include aqua exercises, including tai chi, in the swimming pool – 4' deep to allow the participants to stand in the water. Also, communal walks along the periphery of the campus. A gym in the community center will be available.

- **Social and recreational** activities overseen by the social director will organize resident clubs for residents interested in card playing (e.g. bridge), chess, dominoes, the pet club, and other special interests.
- **Lecture series** will be offered daily in the auditorium featuring DVD educational programs from Great Courses (www.buygreatcourses.com), such as “Master the Art of Moving Meditation and Improve Physical Fitness and Mental Well-Being” – 24 ½ hour lectures “Explore the Practices and Benefits of Meditation” – 24 ½ hour lectures which include anger management, embracing physical discomfort, learning to accept grief, living in the face of death and putting life in perspective; and, “Gain Strength and Flexibility at Any Age ‘ – 18 lectures of ½ hour each.
- **Entertainment** will feature Broadway musicals, classic movies, documentaries and current feature movies shown in the giant screen with surround audio at the auditorium. A piano will be available for concerts, sing along activities and popular medleys.
- **Complimentary monthly check up** – blood pressure, pulse, weight and height - at the Wellness Center. The vital statistics will be computerized and made available to the resident and forwarded to the authorized primary care provider and designated loved one. An EMPACARE accredited consultant will review the data with the patient and offer preventive health suggestions.

Home Care, assisted living services, will be offered to the residents on an optional basis by EMPACARE (www.empacarehomecare.com). The Care Packages and Individual Care Services are described in the Price List appended hereto. A 24/7 qualified employee will be available at the EMPACARE WELLNESS CENTER. The EMPACARE description of services and price list follows:

CARE PACKAGES AND INDIVIDUAL CARE SERVICES: The assisted living care services are tailored to suit client’s needs. Three levels of care packages coupled with 24-hour care service are offered.

EXECUTIVE PACKAGE (\$900.00)

FULL PACKAGE (\$600.00)

INDIVIDUAL CARE SERVICES (monthly charges)

• EXECUTIVE PACKAGE:

Morning Care • Bedtime Care • Medication Reminders • Dining Room Escort/Reminder • Shower Assistance 2x/weekly • Laundry 1x week • Hourly check-ins • Overnight care • Medication Management • Incontinent Care

• FULL PACKAGE:

Morning Care • Bedtime Care • Medication Management • Medication Reminders • Shower 2x/weekly • Dining Escort/Meal Reminder • Laundry 1x weekly • Hourly check until bedtime

• **INDIVIDUAL CARE:**

Morning Care = 200.00 • Bedtime Care = \$200.00 • Med Reminders = \$150.00 • Med Management = \$250.00 • Dining Escort = \$225.00 3x/day • Dining Escort = \$150.00 2x/day • Dining Escort = \$75.00 1x/day • Shower Assist= \$15.00 each • Laundry = \$12.00 per day • Incontinence Care = \$150.00 • Check- in x 3: \$200.00 • Hourly Rate: \$18.00 per hour • Errands = refer to hourly rate • Transportation = \$35.00 • Wound Care: \$200.00 • Diabetic Care: \$250.00

All EMPACARE home care service providers are trained, certified and licensed. The interested residents will select the type and scope of the assistance required and will pay the care giver directly. EMPACARE will maintain a **Wellness Center**, centrally located, with 24/7 available assistance. It is estimated that the average resident will be 80 years of age and will require one or more assisted living programs. At such time, however, that the resident is bed ridden, suffering from a disabling or terminal illness and in need of continuous medical care, such resident will be required to move to a convalescent hospital or nursing home.

6. Security

The two entrances at the facility, the main entrance on Florida Ave. (SR 74) and the secondary entrance on Georgia Ave. will be gated with entrance control by the residents and management. Video surveillance will be employed at each entrance with monitors at the front office. Peripheral fencing and motion activated flood lights will secure the project. From dusk to sunrise a night a watchman will patrol the property. Lighting along the driveways will discourage intruders. A neighborhood watch program staffed by volunteer residents will be initiated. A programmed line to the Sheriff's station, conveniently located only ¼ mile from the property, will be activated in addition to 911 emergency access. Additionally, an independent security service will be contracted to patrol the property and will be on 7/24 call alert

7. Rent

The rental schedule starts at \$750 per person, for shared occupancy; \$1,100 to \$1,250 per month for single occupancy; Comparable rents for residential living for seniors with limited services in the Inland Empire range from \$1,500 to \$2,500 per month depending primarily on location, services, activities and the number of meals offered. However, none of the existing senior life style living facilities are in a spacious village setting, featuring private one story homes with handicapped access, with private yards, and with the amenities and services to be provided at The Orchard. Optional assisted living services will be made available through EMPACARE at prevailing prices for similar services.

8. Operation

A licensed live in care provider will be available 24/7 at the Wellness Center. A live in resident manager, a husband and wife team, will be in charge of tenant relations, coordination with A Place for Mom referrals and operations. A live in assistant resident manager also in charge of social activities and resident programs (including the monthly Bingo Night), daily breakfast, and, will assist the resident manager. A 'fast order' cook will be employed part time to prepare the breakfast menu and oversee the food and supplies storage, refrigeration and clean up. A facilities manager will be responsible for grounds maintenance, trash pickup, Club House upkeep, ordinary repairs and pool service. Disposal removal of trash dumpsters will be contracted with a waste disposal firm. Electric operated carts and cellular telephones will be made available to the staff. A computerized bookkeeping and resident records program will be employed at the front office. The lobby area will include private mail boxes for postal delivery as well as a secured outgoing mail box. Deliveries of packages and other transactions will be handled at the front desk. Utilities will be metered centrally and charged to the residents based on their usage. Two assistants will assist management with the breakfast program and in the foregoing tasks. A driver will operate the shuttle bus service for the convenience of the residents. All grievances and resident issues will be adjudicated by the residents' grievances committee under the supervision of management.

9. Development Team

Developer: Eddy Chao, President, Asia Pacific Capital Co., Inc., based in Los Angeles (www.apccusa.com).

Project Manager – Realtech/Sal Osio - based in Idyllwild.

Offsite Manufactured Home Coordinator – Steve Truslow, based in Riverside.

Architect - Herron & Rumansoff, Russell Rumansoff, AIA, based in Hemet (www.herronrumansoff.com)

Engineers - Markham Development Management Group, Larry Markham, President, based in Temecula (www.markhamdmg.com)

Onsite Construction and Land Development - General Contractors: Delaney Construction (delaneycon@aol.com)

Offsite Construction (Home Manufacturers) - Silvercrest, based in Corona (www.silvercrest.com) a subsidiary of Champion Homes (www.championhomes.com)

Home Installation: Manufactured Housing Construction, Inc., Tyler Harmon, based in Orange County.

10. Operating Criteria

Occupancy is restricted to a minimum age of 62 years for all residents. Residency is targeted to 75+ year old seniors, qualified Veterans and widows and seniors with disabilities. Additionally, a shared living program designed for compatible seniors who desire to share occupancy and companionship at a reduced cost will be promoted particularly among participating churches senior organizations.

A Place for Mom (www.aplaceformom.com) will be retained as the principal referral source to screen and vet applicants.

To achieve compatibility among the tenants it is essential to select applicants, based on careful personality, character, medical, financial and background examination, who are financially qualified and physically capable of independent living and, if required, with non-medical assisted living services. Of necessity, residents who may eventually require medical care will be moved to a facility that provides these services.

In order to encourage self-esteem and self-reliance Management will solicit participation by the residents in self-government, social activities and shared entitlements. A collateral benefit is the reduction in operating expenses and maximizing benefits. The Social Director will supervise and coordinate the residence clubs and groups.

An informative bulletin announcing coming events, recording social gatherings, birthdays, winners of the monthly bingo tournament, announcements and advisories as well as news of interest to the community will be published monthly with the assistance of interested volunteers.

- **Grievance Committee.** Three residents, among those volunteering, will be selected to meet on a weekly basis to review complains and grievances against management or among the residents. The committee will arbitrate and submit to Management its recommendations, including the ejection of a fellow resident for egregious conduct.
- **Bingo.** Three volunteers will be selected to run the monthly bingo games. Management will contribute \$500 per month to the purse which is to be awarded to a player who scores two bingos during the two hour session. Lacking a winner the purse will increase each succeeding month until there is a winner (take all).
- **Pet Club.** Pet owners will be encouraged to join the Pet Club and take responsibility for the policing of the Pet Park, the common grounds and the enforcement of the pet rules and regulations.
- **Newsletter.** Interested volunteers will assist the Social Director in collecting personal and social data of interest to the community.
- **Games.** Residents will be encouraged to form clubs for the playing of card games, chess and backgammon and staging tournaments and social gatherings surrounding these activities.

- **Social Club.** Members will plan activities and events, such as Cinco de Mayo Fiesta, Memorial and Labor Day celebrations, 4th of July BBQ, Christmas festivities and carols, New Year's Day celebration. These activities will be funded by the participants on a voluntary basis.
- **Golf Club.** A golf club will be formed among enthusiasts for the game in cooperation with the Soboba Springs Golf Resort located 2 miles to the north of the property.
- **Book Club.** In collaboration with the Valle Vista branch of the Riverside County Library, located ½ mile west of the property, a book club, including participation in lectures and community events, will be promoted.
- **Adult Community Center.** The Social Director will coordinate activities and events sponsored by the Community Center located to the south of the Library which offers a wide range of activities and events for seniors.

11. Rules and Regulations

Financial. Residents are responsible for the payment of their rent and other financial obligations as required by management.

Behavior. Residents will be required to act with civility at all times, refraining from the use of profanity, boisterous conduct, intoxication or substance abuse, bullying, and threatening the safety or property of others.

Dress. Residents will be required to dress tastefully, particularly in the Club House, so as not to be offensive to others.

Maintenance & Upkeep. The yards and areas surrounding a residence shall be kept clean and free of obstructions. No accessory structures will be allowed unless expressly permitted by management. The interior of the home shall be kept clean and in good order and repair.

Vehicles. Vehicles shall be registered with management and shall be mechanically safe. At all times current registration and insurance shall be registered with management. Each resident shall park his/her vehicle on the designated parking space. Electric vehicles shall be parked and the battery charged at the resident's carport and nowhere else. Visitor parking and Club House parking shall be authorized by management on a posted restricted basis. No trailers, motor homes or other vehicles shall be allowed on campus.

Speed. The maximum speed allowed on campus shall be 15 MPH.

Pets. Each resident shall be allowed one pet, a cat or a dog. Dogs shall not exceed 35 lbs. and shall have current vaccinations and licenses at all times. Service dogs will be exempt from the weight requirements. Outside the home dogs must always be on a leash. Pets will not be allowed in the Club House or swimming pool area. In the Pet

Park owners shall accompany and supervise their dog at all times. The pet owner shall be responsible for cleaning up after his pet. Dogs that bark constantly shall be removed or their owners shall be evicted. The owner shall be personally responsible for any damage done by his/her pet. The monthly pet fee is \$25.

Pool. The pool and the spas are for the exclusive use of the residents. On days designated by management residents may invite supervised guests in the pool area. All pool and spa users shall be bathed beforehand and shall cause no pollution to the water. No breakable objects shall be allowed in the pool area. Proper attire shall be required at all times. No loud or rough play shall be permitted. Additional rules shall be posted in the pool area.

Exercise Room. Residents who are certified for participation and instructed in the use of the equipment will have access to the exercise room during hours ordained by management.

Laundry. A dozen front load commercial washer and dryer appliances, operated by tokens purchased at the front desk will be available for use during daylight hours. The residents using the facilities are to remain in the premises during operation of the appliances. Any abuse of the equipment or attempt to use non authorized tokens will be grounds for expulsion.

Club House. The Club House will be open from 7 A.M until dusk, and, later with authorization of management. Silence will be required in the TV and Theatre lounge. Discreet conversation will be allowed in the dining room, lounges and play rooms.

The Hemingway Lounge. A smoking terrace, overlooking the pool at a distance safe from tobacco smoke, will be provided for tobacco users during daylight hours. Users will be responsible for hygienic use of the ash trays and the policing of the area.

Visitors. Residents may allow gate access to visitors from 8 A.M. until 8 P.M. and at any other reasonable time with the consent of management.

Deliveries. All deliveries shall be made through the front desk at the Club House.

Mail. All residents shall have a private mail box, located at the Club House, and may post or pick up mail and deliveries during the hours posted by management.

Quiet Time. From 10 P.M. until 8 A.M. all residents shall turn down the volume on their electronic appliances and shall control the emission of noise.

Theft. Zero tolerance to theft shall remain in force at all times.

Smoking. No smoking shall be allowed in any indoor areas with the exception of designated smoking areas in the Hemingway Terrace.

12. Onsite Management

Resident Manager. A live in couple, supervised and accountable to the Property Manager, will be responsible for the interview of prospective residents, the selection of those qualified under the criteria espoused by the Property Manager, resident record

keeping, employee selection and supervision, employee record keeping, enforcement of rules, resident relations, overseeing operations, trash pickup and disposal, maintenance, security and the collection of rents.

Social Director. A live in resident, hired with the approval and subject to the supervision of the Resident Manager, shall be responsible for tenant relations, public relations with the neighboring community and government regulators, the coordination and supervision of resident clubs, interest groups, social activities, special events and excursions. This person shall also be responsible for marketing: Maintaining the company Web site, coordinating the publication of the monthly newsletter, updating brochures and promotional materials, and advertising and promotion.

Assistant Manager. A live in resident will assist the Resident Manager and fill in during absences. This person will be responsible for the purchase of condiments, supplies and the administration of the breakfast program. Additionally, this person shall be responsible for the issuance of laundry machine tokens, the collection and dispensation of mail, the safekeeping of deliveries, employee time records, and the supervision of two part time assistants in charge of the breakfast program, the front desk, the mail and communications. The Assistant Manager will discharge any additional duties delegated by the Property Manager.

Maintenance and Facilities Manager. A live in resident hired with the approval and subject to the supervision of the Resident Manager, shall be responsible for the grounds clean-up and maintenance, including the walk paths, the roadways, the pool, spas and all common areas, ordinary repairs and the periodic inspection of residential units to determine state of repair and upkeep. This person will be in charge of picking up the trash bags from the residential units and taking these to the trash dumpsters and the clean- up of trash cans and disposable refuse containers.

Night Watchman. A security watchman, hired with the approval and subject to the supervision of the Resident Manager, shall be responsible for patrolling the grounds from Midnight – 5 A.M. and periodically reviewing the security monitors. This person shall not be armed and shall be instructed to telephone the sheriff's station (1 mile away) and/or dial 911 in the event of any intrusion or perceived threat to the security of the residents. This person shall maintain contact with the security firm contracted by the Management and shall coordinate safety measures recommended by said firm, such as motion flood lights along the boundaries of the property, cameras at the ingress gates, entrance to the Club House, the pool area and corners of the property.

Rules of Conduct. At all times the management team shall act courteously and respectfully toward one another and, in particular, with all residents – ever mindful of the integrity and self-respect of all concerned.

13. Marketing

A Place for Mom. The project is designed to meet the critical shortage of affordable rental housing among permanent residents of the Inland Empire. A place for Mom, the dominant referral service in the nation, will be retained to refer qualified and vetted rental prospects.

Shared Living. The duplex bedroom is designed for semi private occupancy with an optional 6' high divider separating the sleeping areas. This feature encourages companions to share with privacy the living accommodations and realize 50% cost savings. The program will be marketed through church groups and senior groups. Additionally, for those persons wishing individual bed rooms with connecting bath rooms and private kitchens, who can afford the rent for two one bedroom units, will be connected with a shared living room

Web Site. A professionally designed Web Site, updated frequently, will be made available featuring the property, its amenities, facilities, entitlements, management team, suitability standards, rental rates, application procedures and contact information.

Internet. The company will purchase links and referrals to its web Site from research engines such as Google, Yahoo, AOL and Microsoft.

Brochure. A color brochure of the property will be delivered to all potential applicants and will be distributed among interested senior organizations, churches and community groups.

DVD. A 10 minute video of the facility grounds and duplexes, floor plans, location and surrounding area, recreational amenities, life style and interviews will be professionally produced for distribution.

Senior Publications. The company will advertise in magazines and periodicals, including community newsletters.

Churches. The company will promote the facility and introduce the shared living program among Riverside County church administrations and congregations and will distribute its DVDs and brochures for delivery to interested applicants.

Senior Community Organizations. Also, the DVD and brochures will be distributed to government sponsored senior organizations, Veterans associations and community senior support groups.

Mailing Lists. Selectively, on a periodic basis, the company will mail informative invitations by mail to identified seniors in the community.

Newspaper. The company will place display ads in local and regional newspapers, such as the Press-Enterprise, and will seek feature stories in these publications.

Public Relations. The company will make available its Social Director for interviews and lectures among interested media and senior support groups.

Tours. The company will provide shuttle service to escort interested seniors to the facility and will provide guided tours of the premises.



CASE: CUP3724
SUBJECT: Density Justification
DATE: 11/17/16
PLANNER: B. Dawson
Page #: 1

COMMENT LEGEND

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County of Riverside
4080 Lemon Street
Riverside, CA 92502

December 18, 2017

Attn.: Brett Dawson, Project Planner

Re: Density Justification for The Orchard Congregate Care Community, CUP 3724

Dear Brett,

The Orchard project is a senior congregate care rental housing community. This project is bounded by Highway 74 on the north, Georgia Avenue on the East, and Acacia Avenue on the south. West of the property is an existing mobile home park with a density of approximately 11.5 DU.

The residential parcels on the east side of Georgia Avenue vary in size, from approximately 0.19 acres to about one acre. The property south of Acacia Avenue is undeveloped agricultural land.

We have requested and prepared a zone change application to R-6 zoning. This zoning allows for a higher density than permitted by General Plan for certain projects that meet the requirements, and we feel the Orchard Congregate Care Community does. We are proposing a 6' high perimeter garden wall around the entire development (8' adjacent to Highway 74) to screen the development from adjacent properties. Additionally, we will provide landscape screening to further buffer the visibility of the project from the neighbors.

This project, with its amenities and care services including meals and entertainment available to senior citizens is an essential product for the county. However, in order to be financially viable and offer reasonable rents for seniors, the density must be as shown on the plans, at 14 DU Gross / 15.8 DU net.

Thank you in advance for your consideration.

Sincerely,

MDMG, Inc.
Larry Markham, President

41635 Enterprise Circle North, Suite B
Temecula, CA 92590-5614
(909) 296-3466
Fax: (909) 296-3476
www.markhamdmg.com



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP03724 CZ07866 GPA180003 EA42936

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: October 17, 2018

Applicant/Project Sponsor: MDMG Date Submitted: _____

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Brett Dawson at (951) 955-0972 bdawson@rivco.org.

Please charge deposit fee case#: ZEA42870 ZCFG .

FOR COUNTY CLERK'S USE ONLY



COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42784
Project Case Type (s) and Number(s): CUP03724 CZ07866 GPA180003
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: MDMG Sherrie Monroe
Telephone Number: (951) 296-3466
Applicant's Address: 41635 Enterprise Circle N., Suite B, Temecula CA 92590

I. PROJECT INFORMATION

Project Description:

CONDITIONAL USE PERMIT NO. 3724 proposes to develop a 284 unit residential care facility for the elderly, modular, rental only, senior housing project on 17.78 net acres. The Project will include a recreation building, pool, lawn bowling and dog park. The gated community will provide affordable rental housing for Senior Citizens.

CHANGE OF ZONE NO. 7866 proposes to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6).

GENERAL PLAN AMENDMENT NO. 180003 proposes to change the Land Use Policy 14.4 from: "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, typography, and other conditions."

The Project is located northerly of Acacia Avenue, southerly of Florida Avenue (Highway 74), westerly of Georgia Avenue, and easterly of Grant Avenue, east of Hemet, California at the foothills of the San Jacinto Mountains.

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

B. Total Project Area:

Residential Acres: 17.7 net	Lots: 3	Units: 284	Projected No. of Residents: 300
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: 6
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

C. Assessor's Parcel No(s): 548-160-004, 548-160-007, 548-160-008

Street References: The Project is located northerly of Acacia Avenue, southerly of Florida Avenue (Highway 74), westerly of Georgia Avenue, and easterly of Grant Avenue, east of Hemet, California at the foothills of the San Jacinto Mountains.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 1 East Section 10, San Bernardino Base Meridian.

- E. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is a vacant lot, with a mobile home park to the west, residential to the north and east, and agricultural land to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project's current General Plan Land Use Designation is Community Development: Medium Density Residential (CD:MDR) within the San Jacinto Valley Area Plan. This project currently proposes a Technical General Plan Amendment to change Land Use Policy 14.4 "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways".
- 2. Circulation:** The proposed project will add overall trips to the area however, the focused traffic assessment drafted by Urban Crossroads on December 19, 2017 has determined that the impact to the study area intersections off of Florida Avenue, and Georgia Avenue are less than significant.
- 3. Multipurpose Open Space:** The project is consistent with the policies of the Multipurpose Open Space Elements of the General Plan and the San Jacinto Valley Area Plan.
- 4. Safety:** The project is located within a very high fire hazard area, the proposed project is not located in a floodplain or a fault zone. The proposed project is in an area designated as having moderate liquefaction and is susceptible to subsidence. The proposed project meets all other applicable Safety element policies.
- 5. Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for a residential development and noise levels associated with the proposed project are not anticipated to be substantial. The proposed project meets all other applicable Noise element policies.
- 6. Housing:** The proposed project shall create 284 units. The proposed project meets with all applicable Housing element policies.
- 7. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
- 8. Healthy Communities:** The proposed project meets all applicable Healthy Community policies.

B. General Plan Area Plan(s): San Jacinto Valley Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential

E. Overlay(s), if any:

F. Policy Area(s), if any: Florida Avenue Corridor Policy Area

G. Adjacent and Surrounding:

- 1. **Area Plan(s):** San Jacinto Valley
- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):** Medium High Density Residential, with some Commercial Retail to the north
- 4. **Overlay(s), if any:** N/A
- 5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Rural Residential (R-R)

J. Proposed Zoning, if any: Residential Incentive (R-6)

K. Adjacent and Surrounding Zoning: Mobilehome Subdivisions and Mobilehome Parks (R-T) to west, Scenic Highway Commercial (C-P-S) to north, Rural Residential (R-R) to east, Light Agriculture (A-1-10) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document,

have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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


Signature


Date

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

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is located off of Highway 74 which is designated “State Eligible” scenic highway. Land Use Policy 14.4 requires, “Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways”.

This request is a Technical General Plan Amendment to change the General Plan Designation to revise the Land Use Policy 14.4 to state: “Maintain *an appropriate* at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, typography, and other conditions*”.

The land use policy was originally created to create a unified more aesthetic look to the highway. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve aesthetic resources where they exist and where they are not already appropriate. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project proposed as is, and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. Therefore, impacts are considered less than significant.

b)The existing character of the Project site is a mobile home park to the west, vacant and single family residential development to the east and north, a church to the northeast, and groves and vacant to the south. The project site is currently a vacant lot and flat, with a stockpile of dirt. The site does not contain

any scenic resources. Due to the nature of the proposed Project, and the low flat elevation of the site and the surrounding area, the project will not obstruct any prominent vistas, views, or result in the creation of an aesthetically offensive site open to public view. The project would develop the land with uses similar to the surrounding uses, therefore, impacts are considered less than significant.

This request is to revise a Technical General Plan Amendment in the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain *an appropriate* at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, typography, and other conditions*".

The land use policy was originally created to create a unified more aesthetic look to the highway. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve aesthetic resources where they exist and where they are not already appropriate. The General Plan amendment will not damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or 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. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project proposed design, and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. Therefore, impacts are 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?

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

Findings of Fact:

a)The site is approximately 26.7 miles from Mt. Palomar Observatory, and is within Zone B, as designated by Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets the required standards, the proposed project is required to submit lighting plans for approval as part of the project permitting process. Through the County's development review process. The proposed project would be required to comply with Riverside County Ordinance No. 655, and potential project interference with nighttime use of the Mt. Palomar Observatory would be less than significant.

Existing Plans, Programs, or Policies:

AND 15 Federal State and Local Regulation Compliance requires all parking lot lights and outdoor lighting to comply with Ordinance No. 655: Ordinance No. 655 requires all parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Safety plan check approval and shall comply with the requirements of the Ordinance and the Riverside County Comprehensive General Plan.

This request to revise a Technical General Plan Amendment in the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain *an appropriate* ~~at least a 50-foot~~ setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, typography, and other conditions*" will not in this instance interfere with nighttime use of Mt. Palomar Observatory. The policy change will not in itself, create any impact to the observatory, and in the instance the difference of design of any future project were to create any impact, it would be analyzed in the Environmental Review of the project individually.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:

The proposed project will create marginally new sources of light which would generally accompany new residential development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Also it is not anticipated that the project will impact day or nighttime views in the area as it is located within a developed and infill area. The project is conditioned for any outside lighting to be hooded and directed downward so as to not shine directly upon adjoin property (COA 15 Federal State and Local Regulation Compliance). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. The proposed General Plan Amendment will not create a new source of light or glare, or expose residential property to unacceptable light levels. Each future project that may be affected by this change in a land use policy will be reviewed within its own environmental review. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and	<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
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials. California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3. Project Application Materials.

Findings of Fact:

a) According to the County General Plan GIS database, the project site is located within Urban-Built Up Land and not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The General Plan Amendment is to revise a Land Use policy changing the setback for scenic highways. If there is to create a potential impact on agricultural resources with future projects, these projects are required by CEQA to analyze this in the environmental review, if one is required. Therefore, no impact will occur.

b) According to the County GIS database, the project site is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the project. The General Plan Amendment is to revise a Land Use policy changing the setback for scenic highways. If there is to create a potential impact on agricultural resources with future projects, these projects are required by CEQA to analyze this in the environmental review, if one is required. No impact will occur.

c) The project site will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The General Plan Amendment is to revise a Land Use policy changing the setback for scenic highways. If there is to create a potential impact on agricultural resources with future projects, these projects are required by CEQA to analyze this in the environmental review, if one is required. No impact will occur.

d) Surrounding land uses are primarily single family residential. There are no existing agricultural uses in the project vicinity. Therefore, the proposed project shall not involve other changes in the existing environment which could result in the conversion of Farmland to non-agricultural uses. The General Plan Amendment is to revise a Land Use policy changing the setback for scenic highways. If there is to create a potential impact on agricultural resources with future projects, these projects are required by CEQA to analyze this in the environmental review, if one is required. Therefore, there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” and Project Application Materials.

Findings of Fact:

- a) The County has no designation 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)). Therefore, the project site will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
- b) According to the General Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use as no such land exists nearby the project site. Therefore, no impact will occur as a result of the proposed 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook, The Orchard Congregate Care Air Quality Impact Analysis, Urban Crossroads, March 12, 2018.

Findings of Fact: The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

a)The 2016 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project proposes to amend the General Plan Land Use Policy 14.4, and to Change the zone from Rural Residential (R-R) to Residential Incentive (R-6). The change of zone will increase the density originally approved for the project site; however, the increase is not substantial. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. The General Plan Amendment is to revise a Land Use Policy for scenic highways. Any specific projects that are affected by this land use revision would need to be reviewed for environmental impacts per CEQA. Therefore, the impact is considered less than significant.

b-c)A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Construction Emissions

Regional Impacts

For regional emissions, the Project has the potential to exceed the numerical thresholds of significance established by the SCAQMD for emissions of VOCs. It should be noted that impacts without mitigation take credit for reductions achieved through standard regulatory requirements (Rule 403 and Rule 1113). MM AQ-1 is recommended to reduce VOC impacts to less than significant levels. The Mitigation Measures would reduce the projected VOC emissions from 307.69 g/L to 63.73 g/L, which would be below the SCAQMD regional Threshold of 75. After implementation of MM AQ-1, Project construction source emissions would not exceed the applicable SCAQMD thresholds of significance for any criteria pollutants. Therefore a less than significant impact would occur.

The Project has the potential to exceed the SCAQMD's localized significance thresholds for PM10 and PM2.5 during Site Preparation activities. It should be noted that impacts without mitigation take credit for reductions achieved through standard regulatory requirements (Rule 403 and Rule 1113). After implementation of MM AQ-2, a less than significant impact would occur for Project regional construction-source emissions for PM10.

With the recommended mitigation, project construction-source emissions would not conflict with the applicable AQMP.

Localized Impacts

Established requirements addressing construction equipment operations, and construction material use, storage and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less than significant.

Operational Emissions

Regional Impacts

For regional emissions, the Project would not exceed the numerical thresholds of significance established by the SCAQMD. Thus a less than significant impact would occur for Project-related operations source emissions and no mitigation is required.

Localized Impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the operational LSTs section of this report. The proposed Project would not result in a significant CO “hotspot” as a result of Project related traffic during ingoing operations, nor would the project result in a significant adverse health impact as discussed in Section 3.8 this a less than significant impact to sensitive receptors during operational activity is expected.

Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills or various heavy industrial uses. The Project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential sources of operational odors generated by the project would include disposal of miscellaneous residential refuse. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances (1). Consistent with County requirements, all project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations. Potential operational-source odor impacts are therefore considered less-than-significant.

The General Plan Amendment is to revise a Land Use Policy for scenic highways. Any specific projects that are affected by this land use revision would need to be individually reviewed for environmental impacts per CEQA.

c)Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the operational LSTs section of the Air Quality report. The proposed project would not result in a significant CO “hotspot” as a result of Project related traffic during ongoing operations, nor would the project result in a significant adverse health impact as discussed in Section 3.8. The General Plan Amendment is to revise a Land Use Policy for scenic highways. Any specific projects that are affected by this land use revision would need to be individually reviewed for environmental impacts per CEQA, thus a less than significant impact to sensitive receptors during operational activity is expected.

d-e)The nearest sensitive receptor is the residential community located immediately adjacent west of the project site. Results of the LST analysis indicate that, with application of mitigation, the Project will not exceed the SCAQMD localized significance thresholds during construction. Therefore, sensitive receptors would not be exposed to substantial criteria pollutant concentrations during Project construction.

This request is a Technical General Plan Amendment to change the General Plan Designation to revise the Land Use Policy 14.4 to state: “Maintain *an appropriate* ~~at least a 50-foot~~ setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, typography, and other conditions*”.

The revision to the land use policy will not create additional development that was not originally reviewed within this Air Quality study. Therefore, impacts are considered less than significant.

f)Substantial odor generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills, or various heavy industrial uses. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential sources of operational odors generated by the project would include disposal of miscellaneous residential refuse. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances (1). Consistent with County requirements, all Project generated refuse would be stored in covered

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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containers and removed at regular intervals in compliance with solid waste regulations. Potential operational-source odor impacts are therefore considered less-than-significant.

Mitigation: MM AQ-1 The project shall utilize "Super Compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113 (BACM AQ-2). Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, the Project may utilize buildings materials that do not require the use of architectural coatings.

MM AQ-2 For construction equipment greater than 150 horsepower (>150 HP), the Construction Contractor shall use off-road diesel construction equipment that complies with EPA/CARB Tier 3 emissions standards during all the site preparation phase and will ensure that all construction equipment be tuned and maintained in accordance with the manufacturer's specifications.

Monitoring: With standard condition of approval clearance, 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis HANS02133/PAR01381, prepared by Principle and Associates, dated September 18, 2014.

Findings of Fact:

a) Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) has a plan area of about 1.26 million acres, or 1,970 square miles, extending from the western county boundary to the San Jacinto Mountains. Roughly 506,000 acres are designated reserves, and the plan covers 146 species and 14 natural communities. The WRC MSHCP was approved by the US Fish and Wildlife Service and California Department of Fish and Wildlife (CDFW) in 2004 and is administered by the Western Riverside County Regional Conservation Authority (RCA).

The project site is located within Criteria Cell 3610, one of two cells in Cell Group C'. As stated in Section 3.3.13 of the MSHCP, "Conservation within this Cell Group will contribute to assembly of Proposed Core 5. Conservation within this Cell Group will focus on coastal sage scrub, Riversidean alluvial fan sage scrub, riparian scrub, woodland and forest habitat. Areas conserved within this Cell Group will be connected to Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell 3497 to the north and to coastal sage scrub and Riversidean alluvial fan sage scrub habitat proposed for conservation in Cell 3615 to the east. Conservation within this Cell Group will range from 40% to 50% of the Cell Group focusing in the northern portion of the Cell Group."

Reserve Assembly: The project is located in the southern portion of Cell 3610, which is not located in the northern area of Cell Group C' described for Conservation. Conservation described for Cell 3610 is to contribute to assembly of Proposed Core 5 (includes the San Jacinto River) and comprise 40% to 50% of the Cell Group. The project site is located in a developed neighborhood and is not associated directly with the San Jacinto River which is the area to be Conserved as part of this Cell, therefore there are no fragmentation issues that the project would cause to the Conservation area. Furthermore, portions of the San Jacinto River to the north of the project site are already conserved by conservation easements and there is still available land for Conservation in the northern portion of the Cell group. Approximately 36% of Cell Group C' has been conserved (122.83 acres = EMWD San Jacinto River Conservation Easement; 0.22 acres = PQP conserved lands; 0.35 acres = RCA conserved lands). Of this, approximately 40 acres of conservation is within the San Jacinto River. Therefore, the project does not affect the Reserve Assembly goals of the MSHCP.

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

There are no riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not consistent with vernal pool soil types and are not suitable for fairy shrimp habitat.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA).

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The property is located near future and existing Conservation Areas, therefore, the following will be incorporated into the project:

- i. Incorporate measures to control the quantity and quality of runoff from the site entering the MSHCP Conservation Area. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into MSHCP Conservation Areas.
- ii. Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts, such as manure, that are potentially toxic or may adversely affect wildlife species, Habitat, or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. The greatest risk is from landscaping fertilization overspray and runoff.
- iii. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.
- iv. Proposed noise-generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms, or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations, and guidelines related to land use noise standards.
- v. Consider the invasive, non-native plant species listed in Table 6-2 of the MSHCP in approving landscape plans to avoid the use of invasive species for the portions of the project that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography, and other features.
- vi. Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate, in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass, or dumping into the MSHCP Conservation Areas. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage, and/or other appropriate mechanisms.
- vii. Manufactured slopes associated with the proposed site development shall not extend into the MSHCP Conservation Area.

6.3.2 Additional Survey Needs and Procedures

The project site is not located within a Criteria Area Species Survey Area (CASSA) therefore no focused surveys were conducted for CASSA. The project site is not located within an Additional Survey Needs and Procedures Area for burrowing owl or mammal species therefore no focused surveys for these species were conducted.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located within an Additional Survey Needs and Procedures Area for the Arroyo Toad. According to the MSHCP Consistency Analysis dated September 18, 2014, prepared by Principe, a habitat assessment was conducted for Arroyo Toad during the August and September 2013 project site surveys by a Principe biologist. Based on the habitats present on the four parcels, the Arroyo Toad is not expected to use these upland areas for breeding, foraging, aestivation, or dispersal. No perennial or intermittent streams or riparian habitat are present onsite that would support Arroyo Toad breeding. The parcels do not support quality Arroyo Toad upland habitat based on soil and vegetative conditions. The northern-most boundary of the project site is located approximately 500 feet south of the San Jacinto River floodplain, which is known to support Arroyo Toads. However, the project site is separated from the San Jacinto River and floodplain by residential development and State Highway 74 which would be substantial barriers to potential dispersing toads in search of nearby upland habitat. In addition, Arroyo Toads are known to use agricultural fields for aestivation in upland burrows, however the project site is routinely plowed or disked. Principe determined that the project site does not provide habitat for Arroyo Toad due to the lack of suitable breeding and upland habitat, therefore focused surveys were not warranted.

b) No federal or state listed endangered or threatened species were observed during the field survey conducted by Principe and Associates. No impacts to any endangered, or threatened species will occur.

c) The project has been conditioned to require a nesting survey and Migratory Bird Treaty Act survey in the event that habitats are removed (COA 60. EPD.1). Therefore, impacts are considered less than significant. The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MTBA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, 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 or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Counseling Biologist and a signed statement from them 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 or building 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 EPD for review, documenting the results of the survey.

d) The project site will not interfere with migratory wildlife corridors as there are no known wildlife corridors within or near to the proposed project. No impacts will occur.

e-f) The project site does not contain riverine/riparian areas, vernal pools, or ephemeral streams. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g)The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials; PDA04925r1; Keller 2015: "A Phase I Cultural Resources Assessment of Conditional Use Permit 03724 APN 548-160-004, 007, 008; +19.96 Acres of Land in Valle Vista, Riverside County, California".

Findings of Fact:

a)Based upon analysis of records and a survey of the property by a County approved Archaeologist, Jean Keller, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. The General Plan Amendment is to revise a Land Use Policy for scenic highways. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by County approved Archaeologist, Jean Keller, 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. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials. PDA04925r1; Keller 2015: "A Phase I Cultural Resources Assessment of Conditional Use Permit 03724 APN 548-160-004, 007, 008; +19.96 Acres of Land in Valle Vista, Riverside County, California".

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect archaeological resources. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

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, there will be no impacts in this regard.

b)Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard

c)Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d)Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Nonetheless, California Building Code (CBC) requirements pertaining to the construction of the new 2,000 square foot building will minimize the potential for structural failure or loss of life during earthquakes. This will ensure that project will adhere to CBC requirements upon Building Department inspection and review, and will be constructed pursuant to applicable seismic design criteria for the region. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect geological resources. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact:

According to the General Plan Figure S-3 Generalized Liquefaction, and the RCIT, the liquefaction potential for the Project site is "Moderate". However, the Project Geologist reports that groundwater data indicates that the local groundwater high mark sits at approximately 91 feet below ground surface; therefore, the potential for liquefaction at the site is considered low. Moreover, the Project will be required to comply with the requirements of Ordinance No. 457. Ordinance No. 457 is applicable to all development; therefore, adherence to Ordinance No. 457 is not considered mitigation for CEQA implementation purposes. Compliance with Ordinance No. 457 requirements will ensure that any potential impacts related to seismic-related ground failure, including liquefaction, are considered less than significant. No additional mitigation is required.

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.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk) Geologists Comments

Findings of Fact: According to the Project Geologist and the RCIT, the Project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are not any known faults (active, potentially active, or inactive) onsite. Due to the nature of the proposed project, the issue of whether the Project site will be subject to strong seismic ground shaking is not applicable.

However, the project will be required to comply with the requirements of Ordinance No. 457. Ordinance No. 457 is applicable to all development; therefore, adherence to Ordinance No. 457 is not considered mitigation for CEQA implementation purposes. Compliance with Ordinance No. 457 requirements will ensure that any potential impacts related to strong seismic ground shaking, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Landslide Risk

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”, Geologists Comments

Findings of Fact:

According to the Project Geologist, landslide debris was not observed during the geologic investigation and no ancient landslides are known to exist on site. The Project site is primarily flat. Due to the nature of the proposed Project, the issue of whether the Project site is located on a geologic unit or soil that is unstable, or that would become unstable as a result of this Project, and potentially result in on-or off-site landslide, lateral spreading, collapse, or rockfall hazards is not applicable.

However, the project will be required to comply with the requirements of Ordinance No. 457. Ordinance No. 457 is applicable to all development; therefore, adherence to Ordinance No. 457 is not considered mitigation for CEQA implementation purposes. No additional mitigation is required. 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
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14. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map”, Geologist’s Comments

Findings of Fact: The project site is mapped within an area of susceptibility for subsidence, but not within an area of documented subsidence. Due to the depth of groundwater (the Project geologist reports that groundwater data indicates that the local groundwater high mark sits approximately 91 feet below surface) the potential for subsidence on the site is considered remote. With project adherence to the California Building Code (CBC) requirements and incorporation of recommendations contained in the Preliminary Geotechnical Investigation for the construction of the project, impacts with regard to ground subsidence will be reduced to less than significant. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect ground subsidence.

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, Geologists Comments

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect geologic hazards. Therefore there will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect slopes. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

- a) The project will not substantially change topography as the project site is relatively flat. A less than significant impact will occur.
- b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will connect to water and sewer services from the Lake Hemet Water District. No impacts 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect soils. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

- a) The project would develop a vacant lot, potentially resulting in the loss of topsoil. The majority of the surrounding area of the site has already been developed with similar uses, and the area has not been used prior, or designated for, Agricultural Uses. The project will incorporate best management practices (BMPs) contained in the Erosion Control Plan, and within the required Storm Water Pollution Prevention

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plan (SWPPP), will thus reduce impacts in regard to loss of topsoil to less than significant. Therefore, impacts are considered less than significant.

b) According to the Project Geologist, preliminary laboratory testing results of the near surface soils indicate a very low expansion potential. Therefore, no impacts will occur in this regard.

c) The project will not utilize a septic system. The project will connect to sewer services from the Lake Hemet Water District. Therefore, no impacts will occur in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Erosion

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

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

Findings of Fact:

a-b) The project will involve the construction of a residential care facility for the elderly project. The project will reduce erosion potential during construction by incorporating best management practices (BMPs) contained in the Erosion Control Plan, implementing a required Storm Water Pollution Prevention Plan (SWPPP) specific towards “during construction” BMPs; and implementing a required Water Quality Management Plan (WQMP) specific towards “post construction” BMPs to be in effect after project completion. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect erosion. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, with adherence to the above listed protocol, impacts with regard to erosion and loss of soils will be reduced to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

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 in an area of “Moderate” erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. CBC requirements are applicable to all development in the state including the project’s proposed construction of the building and therefore not considered mitigation pursuant to CEQA. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect wind erosion. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, no impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Riverside County Climate Action Plan, Orchard Congregate Care Greenhouse Gas Analysis County of Riverside, March 12, 2018

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect greenhouse gas emissions. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

a)The County of Riverside has adopted 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year threshold of significance for GHG emissions, as established in the County of Riverside’s Climate Action Plan (CAP) General Plan Amendment No 960 (1). This screening threshold determines whether additional analysis will be required.

The Project will result in approximately 2,008.11 MTCO₂e per year; the proposed project would not exceed the County of Riverside’s threshold of 3,000 MTCO₂e per year. Thus, project related emissions would not have a significant direct or indirect impact on GHG and climate change and would not require additional analysis. Therefore the project would not generate direct or indirect greenhouse gas emission that would result in a significant impact on the environment.

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	44.51	0.01	0.00	44.71

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Area	72.99	0.01	0.00	73.51
Energy	654.35	0.02	0.01	657.22
Mobile Source	957.35	0.05	0.00	958.66
Waste	52.61	3.11	0.00	130.33
Water Usage	123.93	0.61	0.02	143.67
Total CO2E (All Sources)	2,008.11			
SCAQMD Threshold	3,000			
Significant?	No			

b)The Project is consistent with the screening threshold identified in the County of Riverside’s CAP. The County’s CAP is a comprehensive plan in line with state mandates to reduce GHG emissions pursuant to AB 32 and SB 32. As such, since the Project is consistent with the County’s CAP, the Project is also consistent with and would not conflict with AB 32 or SB 32.

As per the CAP, the Project is required to achieve energy efficiency of at least 5 percent greater than the 2010 Title 24 requirements. The Project will fulfill this requirement as it is subject to comply with the 2016 Title 24 requirements. Additionally, the CAP requires the Project to meet the water conservation measures that matches the 2011California Green Building Code. The Project will comply with this requirement as it is mandated to conform to the 2016 California Green Building Standards Code. No significant impacts were identified and no mitigation measures are required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials

Findings of Fact:

a) The project proposes residential uses. Therefore, the proposed project is not anticipated to involve the routine transport, use, or disposal of hazardous materials. However, during construction, hazardous materials such as oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered unique mitigation pursuant to CEQA, as any development project is required to similarly comply with the same requirements. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect hazards and hazardous materials. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA for any future discretionary actions. Therefore, the impact is considered less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The project, as a residential community, does not handle significant hazardous materials as part of their business operations. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore impacts are considered less than significant.

c) The Project will be located off of an existing primary access road (Georgia Avenue) to the area. A limited potential to interfere with an emergency response or evacuation plan will occur during construction, Control of access will ensure emergency access to the site and Project area during construction. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or an emergency evacuation plan. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Any impacts are considered less than significant. No additional mitigation is required.

d) The closest school is Valle Vista Elementary School, which is located approximately 1.0-miles to the west of the Project site. Therefore, implementation of the proposed Project, as a fairly typical residential community, would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The proposed General Plan Amendment pertains to a setback for scenic highways and does not create or emit hazardous emissions or materials. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database. SJVAP Plan Figure 5, Airport Influence Area

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect airports. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore there is no impact.

b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore; there is no impact.

c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

A)The proposed Project site is located within a very high fire area. The site is identified to be within a State Fire Responsibility Area. The project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contain provisions for prevention of fire hazards. The Project has conditioned the project for fuel modification zones (50- MM Fire 1) and the plans will note that the project is located within a high fire area. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect fire hazards. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, the impact is less than significant with mitigation measures incorporated.

Mitigation: The project has been conditioned with the following conditions: (MM Fire 1) Prior to building permits, the project shall note the fuel modification zones. This mitigation measure will help ensure the fuel modification zones are maintained and the property owners are aware of the high fire area.

Monitoring: Building and Safety Department, Planning Department.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect hydrology and water quality. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

a) The project site will not alter existing drainage patterns. The project site is generally flat and post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite through stormwater BMPs. The project implements pervious pavers that have a equal or greater than 80% efficiency. Therefore, the project shall not 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. The impact is considered less than significant.

b) The project will not violate any water quality standards or waste discharge requirements. The project's implementation of a Water Quality Management Plan (WQMP) with post construction BMPs (The project implements pervious pavers that have a equal or greater than 80% efficiency.) consisting of bio-filtration trenches and catch basins to receive stormwater runoff will assist in reducing this impact to less than significant.

c) The Project is located within the Lake Hemet Municipal Water District service area. The Lake Hemet Municipal Water District has identified the water district's anticipated future demands for potable water resources and the plans for meeting those demands. Therefore, impacts are considered less than significant.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the landscaped areas and permeable pavers. Therefore, with incorporation of regional management efforts for groundwater resources as part of the Project Design, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

d) The project has been designed to include a comprehensive drainage system that collects storm flows, retains the increase in post-development flow, and discharges the surface water at pre-development

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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levels. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. As discussed in Section 23b above, implementation of a Water Quality Management Plan (WQMP) with post construction BMPs will assist in reducing this impact to less than significant.

e) The project site is not located within a 100-year flood hazard area and is not placing structures within a 100-year flood hazard area which would impede or redirect flood flows. No impact will occur.

f) The project site is not located within a flood hazard area. In the developed condition, the site will drain via access roads paved with permeable pavers and outlet at the existing discharge point along the westerly property line and continues through the existing mobile home park. The permeable pavers will act as a WQMP infiltration type treatment BMP and also keep the 2 year, 24 hour storm hydrograph within the hydro modification criteria outlined within the Water Quality Management Plan for the Santa Ana Watershed Region of Riverside County. Less than significant impact will occur.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in this Section. Mandatory compliance with the BMP's specified in the Project's WQMP would ensure that that proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in the substantial degradation of water quality beyond what is described above. No impacts will occur.

h) The project site is currently vacant and unvegetated as a result of disking. The site drains by overland flow generally from the southeast and northwest to approximately midpoint of the westerly property line and outlets through the existing mobile home park.

Offsite flows tributary to the site from the northeast are intercepted by the Valle Vista Channel. Flows tributary from the north are collected within the existing Right of Way of Acacia Avenue and are intercepted by the Valle Vista Channel crosses Florida Avenue and outlets north of Florida Avenue directly in to the San Jacinto River.

The site will drain via access roads paved with permeable pavers and outlet at the existing discharge point along the westerly property line and continues through the existing mobile home park. The permeable pavers will act as a WQMP infiltration type treatment BMP and also keep the 3 year, 24 hour storm hydrograph within the hydro modification criteria outlined within the Water Quality management Plan for the Santa Ana Watershed Region of Riverside County.

Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25. Floodplains

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

NA - Not Applicable	U - Generally Unsuitable	R - Restricted
<input type="checkbox"/>	<input type="checkbox"/>	<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	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
amount of surface runoff in a manner that would result in flooding on- or off-site?				
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database. Project Specific Water Quality Management Plan, September 14, 2016.

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect floodplains. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

a) The project is located in an unincorporated area of Riverside County. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. The project is not located within a potential flood zone. Therefore impacts are considered less than significant.

b) The project with its proposed porous pavement will provide sufficient onsite permeability for the treatment of runoff and will not substantially change absorption rates or the rate and amount of surface runoff for the project site pursuant to NPDES requirements. Therefore, impacts are considered less than significant.

c) The project site is not located near or within an area subject to dam inundation or flooding. No impact will occur.

d) The project site will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project				
26. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, east of the City of Hemet. The project site is designated as Medium Density Residential (MDR) land use designation. The project will develop a 284 unit residential care facility for the elderly, modular, rental only, senior housing project on 19.96 gross acres. The project will include a recreation building, pool, lawn bowling and dog park. The gated community will provide congregate care rental housing for Senior Citizens. The existing land is currently vacant, and flanked on the sides by residential properties. This request is a Technical General Plan Amendment to change the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain an appropriate at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, typography, and other conditions".

The land use policy was originally created to create a unified more aesthetic look to the highway. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve aesthetic resources where they exist.. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The existing design of the project and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. The land use policy change will help ensure a more natural balance to the scenic highways throughout the county. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. As such, each future project could then be reviewed individually to see how this change to Policy 14.4 is best implemented, taking into account the existing environment and aesthetic resources, as well as the specific project design, as opposed to a blanket 50-foot restriction. Therefore, impacts are considered less than significant. The proposed project will result in a development that is similar to the adjacent properties, whereby impacts will be considered less than significant.

b) The project site is located within the City Sphere of Influence of Hemet. Due that the proposed use will be similar to the surrounding uses, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a-c) The project site is zoned Rural Residential (RR) and is being requested for a change of zone to Residential Incentive (R-6). Surrounding zoning classifications are Mobilehome Subdivisions and Mobilehome Parks (R-T) and Residential Agriculture (R-A-1) to the west, Scenic Highway Commercial (C-P-S) to the north, Rural Residential (R-R) to the east and Light Agriculture (A-1-10) to the south. The proposed project seeks to develop a 284 unit residential care facility for the elderly, modular, rental only, senior housing project, which will be a permitted use within the Residential Incentive (R-6) zone. The surrounding community consists of single family residences, and residential parks. This proposed use is similar to the surrounding area and is well suited for the community. The proposed landscaping provides screening to the adjacent streets. This request is a Technical General Plan Amendment to change the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain *an appropriate at least a 50-foot setback* from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, typography, and other conditions*".

The land use policy was originally created to create a unified more aesthetic look to the highway. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve aesthetic resources where they exist and where they are not already appropriate. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project proposed as is, and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. Therefore, impacts are considered less than significant.

d) The project site is consistent with the Community Development: Medium Density Residential (CD:MDR) land use designation. The project will require a Change of Zone. The project is bounded by Medium Density Residential (MDR) to the east and west, Agriculture (AG) and Medium Density Residential (MDR) to the south, and Medium Density Residential (MDR) to the north.

The project site is located off of Highway 74 which is designated "State Eligible" scenic highway. Land Use Policy 14.4 requires, "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways".

This request is a Technical General Plan Amendment to change the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain *an appropriate at least a 50-foot setback* from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, typography, and other conditions*".

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The land use policy was originally created to create a unified more aesthetic look to the highway. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the land use policy, it would still implement the overall purpose and intent of the policy. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project proposed as is, and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. The land use policy change will help ensure a more natural balance to the scenic highways throughout the county. Any future specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, impacts are considered less than significant.

e) The project is currently surrounded by Medium High Density Residential (MHDR) to the west, Medium Density Residential (MDR) to the east, Agriculture (AG) to the south and Medium Density Residential (MDR) and Commercial Retail (CR) to the north. The project will not disrupt or divide any existing community. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

28. Mineral Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Figure OS-6 “Mineral Resources Area”, the project site is located within an area of unstudied significance of mineral deposits. No existing or abandoned quarries or mines exist in the area surrounding the project site. Mineral extraction is not proposed within the project site. No impact will occur.
- b) The project will not result in the loss of availability of a known mineral resource in an area and 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. No impact will occur.
- c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine as no such mines exist. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines as no such mines exist. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

29. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) The project is not located within an Airport Influence Area or near a private air strip. Therefore it will not expose people to excessive noise levels. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect noise. Therefore there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

30. Railroad Noise

NA A B C D

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

Findings of Fact: The proposed project is located approximately 5.7 miles from the nearest railroad line. The FTA (Federal Transit Administration) Transit Noise and Vibration Impact Assessment identifies screening distances for vibration assessment determining when an analysis of railroad related vibrations

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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is required. The maximum screening distance identified in table 9-2 of the FTA Transit Noise and Vibration Impact Assessment is 200 feet for Category 2 land uses (e.g. residential) such as the project site. Therefore, since the distance from the project site to the railroad is 5.7 miles, the project will not expose persons to excessive ground-borne vibration or ground-borne noise levels due to railroad activity consistent with FTA screening criteria. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect railroad noise. Therefore, there is no impact.

Mitigation: No Mitigation is required.

Monitoring: No monitoring is required.

31. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials. Orchard Congregate Care Noise Impact Analysis, by Urban Crossroads, April 23, 2015

Findings of Fact: The project is located along Highway 74. It was determined within the noise study that the main source of noise to the project site will be transportation noise from Highway 74. The project will also experience some background traffic noise impacts from Georgia Avenue, Acacia Avenue, and the Project’s internal roads, however due to the distance, topography and low traffic volume/speeds, traffic noise from these roads will not make a significant contribution to the noise environment. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect highway noise. With the following recommended noise mitigation measures, the on-site traffic noise impacts will be less than significant.

Mitigation:

MM- Noise1. To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use, the construction of 8-foot high noise barriers is required for buildings adjacent to Florida Avenue (SR-74). With the recommended noise barriers shown Exhibit ES-A (Last Page of this MND) the mitigated future exterior noise levels will range from 64.0 to 65.0 dBA CNEL. The recommended noise control barriers shall be constructed so that the top of each wall extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the v barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:

- Masonry block
- Stucco veneer over wood framing (or foam core) or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earthen berm
- Any combination of these construction materials.

The barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking. An 8 foot high noise barrier is required along the north property line.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM Noise 2. To satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, units in buildings adjacent to Florida Avenue (SR-74) will require a Noise Level Reduction (NLR) of up to 22.8 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent noise mitigation measures:

- Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.
- Doors: All exterior doors shall be well weather stripped solid core assemblies at least one and three fourths inch thick.
- Roof: Roof sheathing of wood construction shall be well fitted or caulked plywood at least one half inch thick. Ceilings shall be well fitted, well sealed gypsum board of at least one half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or fitted. Well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- Attic: Attic vents should be oriented away from Florida Avenue (SR-74). If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.
- Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system *e.g. air conditioning) or active ventilation system (e.g. Fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.
- Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall to wall carpeting over a conventional pad.

With the interior noise mitigation measures provided in this study, the proposed Orchard residential care facility for the elderly is expected to meet the County of Riverside 45 dBA CNEL interior noise level standards for residential development.

Monitoring: Compliance with Conditions of Approval and the Building permit process.

32. Other Noise								
NA <input type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Noise Effects 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials. The Orchard Congregate Care Noise Impact Analysis April 23, 2015.

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect noise impacts. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

L_{DN} (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a)Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own given the size of the proposed project.

Based on the residential land use noise criteria (for residential uses, exterior noise levels of 65 dBA CNEL, and indoor of 45 dBA CNEL with windows closed) and the transportation noise standards of the Noise Element, the noise study has been prepared. To ensure that the interior noise levels comply with the County of Riverside 45 dBA CNEL interior noise standards, future noise levels were calculated at the first floor building facades. To provide the necessary interior noise level reduction, the below table indicates that units within buildings adjacent to Florida Avenue will require a windows closed condition and a means of mechanical ventilation (e.g. air conditioning). The table shows that the future unmitigated noise levels at the first floor building façade are expected to range from 67.1 to 67.9 dBA CNEL. The first floor interior noise level analysis shows that the County of Riverside 45 dBA CNEL interior noise mitigation measures described in the Executive Summary, the Project will satisfy the County of Riverside 45 dBA CNEL interior noise standards for residential development. Therefore, with mitigation this impact is considered less than significant.

Building Number	Noise Level at Façade	Required Interior Noise Reduction	Estimated Interior Noise Reduction	Upgraded Windows	Interior Noise Level
150	67.2	22.2	25.0	No	42.2
30	67.6	22.6	25.0	No	42.6
32	67.8	22.8	25.0	No	42.8
33	67.2	22.2	25.0	NO	42.2
35	67.1	22.1	25.0	NO	42.1
36	67.9	22.9	25.0	NO	42.9

b)The project will result in temporary construction-related noise increases to on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance No. 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance No. 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and between the hours of 7:00 AM and 6:00 PM during the months of October through May (Sec 2.i.1,2). Project construction will comply with Ordinance No. 847. Noise levels associated with the various construction phases could reach 95 dBA to 50 feet. Temporary construction-related noise impacts will be less than significant with the implementation of existing regulations.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c)The proposed project is for a residential development which is not anticipated to result in substantial sources of noise. The proposed project is not anticipated to expose people to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. An on site exterior noise impact analysis has been completed to determine the traffic noise exposure and to identify potential necessary noise abatement measures for the proposed project, It is expected that the primary source of noise impacts to the Project site will be traffic noise from Florida Avenue. The Project will also experience some background traffic impacts from Georgia Avenue, Acacia Avenue and the Project's internal streets, however, due to the distance, typography and low traffic volume/speed, traffic noise from these roads will not make a significant contribution to the noise environment.

Using the FHWA traffic noise prediction model and the parameters outlined in Tables 4-1 to 4-3 in the noise study, the expected future exterior noise levels for individual buildings were calculated. Table 5-1 of the noise study presents a summary of future exterior noise level impacts in the outdoor living areas for the buildings within the project site. The on-site traffic noise level impacts indicate that the buildings adjacent to Florida Avenue will experience unmitigated exterior noise levels ranging from 75.6 to 76.1 dBA CNEL. The on-site traffic noise analysis calculations are provided in Appendix 5.1 of the noise study.

To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use, the construction of 8-foot high noise barriers is required for buildings adjacent to Florida Avenue. With the recommended noise barriers shown in exhibit ES-A, the mitigated future exterior noise levels will range from 64.0 to 65.0 dBA CNEL. This noise analysis shows that the recommended noise barriers will satisfy the County of Riverside 65 dBA CNEL exterior noise level standards. The recommendations identify the minimum required noise barrier height to satisfy the County of Riverside exterior noise level standards. The design of the project incorporates an 8 foot high noise barrier along Florida Avenue. This has been included as mitigation, and with the mitigation, the noise impacts will be reduces to less than significant.

Building Number	Roadway (dBA CNEL)	Unmitigated noise level (dBA CNEL)	Mitigated Level Noise (dBA CNEL)	Barrier Height (Feet)	Top of Barrier Elevation (Feet)
150	Florida Ave (SR-74)	75.6	64.7	8.0'	1808.7'
30	Florida Ave (SR-74)	75.7	64.8	8.0'	1809.0'
32	Florida Ave (SR-74)	75.8	65.0	8.0'	1809.5'
33	Florida Ave (SR-74)	76.1	64.2	8.0'	1812.0'
35	Florida Ave (SR-74)	76.0	64.0	8.0'	1813.0'
36	Florida Ave (SR-74)	76.0	64.9	8.0'	1813.0'

Therefore, the impact is considered less than significant.

d)The proposed project is for a residential development and is not considered a land use that creates excessive ground-borne vibration or noise. Therefore, the proposed project will not expose people to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: MM- Noise 1. To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use, the construction of 8-foot high noise barriers is required for buildings adjacent to Florida Avenue (SR-74). With the recommended noise barriers shown Exhibit ES-A (Last Page of this MND) the mitigated future exterior noise levels will range from 64.0 to 65.0 dBA CNEL. The recommended noise control barriers shall be constructed so that the top of each wall extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:

- Masonry block
- Stucco veneer over wood framing (or foam core) or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earthen berm
- Any combination of these construction materials.

The barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking. An 8 foot high noise barrier is required along the north property line.

MM Noise 2. To satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, units in buildings adjacent to Florida Avenue (SR-74) will require a Noise Level Reduction (NLR) of up to 22.8 dBA and a windows closed condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standards the Project shall provide the following or equivalent noise mitigation measures:

- Windows: All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.
- Doors: All exterior doors shall be well weather stripped solid core assemblies at least one and three fourths inch thick.
- Walls: At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or fitted. Well sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- Attic: Attic vents should be oriented away from Florida Avenue (SR-74). If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.
- Ventilation: Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system *e.g. air conditioning) or active ventilation system (e.g. Fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.
- Furnishings: All bedrooms, when in use, are expected to contain furniture or other materials that absorb sound equivalent to the absorption provided by wall to wall carpeting over a conventional pad.

With the interior noise mitigation measures provided in this study, the proposed Orchard residential care facility is expected to meet the County of Riverside 45 dBA CNEL interior noise level standards for residential development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Compliance with Conditions of Approval and the Building permit process.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a)The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. Therefore, the project has been conditioned to retain a qualified paleontologist to create and implement a project-specific plan for monitoring site grading and earthmoving activities (MM Paleo 1). Furthermore, the paleontologist will also be required to document and complete a Paleontological Resource Impact Mitigation Program (PRIMP) which shall be submitted to the County Geologist for review and approval prior grading permit issuance (MM Paleo 2). The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect archaeological resources. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA. Therefore, impacts are considered less than significant with mitigations incorporated.

Mitigation: Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan (50 MM Paleo 1), and said plan shall be submitted to County Geologist (50 MM Paleo 2).

Monitoring: Project Paleontologist, as selected by the Applicant.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect housing resources. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

- a) The project proposes the creation of 284 units as a part of a residential care facility for the elderly project. Therefore, the project shall not displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- b) The proposed project proposed the creation of 284 units as a part of a residential care facility for the elderly project, and therefore is providing housing. The proposed project is not displacing affordable housing and is not anticipated to create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income. Therefore, this impact is considered less than significant.
- c) The proposed project proposes the creation of 284 units as a part of a residential care facility project on a vacant lot. Therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- d) The proposed project site is not within a County Redevelopment Project Area; therefore, there is no impact.
- e) The proposed project will create proposed 284 dwellings. According to the growth forecasts from Southern California Association of Governments (SCAG), a population of 349,100 was recorded in 2008 and an anticipated population of 471,500 is projected for 2020 in unincorporated areas of Riverside County. This total is within the growth projections and impacts will be less than significant.
- f) The implementation of the proposed project would not induce substantial population growth in the area, either directly or indirectly, beyond the growth anticipated by the County General Plan. The project site is currently served by electrical and telephone services, and water and sewer is available to the property by the Lake Hemet Water District. Therefore, the impact is considered less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect fire services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area, as the proposed use of the site is not likely to generate a significant number of service calls. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to lessen the potential effects to sheriff services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect Sheriff Services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. This project will be conditioned to comply with School Mitigation Impact fees in order to lessen the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect schools. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries	<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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Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. This project shall comply with County Ordinance No. 659 to lessen the potential effects to library services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect libraries. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact: The proposed project is not anticipated to result in a significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project shall comply with County Ordinance No. 659 to lessen the potential effects to health services. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect health services. Therefore, the impact is less than significant.

Mitigation: No mitigation is required.

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

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

Findings of Fact:

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect recreation resources. Any specific projects that are affected by the proposed General Plan land use revision would need to be individually reviewed for environmental impacts per CEQA.

a)The proposed project will include recreation facilities. The project is not a subdivision, and not required to pay QUIMBY fees. The project incorporates a Swimming pool, spa, club house, exercise room, a pet park, rose garden, periphial promenade, nature path and orange orchard. Therefore, the impact is considered less than significant.

b)The proposed project may include the use of existing neighborhood or regional parks or other recreational facilities, however the physical deterioration of the facilities which may occur is not anticipated to be substantial or greatly accelerated. The payment of Development Impact Fees reduces the impact by providing for funds for additional recreational facilities and maintenance, in addition to the recreational resources planned for the project site. The payment of fees is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

c)The proposed project will be managed by a site manager which will be responsible for managing and maintaining the landscaping and community areas. Therefore, this impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no County Designated Recreational Trails within or adjacent to the project site and this type of development is unlikely to result in a significant increase in the use of such trails. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project				
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43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, The Orchard Congregate Care Focused Traffic Impact Assessment, December 19, 2017 by Urban Crossroads.

Findings of Fact:

a) The project is anticipated to generate 574 trip-ends per day, with 20 vehicles per hour (VPH) during the AM peak hour and 51 VPH during the PM peak hour. The Traffic Impact study has determined that the addition of project traffic to existing traffic conditions is not anticipated to result in any deficiencies to the study intersections and none of the study intersections are anticipated to warrant a new traffic signal. The Technical General Plan Amendment is a request to change the General Plan Designation to revise the Land Use Policy 14.4 to state: "Maintain *an appropriate* at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, typography, and other conditions*".

The land use policy was originally created to create a unified more aesthetic look to the highway, not to provide more lanes for traffic. The adjacent properties were already developed, or were developed without the 50-foot setback. Requiring this one infill development to have a 50-foot setback, would create a disconnected aesthetic balance along Highway 74. Although it would not comply with the current land use policy, it would still implement the overall purpose and intent of the policy to preserve

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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aesthetic resources where they exist and where they are not already appropriate. The project has been designed with an articulated entrance and the overall use would match the adjacent uses along Highway 74. The project proposed as is, and the revision to the Land Use language will implement the original harmonious intent of the Land Use Policy. Therefore, impacts are considered less than significant.

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 Highway 74, which is located in the vicinity of the Project site. The payment of Development Impact Fees and the Transportation Uniform Mitigation Fee are still required to be paid. However, due to the relatively limited scope of the proposed Project, it is unlikely that a conflict would arise with the CMP, 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. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, the project would have a less than significant impact.

c)The proposed project is a residential development, and not located within the vicinity of an airport. Therefore it will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, there is no impact.

d)The proposed project is not located adjacent to any water rail or an airport, therefore it will not change or alter waterborne, rail, or air traffic. Therefore, there is no impact.

e)The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The Traffic Impact study has determined that the addition of project traffic to existing traffic conditions is not anticipated to result in any deficiencies to the study intersections and none of the study intersections are anticipated to warrant a new traffic signal. The design of the project will not create any new design features such as sharp curves. The only new design features will be access points off of the existing roads, which have been analyzed by the Riverside County Transportation Department. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, there is no impact.

f)The proposed project will cause a need for new or altered maintenance of roads with the additional onsite and frontage improvements proposed. However, the project has been conditioned to provide for all street improvements, street improvement plans and/or road dedication in accordance with Ordinance 461. The project has been conditioned to prepare improvement plans, which extend 300 feet beyond the project boundaries, for the required improvements. The scope of these improvements is in accordance with existing standards and the surrounding improvements for the street. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.

g)During Project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial with implementation of standard requirements for submittal of a temporary traffic control plan which is subject to review and approval by the Transportation Department based on

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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applicable requirements of the California Manual on Uniform Traffic Control Devices to ensure traffic will not be unduly impacted during construction. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, the impact is considered less than significant.

h)The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project has been conditioned to make road improvements that will allow for access to the site and would not affect emergency access for existing developed properties. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, this impact is considered less than significant.

i)The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Although the project does not specifically propose any bus turnouts, bicycle trails, or similar alternative transportation features; no such features were requested from RTA nor are any trails designated within or adjacent to the project site in the General Plan to require such features to connect with existing and planned alternative transportation networks. The general plan amendment pertains to a land use policy for setbacks along scenic highways. The setbacks are for aesthetic purposes and do not affect traffic. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: There are no County Designated bike trails within or adjacent to the project site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

45. Tribal Cultural Resources

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

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Staff review, Project Application Materials

Findings of Fact:

a-b) Project notifications were sent out to six consulting tribes on August 22, 2016. A response was received from the Rincon Band of Luiseno Indians deferring to the Pechanga or Soboba Bands. Responses were received from the San Manuel Band informing planning that the project lies outside of Serrano territory and as such, they would not be requesting consultation. The Cahuilla Band of Indians deferred to the Soboba Band who is located nearer the project. A request to consult was received from the Soboba Band of Luiseno Indians requesting consultation. A meeting was held on November 15, 2016 in which Soboba requested that conditions be placed upon the project for procedures to follow in the event unanticipated resources or human remains are identified during any ground disturbing activities associated with the project. A copy of the conditions of approval were provided to the tribe and consultation was concluded the same day. The technical amendment to the General Plan will not affect tribal cultural resources. No tribal cultural resources were identified by any of the tribes. As such, there will be no impacts to tribal cultural resources because there are none present within the project area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Findings of Fact:

- a) The project is, and will continue to be served by Lake Hemet Water District. The project will not result in significant increases to water usage, nor necessitate the need for new water treatment facilities. The project has provided Will-Serve letters from Lake Hemet Water District indicating that adequate water supplies through existing facilities are in place to serve the proposed project pending their conditions of approval have been met. Any future construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Impacts are considered less than significant.
- b) The project has sufficient water supplies available to its establishment and is currently served by Home Gardens County Water District and will not require new or expanded entitlements. The project has provided Will-Serve letters from Lake Hemet Water District indicating that adequate water supplies and entitlements exist from the district to serve the projected building and population for their service area as detailed in the Urban Water Management Plan. Impacts are considered 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
47. Sewer				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

- a) The project will not require or result in the construction of new wastewater treatment facilities. The project has provided Will-Serve letters from Lake Hemet Water District indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines and payment of applicable connection fees. The project and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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General Plan Amendment will not result in the need for a new wastewater treatment facility or expansion to an existing wastewater treatment facility. Impacts are considered less than significant.

b)The project will not require a determination from a wastewater treatment provided that adequate processing capacity is available. The project has provided Will-Serve letters from Lake Hemet Water District indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines and payment of applicable connection fees. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

48. Solid Waste	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. During the first quarter of 2015 (January 1 through March 31), waste collected from unincorporated portions of western Riverside County were disposed of at one of four facilities: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, and Lamb Canyon Landfill. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, El Sobrante Landfill, and/or Lamb Canyon Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect solid wastes regulations. Therefore, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation, and there will be a less than significant impact.

b)The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991, the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The implementation of these requirements would reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites. As such, the Project would comply with mandates of applicable solid waste statutes and regulations and impacts would be less than significant.

The proposed General Plan Amendment pertains to a setback for scenic highways and does not affect solid wastes regulations.

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"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

Although the project does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing residential uses to the east and west of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of electrical, natural gas, and communication systems to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this environmental assessment. Any impacts due to construction of street lights would be less than significant.

Storm Water Drainage

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this environmental assessment. Where necessary, measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of storm drain facilities to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. These activities would be limited in their scope in terms of vehicle trips, equipment utilized, and any indirect impacts that any impacts could not be determined to be significant. Accordingly, no impact would occur and no mitigation is required.

Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this Initial Study. Accordingly, no impact would occur.

This request to revise a Technical General Plan Amendment in the General Plan Designation to revise the Land Use Policy 14.4 to state: “Maintain *an appropriate at least a 50-foot* setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways *based on local surrounding development, typography, and other conditions*” will not in this instance affect electricity, natural gas and communications systems, street lighting, storm water drainage, public facilities maintenance, and other governmental services. The policy change will not in itself, create any impact to these utilities, and in the instance the difference of design of any future project were to create any impact, it would be analyzed in the Environmental Review of the project individually.

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
50. Energy Conservation				
a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

a) Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to 284 dwelling units. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

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

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

The General Plan Amendment is to revise a Land Use policy changing the setback for scenic highways. If there is to create a potential impact on any energy conservation plans, these projects are required by CEQA to analyze this in the environmental review, if one is required.

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	<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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important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

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

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: EA42936

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

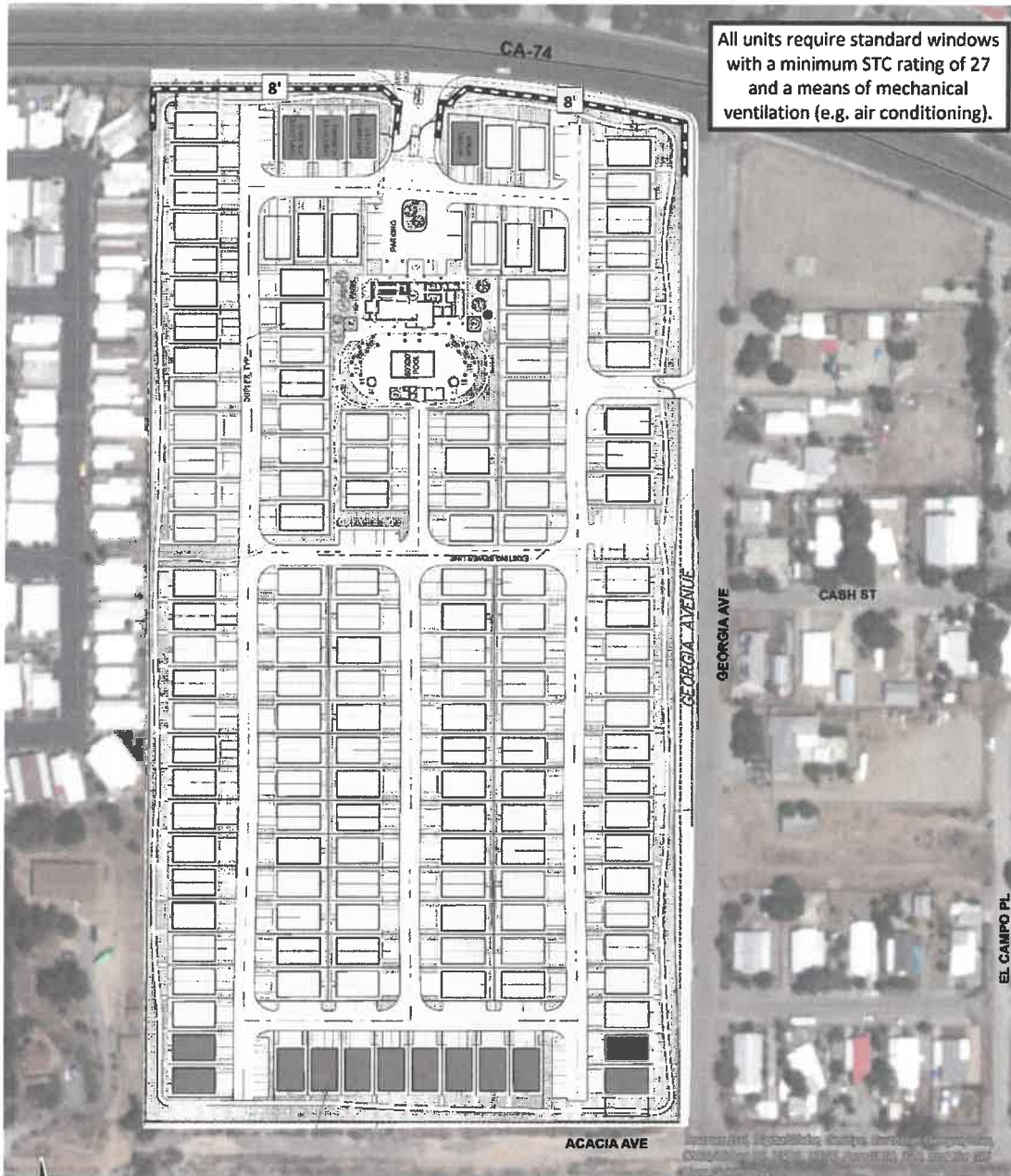
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The Orchard Congregate Care Noise Impact Analysis

EXHIBIT ES-A: SUMMARY OF RECOMMENDATIONS

- [!] Recommended Noise Barrier Height (in feet)
- ==== Recommended Noise Barrier

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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All units require standard windows with a minimum STC rating of 27 and a means of mechanical ventilation (e.g. air conditioning).



LEGEND:



08674-05 Noise Study



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**



Juan C. Perez
Agency Director

10/31/18, 8:37 am

CUP03724

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP03724. 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 - 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 CONDITIONAL USE PERMIT and, (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Advisory Notification. 2 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan CUP03724 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 3 AND - Project Description & Operational Limits

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 3 AND - Project Description & Operational Limits (cont.)

CONDITIONAL USE PERMIT NO. 3724 is a proposal to develop a 284 unit, modular, rental only, residential care facility for the elderly on 17.78 acres. The project will include a recreation building, pool, lawn bowling and dog park. The gated community will provide affordable rental housing for Senior Citizens.

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED CUP3724 EXHIBIT(S)

Exhibit A, A.2, A.3 and A.4 (Site Plan) Dated 10/10/2018 Exhibit B B.2, B.3 (Elevations) Dated 10/10/2018 Exhibit C (Floor Plans) Dated 10/10/2018 Exhibit L and L.2 (Conceptual Landscaping and Irrigation Plans), Dated 4/12/2018

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 • Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs • Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}

3. Compliance with applicable County Regulations, including, but not limited to: • Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements} • Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements} • Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements} • Ord. No. 457 (Building Requirements) {Land Use Entitlements} • Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based} • Ord. No. 460 (Division of Land) {for TTMs and TPMS}

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances • Ord. No. 659 Development Impact Fees (DIF) • Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR) • Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF) • Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) • Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF) • Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 6 Gen - 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.

Advisory Notification. 7 Gen - Maintain Liscensing

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 Gen - Maintain Liscensing (cont.)

Pursuant to Riverside County Ordinance No. 348, Article XIXe, Section 19.101.C, at all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from the State of California, or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

Advisory Notification. 8 Gen - Phase by new Permit

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

Advisory Notification. 9 Gen - Reclaimed Water

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

Advisory Notification. 10 No Sales

Any subdivision including Condominiums are required to be reviewed and approved by the County of Riverside prior to sales of lots or buildings.

E Health

E Health. 1 0010-E Health - Phase II ESA Required

For the review of CUP3724, Sal Osio (representative of the applicant) has requested that the requirement of a Limited Phase II Environmental Site Assessment (ESA) be required at a later time of project development. The Environmental Cleanup Program (ECP) has accepted this request with the applicant's understanding that no disturbance of the site can take place and that additional items may be required upon review of the ESA document that may impact clearances of any actual development at the site. Please call ECP at 951-955-8980 for any additional questions.

E Health. 2 0010-E Health-USE - LHMWD ORD. 176

At the time of review of the entitlement of CUP3724, Lake Hemet Water District (LHMWD) has in effect Ordinance 176 for water conservation. Due to this ordinance, CUP3724 has additional requirements in order to be able to get water service. Additional confirmation/documentation from LHMWD will be needed prior to any building permits issued for the project. **Note: A preliminary statement of water and sewer service availability was issued on April 28, 2016 by Mike Gow of LHMWD.

E Health. 3 0010-E Health-USE - NOISE STUDY

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 3 0010-E Health-USE - NOISE STUDY (cont.)
Noise Consultant: Urban Crossroads 41 Corporate Park, Suite 300 Irvine, CA 92606

Noise Study:"Mobile Home Park, Noise Impact Analysis, County of Riverside," April 23, 2015 (08674-04 Noise Study)

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, CUP3724 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated November 14, 2016 c/o Steve Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

Flood

Flood. 1 0015 Increased Runoff Criteria

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff facility shall be shown on the exhibit and calculations supporting the size of the facility shall be submitted to the District for review. The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All facilities must have positive drainage; dead storage basins shall not be acceptable. Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention facility(ies) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events. Low Loss rates will be determined using the following: 1. Undeveloped Condition --> LOW LOSS = 90% 2. Developed Condition --> LOW LOSS = $.9 - (.8 \times \% \text{ IMPERVIOUS})$ 3. Basin Site --> LOW LOSS = 10% Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0015 Increased Runoff Criteria (cont.)

evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study. If basin(s) is/are proposed, then no outlet pipe(s) shall be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter. The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer. Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled. A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged. ***The project may need modifications at the plan check stage in order to comply with the increased runoff criteria.

Flood. 2 0015-FLOOD HAZARD REPORT

Conditional Use Permit (CUP) 03724 is a proposal for a modular senior residential housing development with other amenities on a 17.8-acre site in the Valle Vista area. The site is located on the west side of Georgia Avenue between Florida Avenue (State Highway 74) and Acacia Avenue. The District previously reviewed this proposal as Pre-Application Review (PAR) 1417 back in October 2014. The topography of the site is relatively level with a mild northeasterly slope. A drainage area of approximately 250-acres is tributary to the southwesterly corner of the site. Another drainage area of approximately 115-acres is tributary to the southeasterly corner of the site. The District's Valle Vista Channel, Stage 1 (District Project No. 4-0-0180 and Drawing No. 4-00223) is located within the western side of the Georgia Avenue right of way and along the easterly boundary of the site. The upstream end of this facility begins just north of Acacia Avenue and continues northerly until these flows confluence with the San Jacinto River. The existing facility is an 8-foot wide by 6.5-foot high rectangular channel at the upstream end for approximately 650-feet where it then transitions to a 78-inch underground storm drain pipe for approximately 1,000-feet before flows are discharged into a graded channel and joins the San Jacinto River. The District's as-built construction drawings show a design flow rate of 730 cfs at the upstream limit of the facility. The District has conducted some preliminary design work for extending the existing Stage I Valle Vista Channel to the west along Acacia Avenue approximately 700-feet (called "Line A-2 Extension"). However, the funding for continuing with the design and construction of this facility has been redirected to other projects at this time and the further design and construction of this project is not anticipated for several years. The applicant has proposed to complete the design and construction of an equivalent

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2 0015-FLOOD HAZARD REPORT (cont.)

open channel for the Line A-2 Extension in order to provide the site with adequate flood protection. The open channel will collect the tributary offsite stormwater runoff and convey these flows to the existing Valle Vista Channel. The proposed alignment for the facility is within the road right-of-way for Acacia Avenue along the southerly boundary of the site. It is anticipated that this proposed facility will be maintained by the District, therefore the facility shall be designed to the District's standards with 100-year capacity. The majority of the tributary watershed is unimproved and/or agricultural, therefore the potential of debris will need to be considered in the design of the inlets and channel (i.e. bulking factors and emergency escape). Any Georgia Avenue road improvements required by the Transportation Department may require that the open rectangular channel portion of Valle Vista Channel be converted to an underground facility. The District does not oppose to this concept provided the storm drain has the same capacity and capabilities as the concrete-lined channel and the new facility is constructed to the District's standards. The exhibit and BMP Design supplemental to the preliminary Water Quality Management Plan (WQMP) indicate the use of porous pavers in all the driveways and drive lanes throughout the site for water quality mitigation. The BMP Design supplemental indicates the use of the porous pavers and landscaping throughout the site to create self retaining areas using LID principles and a 2 to 1 ratio (2 parts of impervious area to 1 part pervious area) per the published guidelines. This concept is acceptable to obtain entitlement. Final design will be done prior to the issuance of permits for the project. According to the Hydrological Conditions of Concern (HCOC) Applicability Map, this project site does not have to mitigate Hydrological Conditions of Concern (HCOC). The applicant's engineer proposes to discharge stormwater runoff generated onsite on to privately owned channel offsite and not a publicly maintained facility. This project must mitigate for the incremental increased runoff this project would generate. Also, the runoff discharged into this channel cannot exceed the capacity of the channel. This may require onsite retention to route down the 100-year storm as well. The onsite drainage plan shall demonstrate the adequacy of the appropriate mitigation with supporting calculations that shall be submitted to the District for review and approval prior to the issuance of permits for the project.

Planning

Planning. 1 0010-Planning-USE - IF HUMAN REMAINS FOUND

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1

0010-Planning-USE - IF HUMAN REMAINS FOUND (cont.)

Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed: a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until: i) A County Official is contacted. ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and If the Coroner determines the remains are Native American: iii) The Coroner shall contact the Native American Heritage Commission within 24 hours. b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American. c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC §5097.98. d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance: i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission. (1) The MLD identified fails to make a recommendation; or (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Planning. 2

0010-Planning-USE - PDA04925R1 ACCEPTED

County Archaeological Report (PDA) No. 4925 submitted for this project (CUP03724) was prepared Jean A. Keller Ph.D. and is entitled: "A Phase I Cultural Resources Assessment of Conditional Use Permit 03724," dated June 2015. This report was not accepted by the County Archaeologist and report comments (request for revisions) were requested and sent to the consultant June 30, 2015. Revised County Archaeological Report (PDA) No. 4925r1 submitted for this same project, prepared by the same aforementioned company and individual and bearing the same title, is dated June 2015. This report was received on July 10, 2015 and accepted by the County Archaeologist on the same day. (PDA) No 4925 concludes that no cultural resources were identified within the project area. (PDA) No 4925 recommends no further research or mitigation. These documents are herein incorporated as a part of the record for

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-USE - PDA04925R1 ACCEPTED (cont.)
project.

Planning. 3 0010-Planning-USE - UNANTICIPATED RESOURCES

The developer/permit holder or any successor in interest shall comply with the following for the life of this project: 1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance. a)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find. b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource. c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

Planning. 4 Gen - Custom

The Georgia street access shall be Exit Only.

Planning. 5 Hooded Lights

All parking lot lights and other outdoor lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way, and shall be shown on electrical plans submitted to the Department of Building and Safety plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

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Planning

- Planning. 6 MM AQ-1 (cont.)
 Planning. 6 MM AQ-1

MM AQ-1 The project shall utilize "Super Compliant" low VOC paints which have been reformulated to exceed the regulatory VOC limits put forth by SCAQMD's Rule 1113 (BACM AQ-2). Super-Compliant low VOC paints shall be no more than 10g/L of VOC. Alternatively, the Project may utilize buildings materials that do not require the use of architectural coatings.

- Planning. 7 MM AQ-2

MM AQ-2 For construction equipment greater than 150 horsepower (>150 HP), the Construction Contractor shall use off-road diesel construction equipment that complies with EPA/CARB Tier 3 emissions standards during all the site preparation phase and will ensure that all construction equipment be turned and maintained in accordance with the manufacturer's specifications.

Planning-All

- Planning-All. 1 Gen - Custom

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Senior Citizen Planned Residential Development.

Planning-GEO

- Planning-GEO. 1 Gen - GEO02434 ACCEPTED

County Geologic Report (GEO) No. 2434, submitted for this project (CUP03724) was prepared by Earth Strata Geotechnical Services, Inc. and is entitled: "Response to County of Riverside Comments Regarding GEO 112434, Proposed Mobile Home Park Project, Assessor's parcel Numbers 584-150-004, -007, and -008, City of Hemet, Riverside County, California," dated June 20, 2016. In addition, the following reports have been submitted for the project: "Geotechnical Investigation and Infiltration Study for the Proposed Mobile Home Park Project, APN: 548-160-004, -007, and -008, Approximate 17.79 Acres, Located at the Southwest Corner of California State Highway 74 (Florida Avenue) and Georgia Avenue, City of Hemet, County of Riverside, California," by Matrix Geotechnical Consulting, dated November 18, 2013. "Updated Geotechnical Investigation, Proposed Mobile Home Park Project, Assessor's Parcel Numbers 548-160-004, -007, and -008, Located at the Southwest Corner of California State Highway 74 (Florida Avenue) and Georgia Avenue, City of Hemet, Riverside County, California", by Matrix Geotechnical Consulting, dated November 18, 2013. These reports are hereby incorporated into GEO02434. GEO02434 concluded: 1. No active faults are known to project through the site and the site is not located

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 Gen - GEO02434 ACCEPTED (cont.)

within an Alquist-Priolo Earthquake Fault Zone. 2. Based on our mapping of the subject site, and review of current and historical aerial imagery, lack of lineaments indicative of active faulting, and data compiled during the preparation of this report, it is our interpretation that the potential for surface rupture to adversely impact the proposed structures is very low to remote. 3. Landslide debris was not observed during our subsurface exploration and no ancient landslides are known to exist on site. 4. Groundwater data indicates that the local groundwater high mark sits at approximately 91 feet below ground surface; therefore, the potential for liquefaction at the site is considered low. 5. When properly constructed, cut and fill slopes up to 10 feet high with inclinations of 2:1 (h:v) or flatter are considered to be grossly stable. GEO02434 recommended: 1. Vegetation including trees, grasses, weeds, brush, shrubs, and any other debris should be stripped from the areas to be graded and properly disposed of offsite. 2. For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil, upper alluvial materials, and undocumented fill, should continue until firm competent alluvium is encountered. 3. Remedial grading should extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of 5 feet, whichever is greater. 4. Keyways are required at the toe of all fill slopes higher than 5 feet and steeper than 5:1 (h:v), and should be a minimum 10 feet wide and 2 feet into competent earth materials, as measured on the downhill side. GEO No. 2434 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2434 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1 0015 - 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

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Transportation

Transportation. 1 0015 - Landscape Requirement (cont.)

owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later. To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall: 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available. 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859. 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Transportation. 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 Standard Introduction (Ord. 461)

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

Transportation. 4 TS/Conditions

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require development proposals to maintain a Level of Service 'C', except that Level of Service 'D' shall apply to all development proposals located within any of the following Area Plans: Eastvale, Jurupa, Highgrove, Reche Canyon/Badlands, Lakeview/Nuevo, Sun City/Menifee Valley, Harvest Valley/Winchester, Southwest Area, The Pass, San Jacinto Valley, Western Coachella Valley and those Community Development Areas of the Elsinore, Lake Mathews/Woodcrest, Mead Valley and Temescal Canyon Area Plans.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

Project Driveway 1 (Street A) (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 TS/Conditions (cont.)
State Route 74 (Florida Avenue) (EW)

Georgia Avenue (NS) at:

Florida Avenue (SR-74) (EW) As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Waste Resources

Waste Resources. 1 0010-Waste Resources-USE - 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, at 1.888.722.4234.

Waste Resources. 2 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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE - USE - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed. A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan. In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE - USE - If WQMP is Required Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE - USE - Improvement Securities Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

E Health

060 - E Health. 1 0060-E Health - ECP Clearance Not Satisfied

Based on the information provided in the Phase I Environmental Site Assessment report and historic agricultural activity associated with the property, soil sampling and analysis is required to evaluate for the presence of pesticides. The soil sampling and analysis shall be conducted in accordance to the "Interim Guidance for Sampling Agricultural Properties" (DTSC, 2008). Based on the results of the soil sampling additional investigation or remediation may be required. Imported fill material was observed on the property associated with this project. Soil sampling and analysis is required to ensure the imported soil is uncontaminated and acceptable. The soil sampling and analysis shall be conducted in accordance to the "Informational Advisory Clean Imported Fill Material" (DTSC, October 2001). For further information, please contact RCDEH-ECP at (951) 955-8980.

Flood

060 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section. The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre construction meeting can be scheduled.

060 - Flood. 2 Erosion Control After Rough Grading Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2 Erosion Control After Rough Grading (cont.) Not Satisfied
District for review and approval.

060 - Flood. 3 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 for review and approval prior to the issuance of any permits for the project. See "Increased Runoff Criteria" in 15-series of informational conditions.

060 - Flood. 4 Submit Final WQMP Not Satisfied
A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 5 Submit Plans Not Satisfied
A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1 0060-Planning-USE - PALEO PRIMP/MONITOR Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource.
HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of 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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 0060-Planning-USE - PALEO PRIMP/MONITOR (cont.) Not Satisfied
earth-moving activities in the project area.

3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8. Procedures and protocol for collecting and processing of samples and specimens.

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1	0060-Planning-USE - PALEO PRIMP/MONITOR (cont.)	Not Satisfied
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content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 2	Fee Balance	Not Satisfied
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Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees for CUP03724, GPA180003, CZ07866 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 3	Lake Hemet Water District Conditions	Not Satisfied
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1. Payment of all applicable fees and charges to Lake Hemet Municipal Water District, 2. Payment of all applicable fees and charges to Eastern Municipal Water District, and 3. Construction of water and sewer facilities in accordance with District approved plans and the District's standards and specifications. 4. Conditions in LHMWD Ordinance No. 176 are met or exemptions confirmed.

060 - Planning. 4	MM Fire 1	Not Satisfied
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MM Fire 1 Prior to grading, the project shall note the fuel modification zones.

060 - Planning. 5	Reqd Applications	Not Satisfied
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No grading permits shall be issued until General Plan Amendment No. 180003, and Change of Zone No.7866 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

Planning-EPD

060 - Planning-EPD. 1	0060-Planning-EPD- - MBTA	Not Satisfied
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Prior to Grading Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD.	1	0060-Planning-EPD- - MBTA (cont.)	Not Satisfied
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survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

Planning-GEO

060 - Planning-GEO.	1	MM Paleo 1	Not Satisfied
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Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan.

060 - Planning-GEO.	2	MM Paleo 2	Not Satisfied
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Prior to grading activities, he paleontologist shall to document and complete a Paleontological Resource Impact Mitigation Program (PRIMP) which shall be submitted to the County Geologist for review and approval prior grading permit issuance.

Transportation

060 - Transportation.	1	File L&LMND Application	Not Satisfied
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File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation. If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation.	2	Prior to Road Construction	Not Satisfied
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Prior to road construction, survey monuments including centerline monuments, tie points, property corners and benchmarks shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade.	1	0080-BS-Grade-USE - NO B/PMT W/O G/PMT	Not Satisfied
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Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade.	2	0080-BS-Grade-USE - ROUGH GRADE APPROVAL	Not Satisfied
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Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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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
his/her certification of the project.

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

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

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

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

E Health

080 - E Health. 1 0080-E Health-USE - FOOD PLANS REQD Not Satisfied
A total of 3 complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with current State and Local regulations.

080 - E Health. 2 0080-E Health-USE - POOL PLANS REQD Not Satisfied
A set of three complete plans for the swimming pool/spa must be submitted to verify compliance with the California Administrative Code, the California Health and Safety Code and the Uniform Plumbing Code.

080 - E Health. 3 0080-E Health-USE - WATER SERVICE Not Satisfied
At the time of the entitlement review of CUP03724, Lake Hemet Water District (LHWD) has in place Ordinance 176 as part of a water conservation program. A will-serve letter was issued but did not address how this project was to meet the requirements of Ord. 176 in order to be able to actually receive water for this project. Confirmation in the form of specific documentation that states that water service is being provided for this site will be required prior to building permit issuance. Please contact (951)955-8980 for additional details.

080 - E Health. 4 0080-E Health-USE - WATR/SEWR WILL SERVE Not Satisfied
Provide documentation of water and sewer service from Lake Hemet Municipal Water District (LHMWD). Additional confirmation/documentation from LHMWD will be needed prior to any building permits issued for the project due to LHMWD Ordinance 176.

Fire

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 Prior to permit Not Satisfied

Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, Riverside County Ordinance 787 and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Flood

080 - Flood. 1 6 Items to Accept Facility Not Satisfied

Inspection and maintenance of the flood control facility/ies to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division. If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of the District's Administrative Services Section. All right of way transfer issues must be coordinated with the District's Right of Way Section. The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.

080 - Flood. 2 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 3 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 Conform to Elevations Not Satisfied

Prior to issuance of Building Permits, Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B

080 - Planning. 2 Fee Balance Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for CUP03783, GPA180003, CZ07833 are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 3 Minimum Floor Area Not Satisfied

Prior to issuance of Building Permits, ALL dwelling units shall have a minimum floor living area of not less than 750 square feet excluding porches, garages, patios or similar features whether attached or detached. The permittee shall

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 Minimum Floor Area (cont.) Not Satisfied

demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all dwelling unit minimum floor living area regulations.

080 - Planning. 4 Required applications Not Satisfied

No building permits shall be issued until General Plan Amendment No. 180003 and Change of Zone No. 7866 have been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the designation(s) and/or zone(s) ultimately applied to the property.

080 - Planning. 5 School District Not Satisfied

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

Survey

080 - Survey. 1 Access Restriction Not Satisfied

By the project's design, lot access on State Route 74 (Florida Avenue) shall be restricted. The project proponent shall apply under a separate application with the County Surveyor to restrict access on State Route 74 (Florida Avenue).

Transportation

080 - Transportation. 1 Annex L&LMD/Other District 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 State Route 74 (Florida Avenue) and Georgia Avenue. (2) Street lights. (3) Graffiti abatement of walls and other permanent structures. (4) Street sweeping.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, or other electric provider.

080 - Transportation. 2 Caltrans Encroachment Permit 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. 3 Corner Cutback Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 Corner Cutback (cont.) Not Satisfied
intersecting with General Plan roads, they shall be applied per Exhibit ' C' of the Countywide Design
Guidelines.

080 - Transportation. 4 Landscaping Comm/Ind Not Satisfied

Landscaping (and/or trails) within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed within State Route 74 (Florida Avenue and Georgia Avenue and submitted to the Transportation Department. plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Transportation. 5 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. 6 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit issuance, all landscape inspection deposits and plan check fees shall be paid.

080 - Transportation. 7 LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees). Provide construction level landscape plans in PDF (all sheet compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components: 1) Landscape and irrigation working drawings "stamped" by a California certified/registered landscape architect; 2) Weather-based controllers and necessary components to eliminate water waste; 3) A copy of the "stamped" approved grading plans; and, 4) Emphasis on native and drought tolerant species. When applicable, plans shall include the following components: 1) Identification of all common/open space areas; 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP; 3) Shading plans for projects that include parking lots/areas; 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. Please reference Landscape Plan Checklists available online at RCTLMA.org. NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 7 LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED (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. 8 LSP - LANDSCAPE REQUIRED IN ROW Not Satisfied

Landscaping shall be improved for the following offsite/road right-of-way areas or easements adjacent to the public right-of-way areas: Florida Avenue (HWY 74), Georgia Avenue. Irrigation cross-overs in the road shall be shown on road improvement plans.

080 - Transportation. 9 LSP - LANDSCAPING PROJECT SPECIFIC Not Satisfied

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed: 1. Project shall comply with the latest version of Ord. 859.3 or later with an ETo of .50, or less. Project shall comply with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water. 2. Project shall prepare water use calculations as outlined in Ord 859.3. 3. Project shall use point source irrigation type, except as needed within stormwater BMP areas as noted in an approved WQMP document. 4. Trees shall be hydrozoned separately. 5. Hydroseeding is not permitted in stormwater BMP areas particularly on slopes, container stock will be required. 6. Project shall use County standard details for which the application is available in County Standard Detail Format. 7. improvements located within STATE maintained ROW (FLORIDA AVE/SR-74) shall be annexed and design/installed per LLMD 89-1-C standards.

080 - Transportation. 10 R-O-W Dedication Not Satisfied

Sufficient public street right-of-way along State Route 74 (Florida Avenue) 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. 11 TS/Geometrics Not Satisfied

The intersection of Driveway 1 (Street A) (NS) at Florida Avenue (SR-74) (EW) shall be improved to provide the following geometrics:

Northbound Approach: One right turn lane – Stop controlled.

Southbound Approach: N/A

Eastbound Approach: One through lane, one shared through/right-turn lanes.

Westbound Approach: Two through lanes.

A raised curbed median along the frontage boundary shall be constructed at the center of the street to restrict the driveway access to right-in/right-out only.

Georgia Avenue (NS) at Driveway 2 (EW): Install a stop control on the eastbound approach and construct the intersection with the following minimum lane geometrics:

Northbound Approach: One shared left-through lane.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 TS/Geometrics (cont.) Not Satisfied

Southbound Approach: One shared through-right turn lane.

Eastbound Approach: One shared left-right turn lane.

Westbound Approach: N/A

The intersection of Georgia Avenue (NS) Florida Avenue (SR-74) (EW) at State Route 74 (Florida Avenue) (EW) shall be improved to provide the following geometrics:

Northbound Approach: One shared left-through -right turn lane – Stop controlled.

Southbound Approach: One shared left-through-right turn lane

Eastbound Approach: One left turn lane with a minimum 50 feet of storage, one through lane and one shared through-right turn lane.

Westbound Approach: One left turn lane, one through lane and one shared through-right turn lane.

Or as approved by the Transportation Department.

080 - Transportation. 12 Utility Plan Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

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.

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80. Prior To Building Permit Issuance

Waste Resources

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

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.

Fire

090 - Fire. 1 MM Fire 1 Not Satisfied

MM Fire 1 Prior to building final, the project shall note the fuel modification zones.

Flood

090 - Flood. 1 BMP - Education Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 Facility Completion - Use Not Satisfied

The District will not release occupancy permits for any buildings within the project until the new storm drain and the drainage system are deemed substantially complete.

090 - Flood. 3 Implement WQMP - Use Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

Planning

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Accessible Parking Not Satisfied

Prior to building permit final inspection approval, A minimum of 8 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 owners expense. Towed vehicles may be reclaimed at or by telephoning " In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 EV Vehicle Parking Not Satisfied

Per Parking Ordinance 10.12.A.2.c All development projects that require fifty or more parking spaces shall designate three spaces for electrical vehicles and designate one additional space for electrical vehicles for each additional fifty parking spaces. The project is required to provide 363 parking spaces, whereby 9 of those spaces shall be designated for electrical vehicles.

090 - Planning. 3 MM Noise 1 Not Satisfied

MM- Noise1.To satisfy the County of Riverside 65 dBA CNEL exterior noise level standards for residential land use, the construction of 8-foot high noise barriers is required for buildings adjacent to Florida Avenue (SR-74). With the recommended noise barriers shown Exhibit ES-A (Last Page of this MND) the mitigated future exterior noise levels will range from 64.0 to 65.0 dBA CNEL. The recommended noise control barriers shall be constructed so that the top of each wall extends to the recommended height above the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the v barrier shall extend to the recommended height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The noise barrier may be constructed using one of the following materials:

- Masonry block
- Stucco veneer over wood framing (or foam core) or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earthen berm
- Any combination of these construction materials. The barrier must present a solid face from top to bottom. Unnecessary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking. An 8 foot high noise barrier is required along the north property line.

090 - Planning. 4 No Roof Equipment Not Satisfied

Prior to building permit final inspection approval, roof-mounted equipment for residential units shall not be permitted within the project site.

090 - Planning. 5 Ord 659 Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee

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90. Prior to Building Final Inspection

Planning

090 - Planning. 5 Ord 659 (cont.) Not Satisfied

set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for CUP No. 3724 has been calculated to be 17.78 net acres.

090 - Planning. 6 Ord 81- OS Fee Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit CUP03784 is calculated to be 17.76 acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 7 Parking Paving Material Not Satisfied

Prior to building permit final inspection approval, a minimum of 303 parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete, or permeable concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 8 Phases must be complete Not Satisfied

Prior to building permit final inspection approval, If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

090 - Planning. 9 Pool and Spa Fencing Not Satisfied

All swimming pools and spas shall be properly enclosed with minimum five (5) foot high fencing and self-latching gates as required by the state building code (Title 24), notwithstanding any other provisions of Ordinance No. 421 to the contrary. Commercial/Public Swimming pools and spas shall provide or access by physically-handicapped persons.

090 - Planning. 10 Trash Enclosures Not Satisfied

Prior to building permit final inspection approval, trash enclosures shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 11 Utilities Underground Not Satisfied

Prior to building permit final inspection approval, all utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 Annex L&LMD/Other District Not Satisfied

Prior to the issuance of an occupancy 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 State Route 74 (Florida Avenue) and Georgia Avenue. (2) Street lights. (3) Graffiti abatement of walls and other permanent structures. (4) Street sweeping.

090 - Transportation. 2 Construct Ramp Not Satisfied

Ramps shall be constructed at 4-way intersections of public streets and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

090 - Transportation. 3 Dedications Not Satisfied

Street "A" (Entry Street) is a reserved private street and shall be improved with 50' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk (both sides) within a 60' reserved private road easement in accordance with County Standard No. 103, Section "A", Ordinance 461. (50'/60') (Modified for reduced easement width from 74' to 60' and increased improvement from 44' to 50' AC pavement). The easement shall provide the offer of dedication for public utility purposes along with the right of ingress and egress for emergency vehicles. NOTE: 1. A 5' sidewalks (both sides) shall be constructed adjacent to the curb line within the parkway.

2. A 10' curbed raised median shall be constructed at the centerline.

3. The nose of the median shall be 35' radial from the flowline of the adjacent street, call box, and a 38' radius turnaround and then the gate shall be constructed as directed by the Director of Transportation.

All other interior private streets/driveways shall be improved with 24' to 26' full-width AC pavement or porous pavers as shown on CUP 3724 Exhibit dated on 2/5/18. The easement shall provide private street public utility purposes along with the right of ingress and egress for emergency vehicles.

Note:

1. All permanent structures shall be constructed outside the boundaries of existing utilities easements.

2. If permanent structure proposed within the existing utilities easement, the project proponent shall obtain a permit from utility easements holder(s).

090 - Transportation. 4 Existing Caltrans Maintained Not Satisfied

SH-74 (Florida Avenue) along project boundary is a paved CALTRANS maintained Major Highway and shall be improved with 8" concrete curb and gutter located 38 feet from centerline, 8" concrete curbed raised median, and shall match up with asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the CALTRANS within the 59' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461 and/or as approved by CALTRANS. NOTE: 1. A 5' meandering sidewalk shall be constructed within the 21' parkway. 2. A raised curbed median along the frontage boundary shall be constructed at the center of the street to restrict the driveway access to right-in/right-out only. 3. All Street improvement plans within the CALTRANS jurisdiction shall be submitted to CALTRANS for review and

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 Existing Caltrans Maintained (cont.) Not Satisfied

approval. 4. Parkway improvement plans shall be submitted to County Transportation Department for review and approval. 5. Prior to start of any work within CALTRANS Right of way the project proponent shall obtain an encroachment permit from CALTRANS. 6. In order to secure adequate sight distance TREES, WALLS, or any other obstructions over 30-inch high shall NOT be allowed in accordance with County Standard No. 821, Ordinance 461.

090 - Transportation. 5 Improvement Plans Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: <http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

090 - Transportation. 6 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 State Route 74 (Florida Avenue) and Georgia Avenue.

090 - Transportation. 7 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 State Route 74 (Florida Avenue) and Georgia Avenue.

090 - Transportation. 8 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

Prior to building permit final inspection, all landscape inspection deposits and plan check fees shall be paid.

090 - Transportation. 9 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

The project's Licensed/Registered Landscape Architect or On-site Representative shall schedule the Landscape PRE-INSTALLATION INSPECTION (irrigation/soils reports), the Landscape INSTALLATION INSPECTION (planting/mulch/Ord 859 compliance), and ensure an acceptable Landscape Security and Inspection Deposit is posted with the Department. The PRE-INSTALLATION INSPECTION shall occur prior to the installation of any landscape or irrigation. An INSTALLATION INSPECTION shall be at least 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first. All landscape planting and irrigation systems shall be installed in accordance with Landscaping Concept Plans, Planning Exhibits, landscaping, irrigation, Ord 859 requirements, and shading plans. All landscaping shall be healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order.

Non-residential permits - After a successful landscape ONE-YEAR POST-ESTABLISHMENT INSPECTION, the Landscape Inspector and the Licensed/Registered Landscape Architect shall execute a Landscape Certificate of Completion that shall be submitted to the Transportation Department, Landscape Section. Landscape Bonds may be released at that time.

090 - Transportation. 10 Part-Width Improvements Not Satisfied

Georgia Avenue from SH-74 (Florida Avenue) to Street "E" along project boundary shall be improved with 36' part-width AC pavement (20' on the project side and 16' on opposite side of the centerline), 6" concrete curb and gutter, and sidewalk (project side), within a 60' full-width dedicated right-of-way (30' on the project side and 30' on the opposite side of the centerline) and shall match up with asphalt concrete paving, reconstruction; or resurfacing of

Plan: CUP03724

Parcel: 548160004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10 Part-Width Improvements (cont.) Not Satisfied

existing paving as determined by the Director of Transportation in accordance with County Standard No. 105, Section "C", Ordinance 461. NOTE:

- 1. A 5' concrete sidewalk (project side) shall be constructed at the right-of-way line within the 10' parkway.
- 2. Perimeter wall and its foundation shall be outside the road right-of-way.
- 3. Gate shall be installed 35' radial (minimum) from the flow line.

Acacia Avenue along project boundary shall be improved with 32' (7' adjacent to the new trapezoidal concrete drainage channel and 25' on the other side of the centerline), acceptable Aggregate Base (0.33' thick), 6" AC Dike (project side), and graded shoulder within a 60 full-width dedicated right-of-way (30' on the project side and 30' on the opposite side of the centerline) as directed by the Director of Transportation in accordance with County Standard No. 105, Section "D", Ordinance 461. (Modified for constructing trapezoidal concrete drainage channel within the road right-of-way and constructing acceptable Aggregate Base or Class II decompose granite roadway as directed by the Director of Transportation.

NOTE:

- 1. A 5' trapezoidal concrete drainage channel shall be constructed per the Direction of Transportation and Flood Control District.
- 2. The project proponent shall enter into the maintenance agreement with County Flood Control Department or as directed by the Director of Transportation/Flood Control District.
- 3. A 6" AC Dike and a 5' graded shoulder shall be constructed as directed by the Director of Transportation.
- 4. Perimeter wall and its foundation shall be constructed outside the road right-of-way.

090 - Transportation. 11 Signing and 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. 12 Streetlight Authorization Not Satisfied

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following: "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator. Letter establishing interim energy account from SCE, or other electric provider.

090 - Transportation. 13 Streetlights Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 14 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

Plan: CUP03724

Parcel: 548160004

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 14 Utility Install (cont.) Not Satisfied

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. 15 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.

NOTE:

The project shall utilize the appropriate TUMF worksheet (i.e. Worksheets A.2.1 and A.2.3, TUMF Calculation Handbook) for the land use proposed.

Waste Resources

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

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

**LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: April 3, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Heidi Barrios
Riv. Co. Flood Control District
Riv. Co. Fire Department

Riv. Co. Dept. of Bldg. & Safety – Grading
Riv. Co. Dept. of Bldg. & Safety – Plan Check
Regional Parks & Open Space District.
Riv. Co. Environmental Programs Dept.
P.D.Geology Section-D. Jones

P.D. Landscaping Section-M. Hughes
P.D. Archaeology Section-H. Thomson
City of Hemet

CONDITIONAL USE PERMIT NO. 03724 – EA42784 – Applicant: 17 acre Heme LLC – Engineer/Representative: MDMG, Sherrie Munroe - Third Supervisorial District - Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: Northerly of Acacia Avenue, southerly of Florida Avenue, easterly of Georgia Avenue, and westerly of Grant Avenue – 17.7 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** A Change of Zone is needed to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit proposes to develop a 300 unit affordable, modular, senior housing project on 17.7 acres. The project will include a recreation building, pool, lawn bowling and dog park. – APN: 548-160-004,548-160-007,548-160-008 – Related Case: PAR03181, PAR01417, HANS2013, JPR14010326

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting Agenda on April 23, 2015**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

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

Should you have any questions regarding this project, please do not hesitate to contact Paul Rull, Project Planner, at (951) 955-0972 or email at prull@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

DATE: _____

SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Dawson, Brett

From: Larry R. Markham <lrn@markhamdmg.com>
Sent: Wednesday, July 19, 2017 8:16 PM
To: DCornejo@wrcog.us
Cc: Gray, Christopher; JD Sal Osio; Sherrie L. Munroe; Dawson, Brett
Subject: RE: The Orchard Community Care project - Hemet Area
Attachments: image001.jpg; image002.png; image003.jpg; image004.png

Thx

Sent from my Verizon Wireless 4G LTE DROID

On Jul 19, 2017 6:59 PM, "Ramirez-Cornejo, Daniel" wrote:

Hi Sherrie,

We've reviewed the attached documentation, which included a detailed project description, and determined that the TUMF for the development would be calculated using the congregate care facility component of the TUMF Calculation Handbook. For reference we have attached the TUMF Calculation Handbook for which Worksheet A.2.3 (Congregate Care/Nursing Home TUMF Calculation Worksheet) would be used to calculate the TUMF based on the number of beds in the development. The result of the calculation using from A.2.3 will be used in entered into Worksheet A.2.1 to calculate the TUMF obligation. For the TUMF Program, Congregate Care/Nursing Homes are categorized under the Service land use, which is currently \$4.19/square foot.

Please note that last week (July 10, 2017), the WRCOG Executive Committee approved the 2016 TUMF Nexus Study and below fee implementation schedule:

Land Use type	October 1, 2017	2019	2020	2021
Single-family residential	\$8,873	\$8,873	\$9,146	\$9,418
Multi-family residential	\$6,134	\$6,134	\$6,134	\$6,134
Industrial	\$1.77	\$1.77	\$1.77	\$1.77
Retail	\$7.50	\$7.50	\$7.50	\$7.50
Service	\$4.56	\$4.56	\$4.56	\$4.56

A separate action that the WRCOG Executive Committee made was for the approval a policy for the immediate implementation of the retail TUMF fee reduction, while the other fees will become effective once member jurisdictions approve updated TUMF Ordinances/Fee Resolutions, which we anticipate to be on October 1, 2017. As you know, TUMF can be paid at issuance of building permit or certificate of occupancy. If the TUMF is paid before adoption by the County of the updated TUMF Ordinance/Fee Resolution, the development would be assessed TUMF at the current (\$4.19/square foot) rate.

We spoke with Brett Dawson at the County earlier today, who stated that an e-mail would be sufficient to verify the TUMF calculation using the worksheet for Congregate Care Facilities/Nursing Homes from the TUMF Calculation Handbook. However, if needed, we can prepare a formal letter for the County.

Please let us know if you have any additional questions. Thank you,

-Daniel

Daniel Ramirez-Cornejo
Senior Analyst
Western Riverside Council of Governments
4080 Lemon Street

3rd Floor, MS 1032
Riverside, CA 92501-3609
Phone: (951) 955-8307
Fax: (951) 787-7991

"Respect Local Control...Provide Regional Perspective"



From: Sherrie L. Munroe [mailto:slm@markhamdmg.com]
Sent: Wednesday, July 19, 2017 11:36 AM
To: Ramirez-Cornejo, Daniel
Cc: Larry R. Markham ; Sal Osio, JD
Subject: The Orchard Community Care project - Hemet Area

Hi Daniel,

Larry and I spoke with Russell Brady and Larry Ross yesterday, regarding a project we are entitling in the Hemet area of Riverside County. CUP No. 03724. They suggested we reach out to you regarding acquiring a TUMF fee determination letter. CUP site plan is attached.

This project is a Congregate Care Community. Assisted living services will be provided by Empacare, a licensed assisted living services contractor (attached) A Place for Mom, a nationally recognized expert in assisting living referrals has been retained as the principle referral source. The facility will be age restricted to 62 yrs+. Attached is also the statement of operations for the business model for this project, which is very detailed as to licensing, health services, costs and community plan and amenities for the community. In order to continue forward with this project as an affordable housing option for seniors, we need to ensure that WRCOG is on board for the per bed rate of TUMF fees under Section 5.3 of the handbook for group quarters. We feel that the project description and business model, per the statement of operations, meets or exceeds the requirements needed under this section of the handbook. We respectfully request that WRCOG provide a letter for the planning department to include in their staff report and conditions of approval for this project, noting that section 5.3, with Worksheet A.2.3 should be applied in the calculation and payment of the TUMF fees. Our case planner is Brett Dawson.

Please feel free to call myself or Larry with any questions, and thank you in advance for your consideration on this.

Sherrie Munroe

MDMG

41635 Enterprise Circle N., Suite B

Temecula, CA 92590

951-296-3466 ext. 213

slm@markhamdmg.com

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Mailing Address: P.O. Box 5039, Hemet, CA 92544-0039
26385 Fairview Avenue, Hemet, CA
Phone: 951/658-3241 Fax 951/766-7031
www.lhmwd.org

WILL SERVE LETTER:
STATEMENT OF WATER & SEWER SERVICE AVAILABILITY

Date: April 28, 2016
Project: Citrus Gardens CUP 03724
APN: 548-160-004/7/8
Location: SWC SR74/Georgia

To Whom It May Concern:

CUP 03724 is located within Lake Hemet Municipal Water District’s service area for water and sewer service. The District will provide water and sewer service to the proposed project when all conditions of approval have been met. These include:

- 1. Payment of all applicable fees and charges to Lake Hemet Municipal Water District,
- 2. Payment of all applicable fees and charges to Eastern Municipal Water District, and
- 3. Construction of water and sewer facilities in accordance with District approved plans and the District’s standards and specifications.
- 4. Conditions in LHMWD Ordinance No. 176 are met or exemptions confirmed.

This letter shall not constitute a vested right to receive water service and/or sewer collection services in any particular amount or with any particular consistency. Service shall be provided in accordance with the District’s authority and discretion as a public agency. This letter shall be null and void within 2 years from the above date.

If you have any questions regarding this matter, please contact me at (951) 658-3241.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Gow".

Mike Gow
AGM/Chief Engineer

CASE: CUP03724
SUBJECT: 13000 Wet Drive
DATE: 4/28/16
PLANNER: B.Lawson
Page #: 1

COMMENT LEGEND

- PLANNING & DEVELOPMENT
- ENGINEER - PLANNING & DEVELOPMENT
- GREEN - ENVIRONMENTAL, FIRE/HAZARD DEPARTMENT
- LIGHT ORANGE - TRANSPORTATION DEPARTMENT
- BLUE - PUBLIC WORKS DEPARTMENT
- LIGHT GREEN - NE REGIONAL PARKS & OPEN SPACE DISTRICT
- YELLOW - ENVIRONMENTAL HEALTH DEPARTMENT
- LIGHT BLUE - BUILDING & SAFETY PLAN CHECK
- ORANGE - PUBLIC UTILITIES DEPARTMENT
- PINK - ARCHITECTURE
- GRAY - DESIGN



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: November 14, 2016

To: Riverside County Planning Dept.
Attention: Brett Dawson

Reviewed Approved by: Steven T. Uhlman, CIH, REHS
Senior Industrial Hygienist



Riverside County, Department of
Environmental Health
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: CUP 3724

SR Number: SR 33315

Applicant: 17 Acre Heme, LLC.

Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Review Stage: First review

Information Provided: "Mobile Home Park, Noise Impact Analysis, County of Riverside",
April 23, 2015. (08674-04 Noise Study).

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states, "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (or CNEL).
3. The exterior noise level shall not exceed 65 Ldn (or CNEL).
4. Assume that the standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
5. Barrier calculations based on receptor at 10 feet from the barrier and at a 3 foot elevation.
6. Interior calculations based on first floor receptors at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant.

Exterior Noise Mitigation (Noise Barriers / Sound Walls):

Noise barriers of the following height shall be placed as follows (see attachment, "Exhibit ES-A"):

Eight (8) foot high noise barrier is required for buildings adjacent to Florida Avenue (SR 74)

Barriers shall be constructed so the top of the wall extends the recommended height above the pad elevation of the lot it is shielding. If the road at this point is elevated above the pad, the barrier shall extend the recommended height above the highest point between the home and the road.

The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.

Barrier may be constructed using one of the following:

- Masonry block

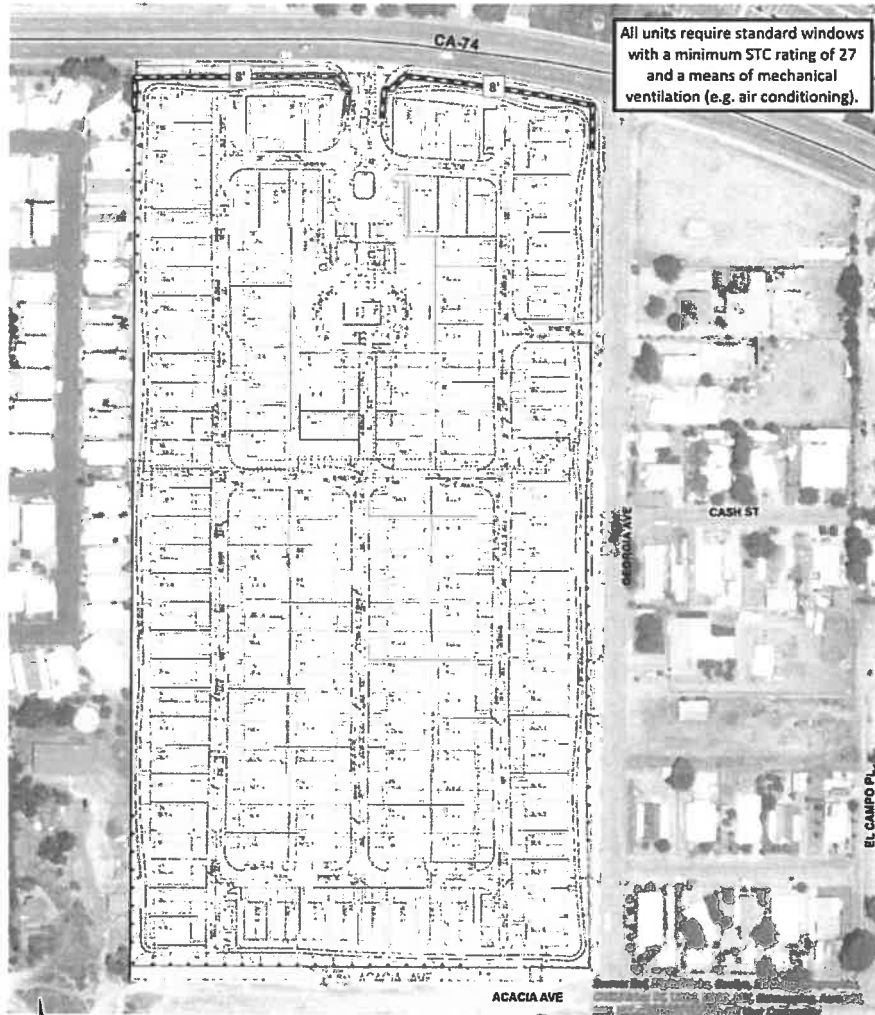
- Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earth berm
- Any combination of these materials

Interior Noise Mitigation (Architectural Mitigation):



The following construction details shall be applied:

- 1) **Windows:** All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.
- 2) **Roof:** Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- 3) **Doors:** All exterior doors, for all lots, shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.
- 4) **Walls:** At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and penetrating object shall be caulked or filled with mortar to form and airtight seal.
- 5) **Attic:** Attic vents should be oriented away from Florida Avenue. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.
- 6) **Ventilation:** Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

EXHIBIT ES-A: SUMMARY OF RECOMMENDATIONS



LEGEND:

-  Recommended Noise Barrier Height (in feet)
-  Recommended Noise Barrier

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Mailing Address: P.O. Box 5039, Hemet, CA 92544-0039
26385 Fairview Avenue, Hemet, CA
Phone: 951/658-3241 Fax 951/766-7031
www.lhmwd.org

WILL SERVE LETTER:
STATEMENT OF WATER & SEWER SERVICE AVAILABILITY

Date: April 28, 2016
Project: Citrus Gardens CUP 03724
APN: 548-160-004/7/8
Location: SWC SR74/Georgia

To Whom It May Concern:

CUP 03724 is located within Lake Hemet Municipal Water District's service area for water and sewer service. The District will provide water and sewer service to the proposed project when all conditions of approval have been met. These include:

1. Payment of all applicable fees and charges to Lake Hemet Municipal Water District,
2. Payment of all applicable fees and charges to Eastern Municipal Water District, and
3. Construction of water and sewer facilities in accordance with District approved plans and the District's standards and specifications.
4. Conditions in LHMWD Ordinance No. 176 are met or exemptions confirmed.

This letter shall not constitute a vested right to receive water service and/or sewer collection services in any particular amount or with any particular consistency. Service shall be provided in accordance with the District's authority and discretion as a public agency. This letter shall be null and void within 2 years from the above date.

If you have any questions regarding this matter, please contact me at (951) 658-3241.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Gow".

Mike Gow
AGM/Chief Engineer

ORDINANCE NO. 176

**AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE
LAKE HEMET MUNICIPAL WATER DISTRICT
DECLARING A WATER SHORTAGE EMERGENCY CONDITION
AND ADOPTING TEMPORARY CONDITIONS
ON NEW OR ADDITIONAL CONNECTIONS AS REGULATIONS AND RESTRICTIONS
UNDER A WATER CONSERVATION PROGRAM**

WHEREAS, Water Code Section 350 provides that the District may declare a water shortage emergency condition to prevail within the service area of the District whenever the District finds and determines that the ordinary demands and requirements of water consumers cannot be satisfied without depleting the water supply of the District to the extent that there would be insufficient water for human consumption, sanitation, and fire protection. Said findings and determinations may be made upon adoption of an ordinance in accordance with the authority and procedures set forth in Water Code Section 350 et seq.; and

WHEREAS, Water Code Section 353 provides that when the District has so determined and declared the existence of an emergency condition of water shortage within its service area, it shall thereupon adopt such regulations and restrictions on the delivery and consumption of water within its service area as will, in the sound discretion of the District, conserve the water supply for the greatest public benefit with particular regard to domestic use, sanitation, and fire protection; and

WHEREAS, Water Code Section 356 provides that the regulations and restrictions may include the right to deny applications for new or additional service connections; and

WHEREAS, Water Code Section 375 et seq. provides the District with the authority to adopt a water conservation program to reduce the quantity of water used by persons within the District's service area for the purpose of conserving the water supplies of the District; and

WHEREAS, in accordance with Water Code Sections 350 et seq. and 375 et seq., the Board desires to adopt this Ordinance in order to make certain findings and determinations as to the existence of an emergency condition of water shortage and to then adopt temporary conditions on new or additional connections as regulations and restrictions under a water conservation program; and

WHEREAS, in accordance with Water Code Sections 351, 352, and 376, a Notice of a public hearing was published and a public hearing was held on August 20, 2015 at 3:00 p.m. The purpose of the hearing was to provide District customers with the opportunity to be heard, to protest or support the proposed declaration of a water shortage emergency condition and temporary conditions on new or additional connections as regulations and restrictions under a water conservation program.

THE BOARD OF DIRECTORS OF THE LAKE HEMET MUNICIPAL WATER DISTRICT DOES HEREBY ORDAIN AS FOLLOWS:

1. Incorporation of Recitals The Recitals set forth above are incorporated herein and made an operative part of this Ordinance.

2. Authority for Adoption of Ordinance This Ordinance is adopted pursuant to Water Code Sections 350 et seq. and 375 et seq.

3. Declaration of Water Shortage Emergency Condition Pursuant to Water Code Section 350, the purpose of this Ordinance is to declare a water shortage emergency condition to prevail within the service area of the District. The District hereby finds and determines that the ordinary demands and requirements of water consumers cannot be satisfied without depleting the water supply of the District to the extent that there would be insufficient water for human consumption, sanitation, and fire protection. Said declaration is made based on the following findings and determinations:

(a) On April 1, 2015, Governor Edmund G. Brown Jr. issued Executive Order B-29-15 (the "Executive Order") pursuant to Government Code Section 8567 and 8571 in which he ordered that the State Water Resources Control Board shall impose restrictions to achieve a statewide 25% reduction in potable urban water usage through February 28, 2016.

(b) On May 5, 2015, the State Water Resources Control Board issued Resolution No. 2015-0032 (the "Resolution") adopting the specific actions called for in the Governor's Executive Order.

(c) Pursuant to Resolution No. 2015-0032, the District is mandated to reduce its overall potable urban water use by 28%.

(d) The Board of Directors believes that compliance with the State Board's Resolution and the Executive Order cannot be achieved if the District permits new or additional water connections for continued development within the District's service area during the time that the current, and any subsequent, State Board restrictions remain in effect.

4. Adoption of Regulations and Restrictions Under A Water Conservation Program As a result of the declaration of a water shortage emergency condition under Section 3 of this Ordinance, the District hereby adopts the following regulations and restrictions under the water conservation program:

(a) Temporary Conditions on any new or additional service connections Pursuant to the authority set forth in Water Code Section 356, any applications for new or

additional service connections, which are received at the District offices on or after the effective date of this Ordinance, shall be denied subject to Section 4(b) below.

(b) Exemptions The following shall be exempt from this Ordinance:

- (i) Single family home projects consisting of four (4) or less homes;
- (ii) Final tract maps approved by the County of Riverside, or any other applicable land use agency, prior to the adoption of this Ordinance;
- (iii) Projects in which the developer or owner can sufficiently establish that the net water usage for the project will be less than net water usage prior to the development of the project;
- (iv) The project can import its own water or use reclaimed water;
- (v) Commercial or industrial projects;
- (vi) The project, as determined by the board, is necessary to protect the public's health, safety and welfare;
- (vii) The repair, maintenance, or renovation of existing structures or facilities, which have a water service connection on the effective date of the passage of this Ordinance. Such repair or replacement of water service connections that are lawfully existing as of the effective date of this Ordinance shall be performed in compliance with all applicable laws, rules and regulations;
- (viii) An increase in water meter service size only in instances in which the increase is solely to accommodate installation of fire sprinklers in a structure which already has a water service connection; or
- (ix) Upon application to the board and the board makes a finding that the project will meet the requirements of the Resolution and Executive order.

5. Duration and Effective Date of Ordinance

(a) Pursuant to Water Code Section 376, this Ordinance shall be effective upon adoption. Within 10 days after the date of adoption, this Ordinance shall be published one time in full in a newspaper of general circulation.

(b) In accordance with Water Code Section 355 and other applicable provisions of California law, the regulations and restrictions set forth in this Ordinance shall remain in full force and effect until the District takes the applicable action to determine that this Ordinance should be rescinded, in whole or in part, based on a finding that the period of the emergency has expired and that the supply of water available for distribution within the District's service area has been replenished or augmented or when the Resolution expires, whichever shall occur first. In the event the Resolution is extended, then this Ordinance shall be extended for the same period of time unless the District takes the applicable action to determine that this

Ordinance should be rescinded, in whole or in part, based on a finding that the period of the emergency has expired and that the supply of water available for distribution within the District's service area has been replenished or augmented. The District's determination as to the length of time that the temporary condition will remain in effect shall be made based on the factors set forth herein as well as the Board of Directors' determinations as to the scope, effective period and impact of any and all regulations which are currently in effect or may be adopted by the State Water Resources Control Board ("SWRCB"). For example, and not by way of limitation, as of the effective date of this Ordinance, Drought Emergency Water Conservation Regulations have been adopted by the SWRCB and are currently in effect under Title 23 of the California Code of Regulations, Sections 863, 864, 865 and 866.

6. This Ordinance was introduced at a meeting of the Board held on August 20, 2015, following a public hearing, the notice of which was published in the Press Enterprise on August 6, 2015.

ADOPTED by the Board of Directors of the Lake Hemet Municipal Water District at a Regular Meeting of the Board of Directors held on August 20, 2015.



President, Board of Directors

ATTEST:



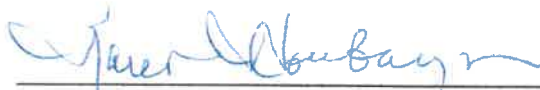
Secretary, Board of Directors

(SEAL)

I, KAREN HORNBARGER, Assistant Secretary of the Board of Directors of the Lake Hemet Municipal Water District, do hereby certify that the foregoing Ordinance No. 176 was duly adopted by said Board of Directors at a general meeting thereof held on the 20th day of AUGUST, 2015, and that it was so adopted by the following vote:

AYES: FOLTZ, HOFFMAN, GORMAN, SCHOUTEN
NOES: NONE
ABSTAINED: NONE
ABSENT: MINOR

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of Lake Hemet Municipal Water District this 24th day of AUG, 2015.



Assistant Secretary, Board of Directors

(SEAL)

County of Riverside
4080 Lemon St., 8th Floor
Riverside, CA 92501

February 1, 2017

Attention: Planning

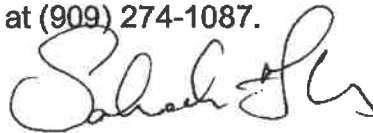
Subject: Conditional Use Permit No. 03724

Please be advised that the division of the property shown on Conditional Use Permit No. 03724 will not unreasonably interfere with the free and complete exercise of any easements and/or facilities held by Southern California Edison Company within the boundaries of said map.

This letter should not be construed as a subordination of the Company's rights, title and interest in and to said easement(s), nor should this letter be construed as a waiver of any of the provisions contained in said easement(s) or a waiver of costs for relocation of any affected facilities.

In the event that the development requires relocation of facilities, on the subject property, which facilities exist by right of easement or otherwise, the owner/developer will be requested to bear the cost of such relocation and provide Edison with suitable replacement rights. Such costs and replacement rights are required prior to the performance of the relocation.

If you have any questions, or need additional information in connection with the subject subdivision, please contact me at (909) 274-1087.



Salvador Flores
Title and Real Estate Services
Real Properties

JASON E. UHLEY
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

December 13, 2016

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Brett Dawson, Contract Planner

Ladies and Gentlemen:

Re: Change of Zone 7866
Area: Valle Vista

Change of Zone 7866 is a proposal to change the current zoning classification from Rural Residential (R-R) to Residential Incentive (R-6) for a 17.7-acre site in the Valle Vista area. This project is being processed concurrently with Conditional Use Permit (CUP) 3724, which is a proposal for an affordable, modular senior housing project on the site.

The District has reviewed this case and has the following comment:

The proposed zoning is consistent with existing flood hazards. Some flood control facilities or floodproofing may be required to fully develop to the implied density.

Questions concerning this matter may be referred to Michele Martin of this office at 951.955.2511.

Very truly yours,

HENRY OLIVO
Flood Control Principal Engineer

c: CUP 3724

MMM:mcv
P8\209547

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST FOURTH STREET, 6th FLOOR, MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4147

FAX (909) 383-5936

TTY 711

www.dot.ca.gov/dist8

*Making Conservation
a California way of Life.*

August 7, 2018

RIV 74 PM 46.28

Mr. Brett Dawson

Riverside County Planning Department - Mailstop #: 1070

P.O. Box 1409

Riverside, 92502-1409

Subject: Land Development Committee Review [Conditional Use Permit (CUP) No. 03724, Change of Zone (CZ) No. 7866, EA42784] – “The Orchard – Senior Housing Congregate Care Community”

Dear Mr. Dawson

The California Department of Transportation (Caltrans) has completed the review of the Site Plan and Traffic Impact Assessment prepared for “The Orchard – Senior Housing Congregate Care Community”. The project proposes the development of a 284 unit affordable, modular, senior housing project on 17.7 acres. The project will include a recreational building, pool, lawn, bowling and dog park. The project site is located in unincorporated Riverside County and is approximately 2 miles (4 minutes driving distance) east of the City of Hemet. The site is bounded by Georgia Avenue to the east, Florida Avenue (State Route 74) to the north, Grant Avenue to the west and Acacia Avenue to the south.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside, it is also subject to the policies and regulations that govern the SHS due to the project’s potential impact to State facilities.

After reviewing the revisions submitted, we have no further comments. The IGR review has been completed. The street improvement plans and associated design considerations will be evaluated during the encroachment permit stage.

Encroachment Permits

This development will need an encroachment permit for the work to be performed within the State right-of-way. Furthermore, the applicant’s environmental documentation must include such work in their project description and indicate that an encroachment permit will be needed. As part of the encroachment permit process, the developer must provide appropriate environmental approval for potential environmental impacts to State Highway R/W.

Project Costs

- Where work in the State Highway Right-of-Way is estimated to be **less than \$1 million** in value, the issuance of a Caltrans Encroachment Permit will be required prior to any construction begins within the State R/W. In addition, all work undertaken within the SR-74 R/W shall be in compliance to all current design standards, applicable policies, and

Mr. Dawson
August 7, 2018
Page 2

construction practices. Detailed information regarding permit application and submittal requirements is available at (909) 383-4526

- Where work in the State Highway Right-of-Way will be **less than \$1 million in value but is complex in nature**, a Streamlined Oversight Process review is required. Please contact our Streamlined Oversight Engineer Bahar Bakhtar at (909) 381-1772.
- Where work in the State Highway Right-of-Way will be **more than \$1 million in value**, a Streamlined Oversight Process review is required. Please contact our Streamlined Oversight Engineer Bahar Bakhtar at (909) 381-1772.
- Where work in the State Right-of-Way is estimated to be **more than \$3 million**, development of a Project Initiation Document (PID) and other project development steps will be required. Please contact Catherine Barron at (909) 383-6050 in our Pre-Programming/Engineering Studies Unit.

We appreciate the opportunity to offer comments concerning this project. If this proposal is revised in any way, please forward the appropriate information to this Office so that updated recommendations for impact mitigation may be provided. If you have any questions regarding this letter, please contact Kwasi Agyakwa at (909) 806-3955 or myself at (909) 383-4557 for assistance.

Sincerely,



MARK ROBERTS, AICP
Office Chief
Intergovernmental Review, Community and Regional Planning

DEPARTMENT OF TRANSPORTATION

DISTRICT 8

PLANNING

464 WEST FOURTH STREET, 6th FLOOR, MS 725

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4147

FAX (909) 383-5936

TTY 711

www.dot.ca.gov/dist8

*Making Conservation
a California way of Life.*

January 19, 2018

RIV 74 PM 46.28

Mr. Brett Dawson
Riverside County Planning Department - Mailstop #: 1070
P.O. Box 1409
Riverside, 92502-1409

Subject: Land Development Committee Review [Conditional Use Permit (CUP) No. 03724, Change of Zone (CZ) No. 7866, EA42784] – “The Orchard – Senior Housing Congregate Care Community”

Dear Mr. Dawson

The California Department of Transportation (Caltrans) has completed the review of the Site Plan and Traffic Impact Assessment prepared for “The Orchard – Senior Housing Congregate Care Community”. The project proposes the development of a 284 unit affordable, modular, senior housing project on 17.7 acres. The project will include a recreational building, pool, lawn, bowling and dog park. The project site is located in unincorporated Riverside County and is approximately 2 miles (4 minutes driving distance) east of the City of Hemet. The site is bounded by Georgia Avenue to the east, Florida Avenue (State Route 74) to the north, Grant Avenue to the west and Acacia Avenue to the south.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. Under the California Environmental Quality Act (CEQA), we are required to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of Riverside, it is also subject to the policies and regulations that govern the SHS due to the project’s potential impact to State facilities.

After reviewing the documents submitted for this proposal, we have the following comments:

Traffic Operations/Forecasting

Caltrans aims to enhance the operation of the SHS to facilitate and optimize the movement of people, goods, and services in a safe and efficient manner. In regards to traffic operations and forecasting, we have the following comments:

A) Traffic Impact Assessment

1. The AM Peak and PM Peak values are underestimated. (Page 3 of 5) states “The Project is anticipated to generate a net total of 574 trip-ends per day, with 20 vehicles per hour (VPH) during the AM Peak hour and 51 VPH during the PM Peak hour. Please update the trip generation values to those found in the table below.

Day / Period	Trips	Rate	% Enter	% Exit	Enter	Exit
Weekday Daily	574	2.02	50%	50%	287	287
Weekday AM Peak	40	0.14	50%	50%	20	20
Weekday PM Peak	57	0.2	60%	40%	34	23

B) Proposed Driveway Access (Street A)

1. The proposed new driveway access should be right-in/right-out with a raised median on the centerline of SR-74 from the western property line to Georgia Avenue.
 - (a) The Two-Way-Left-Turn (TWTL) at Georgia Avenue and SR-74 intersection should be restriped to a left-turn pocket.
 - (b) Please update the traffic signal warrant analysis once the changes to the proposed driveway access and trip generation values have been made.

Design

Caltrans is responsible for ensuring the consistent and uniform application of statewide policies, standards, procedures, guidelines and practices. The Division of Design establishes, maintains and monitors the project development process in accord with all applicable State and Federal laws and regulations; establishes engineering standards and procedures for application of standards on a statewide basis; approves exceptions to non-delegated mandatory design standards; monitors project development related reports, facilitates performance management and process improvement activities. We have the following comments as they relate to roadway design:

A) Propose Driveway Access (Street A)

1. It appears that the monument sign at the center of the new driveway access on SR-74 may negatively impact sight corner sight distance. We recommend the County and the project proponent consider the following:
 - (a) No plantation or utility within the sidewalk area should block sight distance.
 - (b) Please indicate if the corner sight distance conforms to the Sight Distance Standards found in Table 201.1 of the Caltrans Highway Design Manual 6th Edition (HDM).

- (a) The HDM was recently updated on November 20, 2017 and can be found at the following link:

<http://www.dot.ca.gov/design/manuals/hdm.html>

1. The maximum driveway width for a residential driveway serving multiple dwellings should be 30 feet per Section 205.3 of the HDM.
2. In terms of pedestrian accessibility and connectivity across the driveway, please consider the following:
 - (a) The current version of the Standard Plans for Curbs and Driveways A87A and Curb Ramp Details A88A should be used for designing accessible facilities.
 - (b) Additionally, please refer to Design Information Bulletin (DIB) 82 for further requirements:

<http://www.dot.ca.gov/design/stp/dib/dib82-06.pdf>

B) Right of Way (ROW)

1. The footing for the retaining wall will be in the State ROW.
 - (a) Prior to submitting an encroachment permit application, submit Structural plans for review.
2. A Longitudinal Utility Exception will need to be filed for the proposed Power Poles within the ROW.
 - (a) If the project proponent wishes to avoid filing for this exception, we suggest revising the design by removing them from the ROW.

Encroachment Permits

When development does occur a need for an encroachment permit will be necessary for any work performed within the State right-of-way. Furthermore, the applicant's environmental documentation must include such work in their project description and indicate that an encroachment permit will be needed. As part of the encroachment permit process, the developer must provide appropriate environmental approval for potential environmental impacts to State Highway R/W.

A) Project Costs

1. Where work in the State Highway Right-of-Way is estimated to not exceed **\$1 million** in value, the issuance of a Caltrans Encroachment Permit will be required prior to any construction begins within the State R/W. In addition, all work undertaken within the SR-74 R/W shall be in compliance to all current design standards, applicable policies, and

Mr. Dawson
January 19, 2018
Page 4

construction practices. Detailed information regarding permit application and submittal requirements is available at (909) 383-4526

2. Where work in the State Highway Right-of-Way will exceed **\$1 million** in value, a Streamlined Oversight Process review is required. Please contact our Streamlined Oversight Engineer Bahar Bakhtar at (909) 381-1772.
3. Where work in the State Right-of-Way is estimated to be over **\$3 million**, development of a Project Initiation Document (PID) and other project development steps will be required. Please contact Catherine Barron at (909) 383-6050 in our Pre-Programming/Engineering Studies Unit.

B) Project Schedule

4. In order to avoid any substantial delay during the Encroachment Permit process, we recommend submitting the following documents for review prior to submitting the Encroachment Permit Application:
 - (a) Cultural Resources Report
 - (b) Geotechnical/Soils Investigation
 - (c) Biological Survey
 - (d) Grading and Drainage Report
 - (e) Traffic Management Plan

We appreciate the opportunity to offer comments concerning this project. If this proposal is revised in any way, please forward the appropriate information to this Office so that updated recommendations for impact mitigation may be provided. If you have any questions regarding this letter, please contact Kwasi Agyakwa at (909) 806-3955 or myself at (909) 383-4557 for assistance.

Sincerely,



MARK ROBERTS, AICP
Office Chief
Intergovernmental Review, Community and Regional Planning



County of Riverside
DEPARTMENT OF ENVIRONMENTAL HEALTH

P.O. BOX 7909 • RIVERSIDE, CA 92513-7909

STEVE VAN STOCKUM, DIRECTOR

Date: November 14, 2016
To: Riverside County Planning Dept.
Attention: Brett Dawson
Reviewed Approved by: Steven T. Uhlman, CIH, REHS
Senior Industrial Hygienist



Riverside County, Department of
Environmental Health
3880 Lemon Street, Suite 200
Riverside, California 92502
Phone: (951) 955-8980

Project Reviewed: CUP 3724
SR Number: SR 33315
Applicant: 17 Acre Heme, LLC.
Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606
Review Stage: First review
Information Provided: "Mobile Home Park, Noise Impact Analysis, County of Riverside",
April 23, 2015. (08674-04 Noise Study).

Noise Standards:

1. The "Noise Element" section of the Riverside County General Plan states, "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (or CNEL).
3. The exterior noise level shall not exceed 65 Ldn (or CNEL).
4. Assume that the standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
5. Barrier calculations based on receptor at 10 feet from the barrier and at a 3 foot elevation.
6. Interior calculations based on first floor receptors at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

Findings:

The consultant's report is adequate.

Recommendations:

The following conditions shall be applied to the project based on the information provided by the acoustical consultant.

Exterior Noise Mitigation (Noise Barriers / Sound Walls):

Noise barriers of the following height shall be placed as follows (see attachment, "Exhibit ES-A"):

Eight (8) foot high noise barrier is required for buildings adjacent to Florida Avenue (SR 74)

Barriers shall be constructed so the top of the wall extends the recommended height above the pad elevation of the lot it is shielding. If the road at this point is elevated above the pad, the barrier shall extend the recommended height above the highest point between the home and the road.

The barrier shall provide a weight of at least 4 pounds per square foot with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except weep holes) should be filled with grout or caulking.

Barrier may be constructed using one of the following:

- Masonry block

- Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot.
- Glass (1/4 inch thick), or other transparent material with sufficient weight per square foot
- Earth berm
- Any combination of these materials

Interior Noise Mitigation (Architectural Mitigation):

The following construction details shall be applied:

- 1) **Windows:** All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27.
- 2) **Roof:** Roof sheathing of wood construction shall be well fitted or caulked plywood of at least one-half inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least one-half inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.
- 3) **Doors:** All exterior doors, for all lots, shall be well weather-stripped solid core assemblies at least one and three-fourths-inch thick.
- 4) **Walls:** At any penetrations of exterior walls by pipes, ducts, or conduits, the space between the wall and penetrating object shall be caulked or filled with mortar to form and airtight seal.
- 5) **Attic:** Attic vents should be oriented away from Florida Avenue. If such an orientation cannot be avoided, then acoustical baffles shall be placed in the attic space behind the vents.
- 6) **Ventilation:** Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use and still receive circulated air. A forced air circulation system (e.g. air-conditioning system) or active ventilation (e.g. fresh air supply) shall be provided which satisfies the requirements of the Uniform Mechanical Code.

EXHIBIT ES-A: SUMMARY OF RECOMMENDATIONS



LEGEND:

- 8' Recommended Noise Barrier Height (in feet)
- Recommended Noise Barrier

Dawson, Brett

From: Ramirez-Cornejo, Daniel
Sent: Wednesday, July 19, 2017 6:59 PM
To: Sherrie L. Munroe
Cc: Larry R. Markham; Sal Osio, JD; Gray, Christopher; Dawson, Brett
Subject: RE: The Orchard Community Care project - Hemet Area
Attachments: FeeCalculationHandbook(10072015).pdf

Hi Sherrie,

We've reviewed the attached documentation, which included a detailed project description, and determined that the TUMF for the development would be calculated using the congregate care facility component of the TUMF Calculation Handbook. For reference we have attached the TUMF Calculation Handbook for which Worksheet A.2.3 (Congregate Care/Nursing Home TUMF Calculation Worksheet) would be used to calculate the TUMF based on the number of beds in the development. The result of the calculation using from A.2.3 will be used in entered into Worksheet A.2.1 to calculate the TUMF obligation. For the TUMF Program, Congregate Care/Nursing Homes are categorized under the Service land use, which is currently \$4.19/square foot.

Please note that last week (July 10, 2017), the WRCOG Executive Committee approved the 2016 TUMF Nexus Study and below fee implementation schedule:

Land Use type	October 1, 2017	2019	2020	2021
Single-family residential	\$8,873	\$8,873	\$9,146	\$9,418
Multi-family residential	\$6,134	\$6,134	\$6,134	\$6,134
Industrial	\$1.77	\$1.77	\$1.77	\$1.77
Retail	\$7.50	\$7.50	\$7.50	\$7.50
Service	\$4.56	\$4.56	\$4.56	\$4.56

A separate action that the WRCOG Executive Committee made was for the approval a policy for the immediate implementation of the retail TUMF fee reduction, while the other fees will become effective once member jurisdictions approve updated TUMF Ordinances/Fee Resolutions, which we anticipate to be on October 1, 2017. As you know, TUMF can be paid at issuance of building permit or certificate of occupancy. If the TUMF is paid before adoption by the County of the updated TUMF Ordinance/Fee Resolution, the development would be assessed TUMF at the current (\$4.19/square foot) rate.

We spoke with Brett Dawson at the County earlier today, who stated that an e-mail would be sufficient to verify the TUMF calculation using the worksheet for Congregate Care Facilities/Nursing Homes from the TUMF Calculation Handbook. However, if needed, we can prepare a formal letter for the County.

Please let us know if you have any additional questions. Thank you,

-Daniel

Daniel Ramirez-Cornejo
Senior Analyst
Western Riverside Council of Governments
4080 Lemon Street
3rd Floor, MS 1032
Riverside, CA 92501-3609

Phone: (951) 955-8307
Fax: (951) 787-7991

"Respect Local Control...Provide Regional Perspective"



From: Sherrie L. Munroe [mailto:slm@markhamdmg.com]
Sent: Wednesday, July 19, 2017 11:36 AM
To: Ramirez-Cornejo, Daniel <DCornejo@wrcog.us>
Cc: Larry R. Markham <lrn@markhamdmg.com>; Sal Osio, JD <osio1938@gmail.com>
Subject: The Orchard Community Care project - Hemet Area

Hi Daniel,

Larry and I spoke with Russell Brady and Larry Ross yesterday, regarding a project we are entitling in the Hemet area of Riverside County. CUP No. 03724. They suggested we reach out to you regarding acquiring a TUMF fee determination letter. CUP site plan is attached.

This project is a Congregate Care Community. Assisted living services will be provided by Empacare, a licensed assisted living services contractor (attached) A Place for Mom, a nationally recognized expert in assisting living referrals has been retained as the principle referral source. The facility will be age restricted to 62 yrs+. Attached is also the statement of operations for the business model for this project, which is very detailed as to licensing, health services, costs and community plan and amenities for the community. In order to continue forward with this project as an affordable housing option for seniors, we need to ensure that WRCOG is on board for the per bed rate of TUMF fees under Section 5.3 of the handbook for group quarters. We feel that the project description and business model, per the statement of operations, meets or exceeds the requirements needed under this section of the handbook. We respectfully request that WRCOG provide a letter for the planning department to include in their staff report and conditions of approval for this project, noting that section 5.3, with Worksheet A.2.3 should be applied in the calculation and payment of the TUMF fees. Our case planner is Brett Dawson.

Please feel free to call myself or Larry with any questions, and thank you in advance for your consideration on this.

Sherrie Munroe
MDMG
41635 Enterprise Circle N., Suite B
Temecula, CA 92590
951-296-3466 ext. 213
slm@markhamdmg.com



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

August 22, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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 September 21, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 03724 – EA42784 – Applicant: 17 acre Heme LLC – Engineer/Representative: MDMG, Sherrie Munroe - Third Supervisorial District - Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: Northerly of Acacia Avenue, southerly of Florida Avenue, easterly of Georgia Avenue, and westerly of Grant Avenue – 17.7 Gross Acres - Zoning: Rural Residential (R-R) –

REQUEST: A Change of Zone is needed to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit proposes to develop a 300 unit affordable, modular, senior housing project on 17.7 acres. The project will include a recreation building, pool, lawn bowling and dog park. – APN: 548-160-004,548-160-007,548-160-008 – Related Case: PAR03181, PAR01417, HANS2013, JPR14010326

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@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*

August 22, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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(760) 863-8277 · Fax (760) 863-7040



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

August 22, 2016

Colorado River Indian Tribes (CRIT)
Amanda Barrera
Tribal Secretary
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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 September 21, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 03724 – EA42784 – Applicant: 17 acre Heme LLC – **Engineer/Representative:** MDMG, Sherrie Munroe - Third Supervisorial District - Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) – **Location:** Northerly of Acacia Avenue, southerly of Florida Avenue, easterly of Georgia Avenue, and westerly of Grant Avenue – 17.7 Gross Acres - **Zoning:** Rural Residential (R-R) –

REQUEST: A Change of Zone is needed to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit proposes to develop a 300 unit affordable, modular, senior housing project on 17.7 acres. The project will include a recreation building, pool, lawn bowling and dog park. – **APN:** 548-160-004, 548-160-007, 548-160-008 – **Related Case:** PAR03181, PAR01417, HANS2013, JPR14010326

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@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

August 22, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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 September 21, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 03724 – EA42784 – Applicant: 17 acre Heme LLC – **Engineer/Representative:** MDMG, Sherrie Munroe - Third Supervisorial District - Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) – **Location:** Northerly of Acacia Avenue, southerly of Florida Avenue, easterly of Georgia Avenue, and westerly of Grant Avenue – 17.7 Gross Acres - Zoning: Rural Residential (R-R) –

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

August 22, 2016

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

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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 September 21, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 03724 – EA42784 – Applicant: 17 acre Heme LLC – Engineer/Representative: MDMG, Sherrie Munroe - Third Supervisorial District - Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: Northerly of Acacia Avenue, southerly of Florida Avenue, easterly of Georgia Avenue, and westerly of Grant Avenue – 17.7 Gross Acres - Zoning: Rural Residential (R-R) –

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, Bdawson@rctlma.org

Attachment: Project Vicinity Map
Project Aerial

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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

August 22, 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 (CUP03724, EA42936)

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 September 21, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Brett Dawson, bdawson@rctlma.org
Attachment: Project Vicinity Map
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Palm Desert, California 92211
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RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

August 22, 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 (CUP03724, EA42936)

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 September 21, 2016 to hthomson@rctlma.org or by contacting me at (951) 955-2873.

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PLANNING DEPARTMENT

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RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

August 22, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03724, EA42936)

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Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist

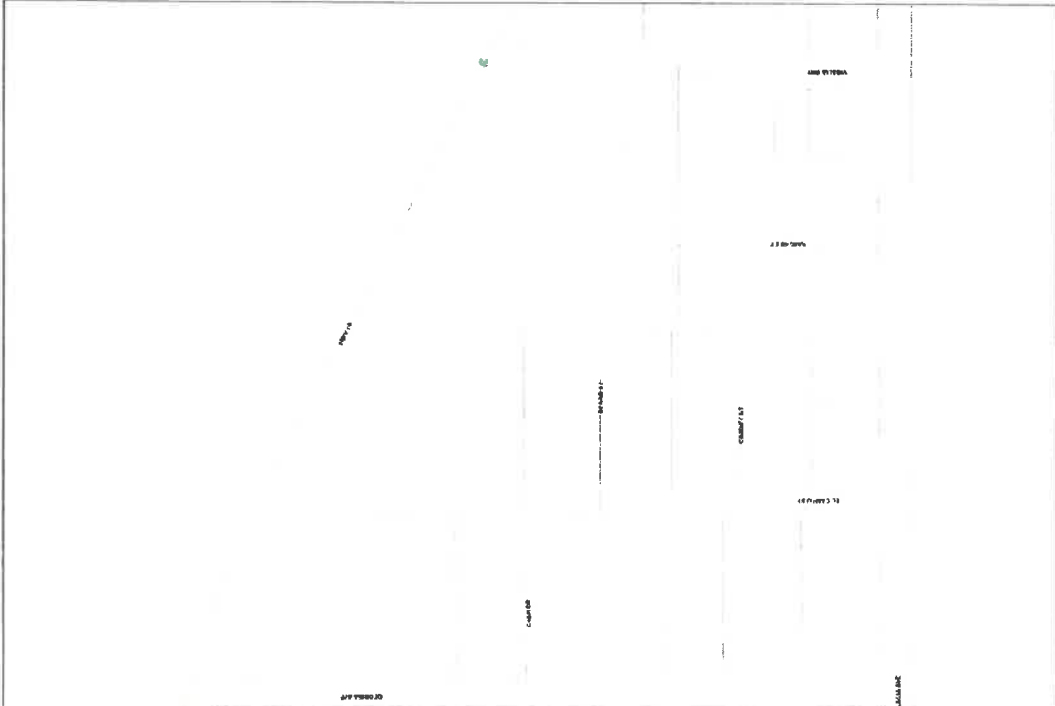
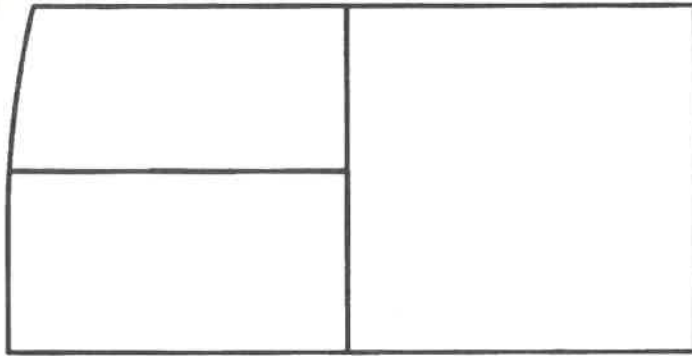
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CUP03724, EA42936



- Legend**
- City Boundaries
 - Cities**
 - roadsanno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - ONRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lakes
 - Rivers



0 387

775 Feet



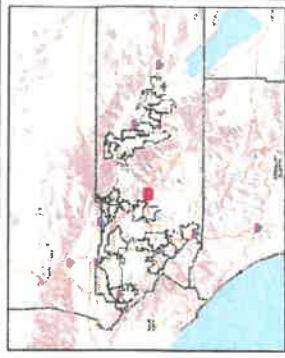
Notes

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... 8/22/2016 8:28:50 AM

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CUP03724, EA42936



- Legend**
- City Boundaries
 - Cities
 - roads
 - highways
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
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0 2,000 4,000 Feet



REPORT PRINTED ON... 8/22/2016 8:30:34 AM

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Cahuilla Band of Indians Cultural Department

52701 CA-Highway 371 Anza, California 92539

Phone (951) 763-5549 Fax (951) 763-2808

Email: culturaldirector@cahuilla.net

Heather Thomson, Archaeologist

4080 Lemon St., 12th Floor

Riverside, CA 92501

RE: CUP 03724

Ms. Thompson,

The project CUP 03724 is located in the Cahuilla Band of Indians traditional use area, however the Cahuilla Band of Indians will defer further consultation and monitoring efforts to the Soboba Band of Luiseno Indians.

`Achama` (Thank you),

Andreas Heredia

Director

Cahuilla Cultural Department

Cahuilla Band of Indians

Dawson, Brett

From: Thomson, Heather
Sent: Tuesday, August 30, 2016 11:03 AM
To: Ross, Larry; Dawson, Brett
Subject: FW: EA42936 and other

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

From: Joseph Ontiveros [mailto:jontiveros@soboba-nsn.gov]
Sent: Tuesday, August 30, 2016 9:58 AM
To: Thomson, Heather
Subject: Re: EA42936 and other

Heather,

Being that I am away from the office I cannot provide a formal response for no concern on tribal letterhead. Please accept this email as a determination of No Concern for EA42936.

Thanks,

Joe

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseno Indians
PO BOX 487
San Jacinto, CA 92581
O:(951)-654-5544 ext.4137
C:(951)-663-5279
jontiveros@soboba-nsn.gov

From: Thomson, Heather <HTHOMSON@rctlma.org>
Sent: Tuesday, August 30, 2016 9:49:24 AM
To: Joseph Ontiveros
Subject: RE: EA42936 and other

Hi Joe-

I just wanted to tell you that it is the EA part that they are trying to clear right now, the Stockpile. We would still be consulting on the CUP. They simply need to stockpile this dirt somewhere.

Thanks==

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

From: Joseph Ontiveros [mailto:jontiveros@soboba-nsn.gov]
Sent: Tuesday, August 30, 2016 8:35 AM
To: Thomson, Heather

Subject: Re: EA42936 and other

Good morning Heather,

I apologize, but I've been out in Colorado all week and haven't had a chance. I will see if I can get something back after our database comparison.

Joe

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseno Indians
PO BOX 487
San Jacinto, CA 92581
O:(951)-654-5544 ext.4137
C:(951)-663-5279
jontiveros@soboba-nsn.gov

From: Thomson, Heather <HTHOMSON@rctlma.org>
Sent: Tuesday, August 30, 2016 7:06:36 AM
To: Joseph Ontiveros
Cc: Jessica Valdez
Subject: EA42936 and other

Hi Joe-

I was wondering if you had a chance to review the maps etc. sent last week for your review. This is the stockpile grading EA in the Hemet area.

Also, I am working on getting those documents that we discussed for the project in Perris.

Hope you are having a enlightening time and the conference! .

Heather Thomson, Archaeologist
4080 Lemon St., 12th Floor
Riverside, CA 92501
(951) 955-2873 office
(951) 955-1811 fax
hthomson@rctlma.org<mailto:hthomson@rctlma.org>
How are we doing?<<https://www.surveymonkey.com/r/TLMAFeedBack>> Click the link and tell us.
[Logo for email sig]

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INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and 17 Acres Heme, LLC, a California 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 548-160-004, 548-160-007, and 548-160-008 ("PROPERTY"); and,

WHEREAS, on March 23, 2015, PROPERTY OWNER filed an application for Change of Zone No. 7866 and Conditional Use Permit No. 3724 ("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:
17 Acres Heme, LLC
Attn: RealTech - Sal Osio
515 S. Figueroa St., Ste. 1850
Los Angeles, CA 90071

With a copy to:
17 Acres Heme, LLC
Attn: Eddie Chao
515 S. Figueroa St., Ste. 1850
Los Angeles, CA 90071

Herron & Rumansoff
Attn: Russell Rumansoff
530 Saint Johns Place
Hemet, CA 92543

MDMG, Inc.
Attn: Sherrie Munroe
41635 Enterprise Circle N., Suite B
Temecula, CA 92590

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: 3/15/18

PROPERTY OWNER:
17 Acres Heme, LLC, a California Limited Liability Company

By: 
Patrick Pei Hsien Hsu
Manager

Dated: 2/27/2018

State of California)
County of Los Angeles)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

On February 27 before me, Grace Kok, Notary Public
(here insert name and title of the officer)

personally appeared Patrick Poi Hsien Hsu

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Grace Kok



(Seal)

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Indemnification Agreement

containing 5 pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
 Attorney-in-Fact
 Corporate Officer(s) _____
(Title)

- Guardian/Conservator
 Partner - Limited/General
 Trustee(s)
 Other: _____

representing: _____
(Name(s) of Person(s) or Entity(ies) Signer is Representing)

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:
Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)

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 a proposed project in the vicinity of your property, as described below:

GENERAL PLAN AMENDMENT NO. 180003, CONDITIONAL USE PERMIT NO. 3724, and CHANGE OF ZONE NO. 7866 – Intent to Adopt a Mitigated Negative Declaration – EA42784 – Applicant: 17 acres Heme, LLC – Engineer/Representative: MDMG, Sherrie Munroe – Third Supervisorial District – Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) – Location: Northerly of Acacia Avenue, southerly of Florida Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue – 17.7 Gross Acres – Zoning: Rural Residential (R-R) – REQUEST: A Technical General Plan Amendment to change the General Plan to modify Land Use Policy 14.4 “Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways” to “Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions.”, the Change of Zone is a proposal to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit is a proposal to develop a 284 unit affordable, modular, Residential Care Facility for the Elderly on 19.96 acres.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 7, 2018**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department’s Director's Hearing agenda web page at <http://planning.rctima.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

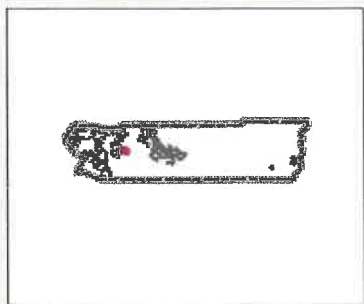
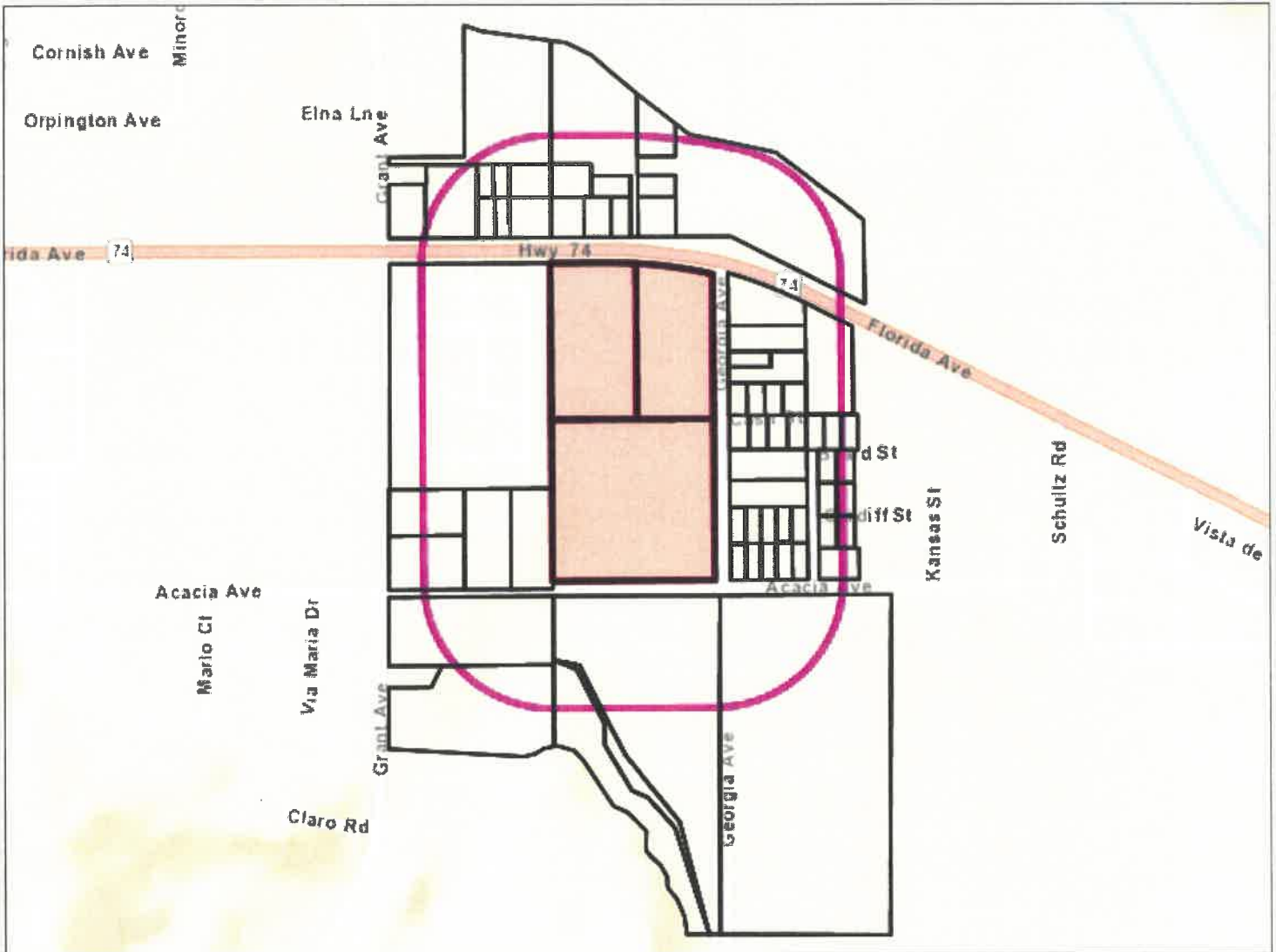
Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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




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

Riverside County GIS Mailing Labels

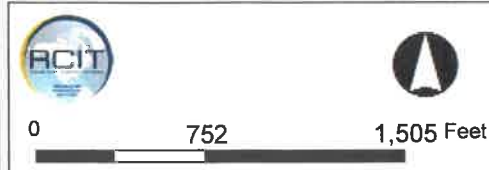
CZ07866/GPA180003/CUP03724 (600 feet buffer)



Legend

-  County Boundary
-  Cities
-  World Street Map

Notes



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

REPORT PRINTED ON... 10/5/2018 3:05:13 PM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 05, 2018,

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

APN (s) or case numbers CZ07866 / GPA180003 / CUP03724 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

548140009
KATHLEEN E BUCHWITZ
PO BOX 1124
HEMET CA 92546

548160008
17 ACRES HEME
515 S FIGUEROA ST NO 1850
LOS ANGELES CA 90071

548150005
KIM A BEACH
45138 FLORIDA AVE
HEMET CA. 92544

548160007
17 ACRES HEME
515 S FIGUEROA ST NO 1850
LOS ANGELES CA 90071

548140010
JOSEPH CAMUGLIA
PAMELA L CAMUGLIA
24548 ALTA LOMA CT
LAGUNA HILLS CA 92653

548200006
JEFFREY A CAMPBELL
42060 ABBOTT LN
HEMET CA 92544

548160004
17 ACRES HEME
515 S FIGUEROA ST NO 1850
LOS ANGELES CA 90071

548200031
JASON ADAMS
RACHEL ADAMS
25940 EL CAMPO PL
HEMET CA. 92544

548200017
KAREN WHITE
25964 GEORGIA AVE
HEMET CA. 92544

548200013
MICHAEL WHEELER
NICOLE LAMPERS
25910 GEORGIA AVE
HEMET CA. 92544

548140013
KATHLEEN E BUCHWITZ
PO BOX 1124
HEMET CA 92546

548200021
KATHLEEN M GOMES
BETH MARGARET JIMENEZ
43601 STATE HIGHWAY NO 74
HEMET CA 92544

548200012
RONNIE P JONES
KAY F JONES
45295 CASH DR
HEMET CA. 92544

548200007
RISE MILLER
43791 RASSLE DR
HEMET CA 92544

548140011
TIMOTHY C ORLANDO
P O BOX 720429
SAN DIEGO CA 92172

548140012
KARL E BUCHWITZ
REBA C BUCHWITZ
P O BOX 1124
HEMET CA 92546

548200008
MINA POURDAVARANI
2010 CITRUS WOOD LN
RIVERSIDE CA 92503

548200050
DAVID OLMEDA FELIX
45250 E ACACIA AVE
HEMET CA. 92544

553150032
PAPA CORTES CITRUS RANCH INC
2214 LAUREL WAY
UPLAND CA 91784

553150018
CASIMER J ORLANDO
ROSALIA M ORLANDO
P O BOX 720429
SAN DIEGO CA 92172

553170001
PAPA CORTES CITRUS RANCH INC
2214 LAUREL WAY
UPLAND CA 91784

553150052
LAKE HEMET MUNICIPAL WATER DIST
UNKNOWN
HEMET CA 92543

553150020
TED STEFAN DZIKOWSKI
26080 MARLO CT
HEMET CA 92544

553150021
PAPA CORTES CITRUS RANCH INC
2214 LAUREL WAY
UPLAND CA 91784

548200039
TONI LYNN COLLINS
45325 CARDIFF ST
HEMET CA. 92544

548160010
MARY CARATACHEA
45050 ACACIA AVE
HEMET CA. 92544

548200015
AARON T JEWELL
SHARON L JEWELL
25968 GEORGIA AVE
HEMET CA. 92544

548200019
LETICIA MEJIA
43551 GAYLORD AVE
HEMET CA 92544

548200018
DAVID HARO
25962 GEORGIA AVE
HEMET CA. 92544

548200023
KEITH STANTON
LYNNE STANTON
2102 JANIS WAY
CARLSBAD CA 92008

548200024
JAMES GLEN MARTES
4758 MT ST HELENS WAY
SAN DIEGO CA 92117

548200014
17 ACRES HEME
515 S FIGUEROA ST NO 1850
LOS ANGELES CA 90071

548160011
TED STEFAN DZIKOWSKI
26080 MARLO CT
HEMET CA 92544

548160009
TED STEFAN DZIKOWSKI
26080 MARLO CT
HEMET CA 92544

548150004
JOSEPH CAMUGLIA
PAMELA L CAMUGLIA
24548 ALTA LOMA CT
LAGUNA HILLS CA 92653

548200020
REYES HERNANDEZ
25980 GEORGIA AVE
HEMET CA. 92544

548200029
GABRIEL VINCENT SILVAS
45341 CARDIFF ST
HEMET CA. 92544

548200022
RICHARD HENRY RUSSELL
ROBERT G WOODALL
25992 GEORGIA AVE
HEMET CA. 92544

548150008
RONALD B JONES
RANDY JONES
RANDALL W JONES

45521 E FLORIDA AVE NO 95
HEMET CA 92544

548150009
GERARDO VIRGIL
MARIA BEATRIZ VIRGIL
45204 FLORIDA AVE
HEMET CA. 92544

548160001
LINDA VISTA MH
C/O C/O TED S DZIKOWSKI
44925 E ACACIA AVE
HEMET CA 92544

548200035
MINA POURDAVARANI
2010 CITRUSWOOD LN
RIVERSIDE CA 92503

548200045
DAVID MONJE ROSAS
ELEUTERIA GALLARDO DUARTE
24696 CONSTELLATION WAY
MORENO VALLEY CA 92551

548200016
MOISES HERNANDEZ
SILVIA HERNANDEZ
25065 TULANE CT
HEMET CA 92544

548200011
JOHN R ADAMS
ROUTE 2 BOX 139
MCALESTER OK 74501

548200003
ROBERT V WASSERBURGER
25780 GEORGIA AVE
HEMET CA. 92544

548150006
OSCAR PORTILLO
LAZARO PORTILLO
45164 E FLORIDA AVE
HEMET CA. 92544

548200009
CHERYL BLACKOWL
MICHELLE HANSEN
45265 CASH DR
HEMET CA. 92544

548200010
HUFFER JUNIOR FRANCIS ESTATE OF
CAROL JOSEPHINE HUFFER
VICTORIA ANN HADDOCK
C/O VICTORIA ANN HADDOCK
45275 CASH DR
HEMET CA. 92544

548200044
MINA POURDAVARANI
2010 CITRUS WOOD LN
RIVERSIDE CA 92503

548160012
ROBERT RAY LEONARD
ASHLEY ODESSA GARNER
PENNEE ROSEANN MOORE

548150003
TORRANCE E THATCHER
P O BOX 462771
ESCONDIDO CA 92046

45110 ACACIA AVE
HEMET CA. 92544

548200032
ANTONIO HERNANDES
MARIA P HERNANDES
45342 CARDIFF ST
HEMET CA. 92544

548200043
RAFAEL RUANO
GENOVEVA RUANO
26162 REGENT CT
HEMET CA 92544

548200005
JACK H ROSCHEL
45290 CASH DR
HEMET CA. 92544

548200004
JOSH EPSTEIN
1418 MESA VIEW ST
HEMET CA 92543

548200002
DONALD ROGER KITTLE
25760 GEORGIA AVE
HEMET CA. 92544

548150007
JOSE MARIO HERRERA
RUTH I HERRERA
45180 FLORIDA AVE
HEMET CA. 92544

548140015
JOHN W COUSTE
KATHY L COUSTE
390 N SOBOBA ST
HEMET CA 92544

548170013
VALLE VISTA ASSEMBLY OF GOD
45252 E FLORIDA AVE
HEMET CA 92544

548140014
KATHLEEN E BUCHWITZ
PO BOX 1124
HEMET CA 92546

548140008
KATHLEEN E BUCHWITZ
PO BOX 1124
HEMET CA 92546

548150011
LUIS M VAZQUEZ
45206 FLORIDA AVE
HEMET CA. 92544

548140003
KATHLEEN E BUCHWITZ
PO BOX 1124
HEMET CA 92546

548150002
KATHLEEN E BUCHWITZ
PO BOX 1124
HEMET CA 92546

548200047
JEROD DUKE
CONNIE DUKE
44504 MAYBERRY AVE
HEMET CA 92544

548200036
EUGENIO R SANCHEZ
MARCELA O SANCHEZ
45271 E FLORIDA AVE
HEMET CA. 92544

548200034
LUCILLE WALL
45345 BEARD ST
HEMET CA. 92544

17 Acres Heme LLC
c/o Herron & Rumansoff
530 Saint John Place
Hemet CA 92543

Eastern Municipal Water District
2270 Trumble Road
Perris CA 92570

MDMG
41635 Enterprise Circle North, Suite B
Temecula CA 92590

Department of Transportation District #8 Planning
464 West Fourth Street 6th Floor MS 725
San Bernardino CA 92401-1400

Southern California Edison
4487 Prielipp Road
Wildomar, CA 92595

Southern California Gas
P.O. Box 3150
San Dimas, CA 91773

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

Southern California Edison
2244 Walnut Grove Ave., Room 312
PO Box 800
Rosemead, CA 91770-0800

Southern California Gas Company
Engineering Department
P.O Box 3003
Redlands, CA 92373-0316
Attn: Teresa Roblero ML: 8031

CALTRANS District #8
Attn: Mark Roberts, MS: 725
464 W. 4th St., 6th Floor
San Bernardino, CA 92401-1400

Eastern Municipal Water District
Warren A. Beck, PE
PO Box 8300
2270 Trumble Road
Perris, CA 92570-8300



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

GENERAL PLAN AMENDMENT NO. 180003, CONDITIONAL USE PERMIT NO. 03724, CHANGE OF ZONE NO. 7866 – EA42784 – Applicant: 17 acre Heme LLC – Engineer/Representative: MDMG, Sherrie Munroe - Third Supervisorial District - Bautista Zoning Area – San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) – Location: Northerly of Acacia Avenue, southerly of Florida Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue – 17.7 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: A Technical General Plan Amendment to change the General Plan to modify Land Use Policy 14.4 "Maintain at least a 50-foot setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways" to "Maintain an appropriate setback from the edge of the right-of-way for new development adjacent to Designated and Eligible State and County Scenic Highways based on local surrounding development, topography, and other conditions.", the Change of Zone is a proposal to to change the existing zone from Rural Residential (R-R) to Residential Incentive (R-6). The Conditional Use Permit is a proposal to develop a 284 unit affordable, modular, residential care facility for the elderly on 19.96 acres. – APN: 548-160-004, 548-160-007, 548-160-008 –

Project Title/Case Numbers

Brett Dawson
County Contact Person

(951) 955-0972
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

17 Acres Heme LLC
Project Applicant

Address

Northerly of Acacia Avenue, southerly of Florida Avenue, westerly of Georgia Avenue, and easterly of Grant Avenue
Project Location

See above
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on June 20, 2018, and has made the following determinations regarding that project:

1. The project Will have a significant effect on the environment.
2. A Mitigated Negative Declaration Report was prepared for the project pursuant to the provisions of the California Environmental Quality Act **(\$2,280.00+\$50.00)** and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA

ZCFG

FOR COUNTY CLERK'S USE ONLY

--

**INVOICE (INV-00034457)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

17 Acres Hemet LLC
530 St John Pl
Hemet, Ca 92543

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00034457	12/13/2017	12/13/2017	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06168	0451 - CF&W Trust ND/MND	\$2,216.25
45100 Florida Ave Hemet,		SUB TOTAL
		\$2,216.25

TOTAL **\$2,216.25**

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

Credit Card Payments By Phone:
760-863-7735

For Questions Please Visit Us at the Following Locations:

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

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

**INVOICE (PLAN-CFG06168)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

17 Acres Hemet LLC
530 St John Pl
Hemet, Ca 92543

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



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
PLAN-CFG06168	03/23/2015	03/23/2015	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFG06168	0452 - CF&G TRUST: RECORD FEES	\$50.00
45100 Florida Ave Hemet,		SUB TOTAL \$50.00

TOTAL \$50.00

Please Remit Payment To:

County of Riverside
P.O. Box 1605
Riverside, CA 92502

Credit Card Payments By Phone:

760-863-7735

For Questions Please Visit Us at the Following Locations:

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

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

4.2

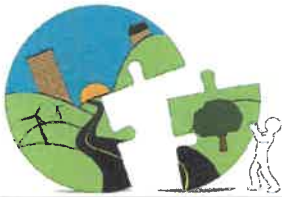
Date: November 7, 2018

To: Riverside County Planning Commission

From: John Hildebrand, Principal Planner

RE: November 7, 2018 Planning Commission – Agenda Item 4.2 (CUP180017)

Agenda Item 4.2, Conditional Use Permit No. 180017, is being requested by staff to be taken off the agenda. This project will be correctly re-noticed and scheduled for the November 28, 2018 Planning Commission hearing.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.

4.3

Planning Commission Hearing: November 7, 2018

PROPOSED PROJECT

Case Number(s):	TR33356M01	Applicant(s): Sand Creek
EA No.: 40032	Addendum	Development – Angela Little
Area Plan:	Southwest	
Zoning Area/District:	Rancho California Area	Representative(s): ACS Consulting -
Supervisory District:	Third District	Frank Artiga
Project Planner:	Deborah Bradford	
Project APN(s):	951-220-002	



Juan Perez
Assistant CEO/TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1. The proposed project is a minor change to Tentative Tract Map No. 33356 to do the following: (1) change the wastewater disposal from sewer to septic; (2) add water quality BMP's to mitigate runoff and increase BMP sizes within the tract; (3) change the road designation from 'Interior Proposed Roads' to 'Rural Road' Standard No.138; and (4) to shift the 14 foot trail located within the tract along the eastern boundary of the site to within the road right-of-way along Anza Road ("Project").

Tentative Tract Map No. 33356 (herein referred to as the "Original Map") was approved by the Board of Supervisors on July 12, 2011. The site is comprised of 42.4 gross acres and was approved for the subdivision of 16 residential lots and two open space lots.

The Project is located west of Anza Road, north of Linda Rosea Road, and south of Pauba Road

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER an ADDENDUM for Environmental Assessment No. 40032, based on the findings incorporated in the Initial Study and the conclusion that the Project will not have a significant effect on the environment and that none of the conditions described in California Code of Regulations, title 14 ("State CEQA Guidelines") section 15162 exist; and,

APPROVE TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1, subject to the attached advisory notification document, 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:	Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Estate Density Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Residential District
Surrounding General Plan Land Uses	
North:	Rural Community: Estate Density Residential (RC: EDR)
East:	Rural Community: Estate Density Residential (RC: EDR)
South:	Rural Community: Estate Density Residential (RC: EDR)
West:	Rural Community: Estate Density Residential (RC: EDR)
Existing Zoning Classification:	Wine Country – Residential
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agricultural, 2 ½-acre minimum (R-A-2 ½)
East:	Residential Agricultural, 2 ½-acre minimum (R-A-2 ½)
South:	Rural Residential (R-R)
West:	Residential Agricultural, 2 ½-acre minimum (R-A-2 ½)
Existing Use:	Vacant land
Surrounding Uses	
North:	Single-family residential development
South:	Single-family residential development
East:	Single-family residential development
West:	Single-family residential development

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	42.4 gross	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Wine Country #149
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High/State Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone A, 14.89 miles from Mt. Palomar
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within fee area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

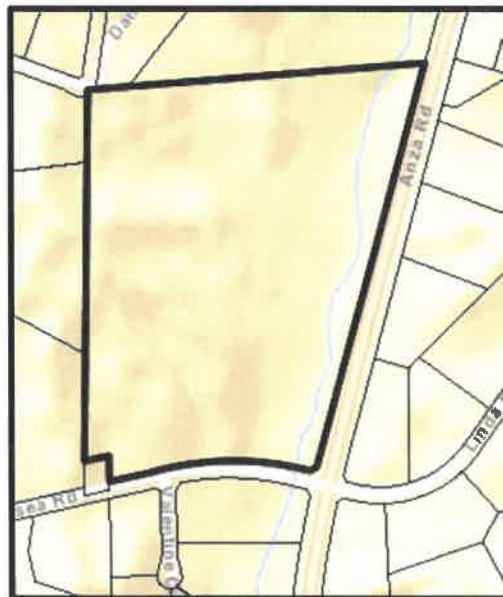


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

On February 10, 2005, Tentative Tract Map No. 33356 (“Original Map”) and Change of Zone No. 7116 were submitted to the County for approval. The Change of Zone No. 7116 application requested to change the existing zoning from Rural Residential (R-R) to Open Area Combining Zone – Residential Development (R-5) and Residential Agricultural (R-A-1/2, R-A-1, and R-A-2). In April 2010, the Planning Commission recommended approval of both the Original Map and Change of Zone No. 7116.

On April 5, 2011, at the meeting of the Board of Supervisors (“the Board”), the applicant was given direction to re-design the Original Map with less density. In compliance with the Board’s direction, the applicant reduced the number of residential lots from 19 to 16. Thereafter, on July 12, 2011, the Board approved the Original Map and the Change of Zone No. 7116.

On March 11, 2014, the Board adopted Resolution No. 2014-04, which included General Plan Amendment No. 1077 (“the Amendment”). The Amendment created the Temecula Valley Wine Country Policy Area and its three (3) districts: the Winery District, the Equestrian District, and the Residential District. As a result, the Original Map’s zoning classification became inconsistent with the new Residential District it was placed under within the Temecula Valley Wine Country Policy Area.

So, on March 13, 2017 the applicant submitted Change of Zone No. 7933 to change the Original Map’s zoning classification from R-5, R-A-½, R-A-1, and R-A-2 to Wine Country-Residential (WC-R) to make the zoning consistent with the General Plan’s Temecula Valley Wine Country Policy Area – Residential District. The Change of Zone No. 7933 was approved by the Board of Supervisors on July 25, 2017.

On December 6, 2017, the applicant received their first extension of time, extending the expiration date of the Original Map to July 12, 2019. The extension of time was determined to be consistent with the Riverside County General Plan and Zoning Code pursuant to the originally approved findings and conditions of approval because there were no proposed changes to the Original Map design.

On December 21, 2017, the applicant submitted this Project to request a minor change to the Original Map, which includes changing the wastewater service from sewer to septic, adding water quality BMP’s to mitigate runoff, increasing BMP sizes within the tract, changing the road designation from ‘Interior Proposed Roads’ to ‘Rural Road’ Standard No.138, and shifting the 14 foot trail located within the tract along the eastern boundary of the site to within the road right-of-way along Anza Road. Pursuant to Riverside County Ordinance No. 460, Section 8.2, Subsection M, it was determined that this Project is a minor change because it does not propose to change the density or basic design concept of the Original Map.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

State CEQA Guidelines provide that an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. Substantial changes are proposed that would require major revisions to the EIR or negative declaration.
2. Substantial changes would occur requiring major revision 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.
3. New information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of 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;
 - c) Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the project but the project proponents decline to adopt the mitigation measure or alternative; or,
 - d) Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

Tentative Tract Map No. 33356, Minor Change No. 1 includes changing the wastewater disposal from sewer to septic, adding water quality BMP's to mitigate runoff and to increase BMP sizes within tract, changing the road designation for Interior Proposed Roads to Rural Road Standard No.138, and shifting the 14 foot trail to within the road right of way along Anza Road.

The Initial Study and Addendum prepared for this Project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed minor change and no new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

FINDINGS AND CONCLUSIONS

In order for the County to approve this Project, the following findings must be made:

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Rural Community: Estate Density Residential (RC: EDR).
2. The Project site is located within the Temecula Valley Wine Country Policy Area (TWCPA) – Residential District, and is consistent with the Southwest Area Plan Policy No. 1.5 regarding density as it was approved in 2011 prior to the creation of the TWCPA in 2014. Since this Project does not change the density of the Original Map, both the Original Map and this Project will remain consistent with the General Plan and TWCPA standards.
3. The Project site has a zoning classification of Wine Country – Residential. Ordinance No. 348, Section 14.93, Subsection A. General Standards, provides that the standards it sets forth shall apply to all

uses and development in the WC-W Zones, except for residential subdivisions tentatively approved prior to the effective date of Ordinance No. 348.4729. Such subdivisions shall comply with the development standards of their previous zoning classifications in Ordinance No. 348. When the Original Map was approved in 2011, its zoning classification was Open Area Combining Zone – Residential Development (R-5) and Residential Agricultural (R-A-1/2, R-A-1, and R-A-2). Since the Original Map was approved prior to the effective date of Ordinance No. 348.4729 in 2014, the development standards of R-5, R-A-1/2, R-A-1, and R-A-2 existing at the time of the approval of the Original Map apply to this Project.

Minor Change Findings:

1. Ordinance No. 460, Section 2.2., Subsection M defines a minor change to an approved tentative map in the following manner:

“Minor Change means a minor modification of an approved tentative map that includes, but is not limited to, a change in lot lines, lot design or street alignment, building pad location or grading proposals provided that the basic design concept is retained. A minor change cannot increase the number of approved lots. A minor change may alter or delete any condition of approval which is no longer appropriate or necessary. Notwithstanding the above, or any other provision herein to the contrary, a request to alter or delete a condition of approval of any approved tentative map within the boundaries of the following districts shall, in all instances, be considered a minor change: Assessment District No. 159, Assessment District No. 161, Community Facilities District No. 84-2, Community Facilities District No.86-1, Community Facilities District No. 87-1, Community Facilities District No. 87-5 and Community Facilities District No. 88-8.”

This Project includes changing the wastewater service from sewer to septic, adding water quality BMP's to mitigate runoff, increasing BMP sizes within the tract, changing the road designation from 'Interior Proposed Roads' to 'Rural Road' Standard No.138, and shifting the 14 foot trail located within the tract along the eastern boundary of the site to within the road right-of-way along Anza Road. The number of residential lots remain at 16 and the number of Open Space lots remain at two. This Project will result in a minor change to the lot lines and lot design, building pad location and grading to accommodate the change to septic as well as the change to the roads and trails. The basic design concept will be retained as shown by the two figures below. No conditions of approval are being removed, but additional conditions are proposed to address the inclusion of septic systems, which is appropriate for such change. The necessary soils reports were prepared to show that the septic systems are feasible to be constructed and can be adequately operated within the revised lot and grading design of the proposed Project. Therefore, based on the above, it is appropriate to process this Project as a minor change.

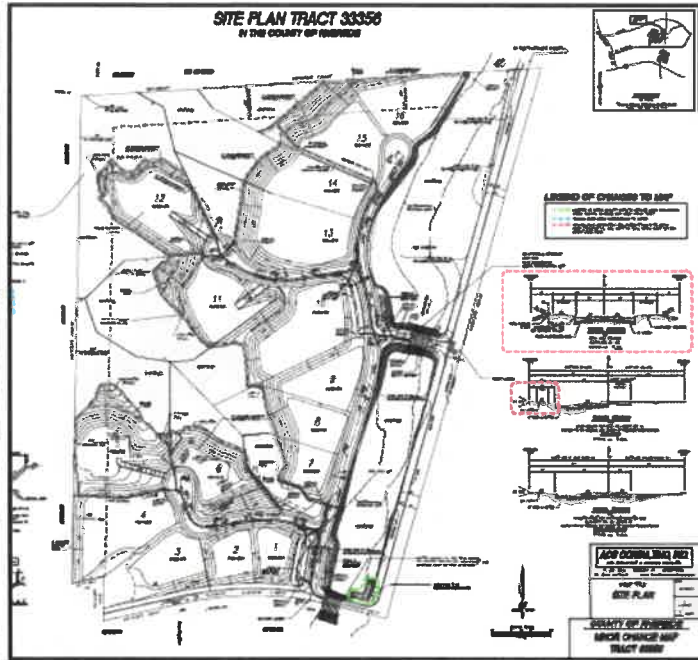
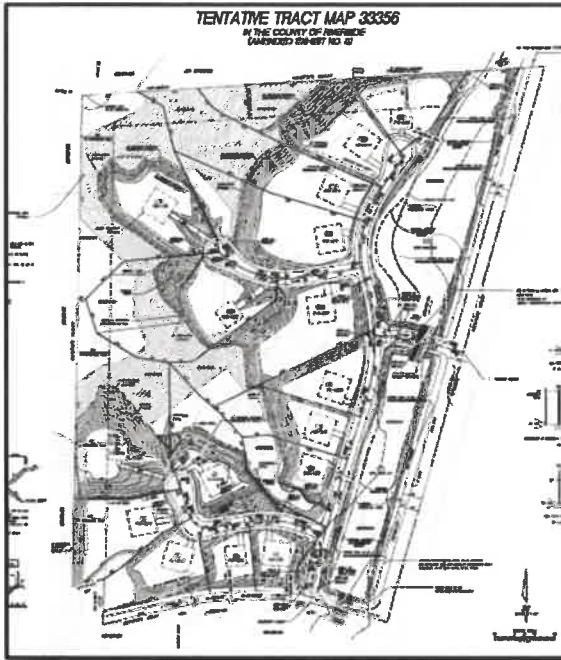


Figure 2. Tentative Tract No. 33356 ("Original Map") Figure 3 Tentative Tract Map 33356 Minor Change No. 1 ("the Project")

Fire Findings:

Note: While the Original Map site was not located in a high fire hazard area at the time of its approval, it is presently classified as a high fire hazard area and is within a State Responsibility Area (SRA). Despite not initially being within a SRA, conditions of approval were added to the Original Map, in compliance with Section 4290 and 4291 of the Public Resource Code, which required the placement of fire hydrants, blue dot reflectors, fuel modification plans, water plans, driveway lengths and access. These conditions of approval will still apply to this Project..

4. The Project is located within a CAL FIRE SRA, in a high fire hazard severity zone. As part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRAs. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside County's Assistant Fire Marshall Swarhout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a) This Project is in compliance with sections 4290 and 4291 of the Public Resources Code in that the conditions of approval applied to the Original Map will remain in effect. These conditions of approval require providing blue dot reflectors within streets, fire hydrant spacing requirements, and standards relating to driveways, turnarounds, gates, water systems, access, and fuel modification plans.
- b) Fire protection and suppression services will be available 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. Also, the conditions of approval applied to the Original Map will remain with approval of the Project. All necessary roadway infrastructure exists and the Project is located adjacent to Anza Road. Adequate accessibility to the Project site will be available for all emergency vehicles.

Additional Findings:

- 5. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
- 6. 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.
- 7. The initial application for the Original Map was applied for on February 10, 2005, and approved by the Board of Supervisors on July 12, 2011. Assembly Bill No. 52 (AB52) did not come into effect until July 2015. However, the adopted Mitigated Negative Declaration for EA 40032, under the Archaeological Resource section 8(b) requires that an archaeologist and a Native American monitor be retained on-site during ground disturbing activities. The Paleontological Resources section found that because the Project site is located within a High Potential/Sensitivity for unearthing paleontological resources a qualified paleontologist is required to be retained on site. The paleontologist will have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recover of fossil remains. Since the conditions of approval applied to the Original Map will remain in effect, the Project will not require a supplemental EIR or negative declaration, or further studies.
- 8. The Project site is located in Zone A, approximately 15 miles from the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Conditions of Approval applied to the Original Map as it relates to lighting standards for property located in Zone A will remain. Therefore, the Project will be in compliance with all lighting standards specified within Ordinance No. 655, pursuant to Zone A.
- 9. 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. Conditions of approval applied to the Original Map in regards to SKR fees will remain in effect with approval of this Project.

Conclusion:

- 1. For the reasons discussed above, as well as the information provided in the Addendum, the proposed Minor Change No. 1 ("Project") to Tentative Tract Map No. 33356 ("Original Map") 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 does not pose any detriment 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 date of this report, Planning Staff have not received written communication or phone calls from any person indicating support or opposition to this proposed Project.

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 notice of decision of the Advisory Agency appears on the Board's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT TR33356M01 VICINITY/POLICY AREAS

Supervisor: Washington
District 3

Date Drawn: 08/07/2018
Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan, providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided in the previous General Plan. The County of Riverside Planning Department offices in Riverside at (951)235-3300 (Riverside County) or in Palm Desert at (760)965-8277 (Eastern County) or Website: <http://www.riversideca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33356M01

LAND USE

Supervisor: Washington
District 3

Date Drawn: 08/07/2018

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

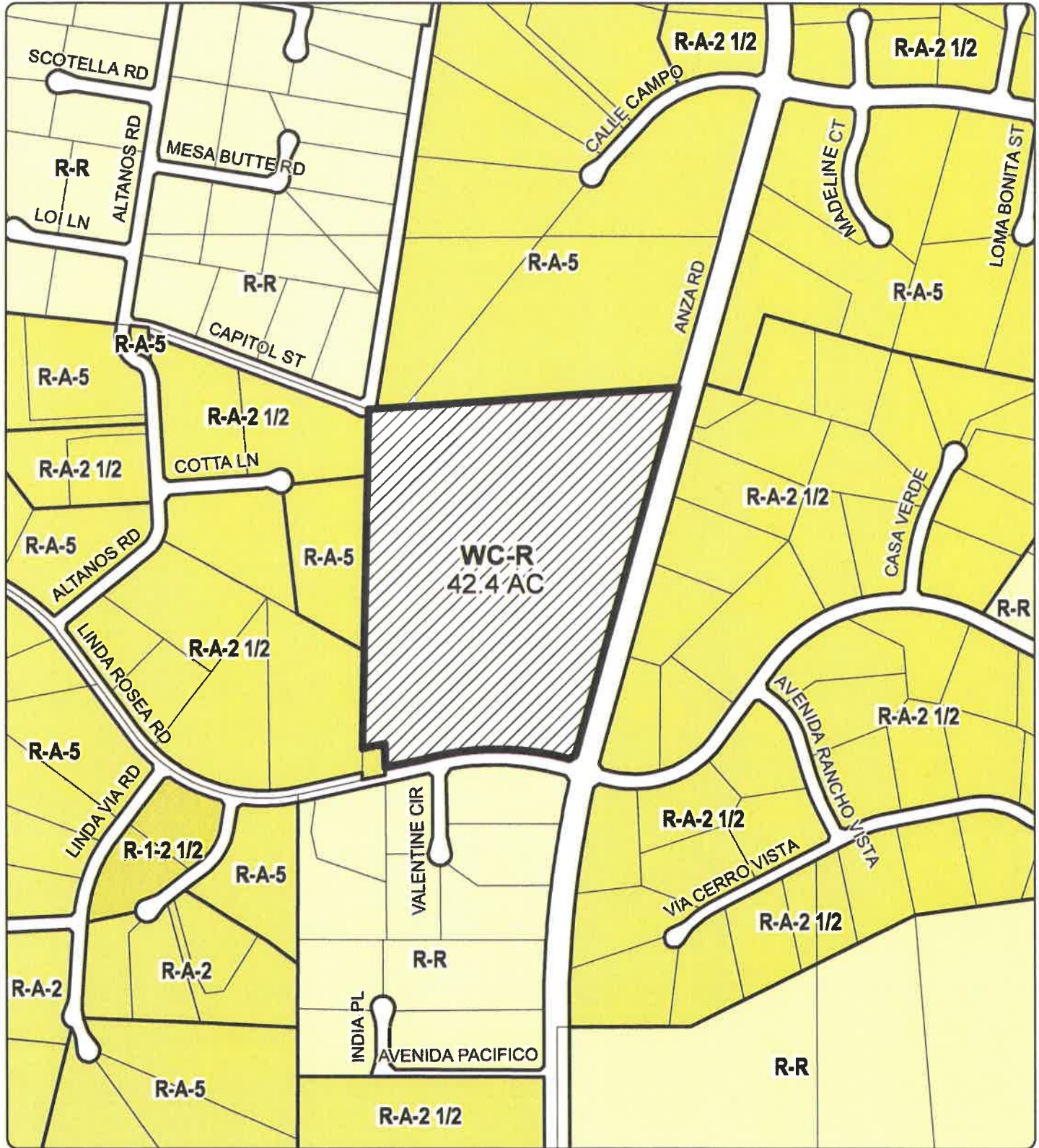
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33356M01

EXISTING ZONING

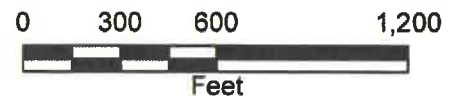
Supervisor: Washington
District 3

Date Drawn: 08/07/2018
Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33356M01

EXISTING GENERAL PLAN

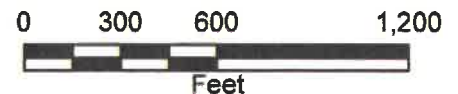
Supervisor: Washington
District 3

Date Drawn: 08/07/2018
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



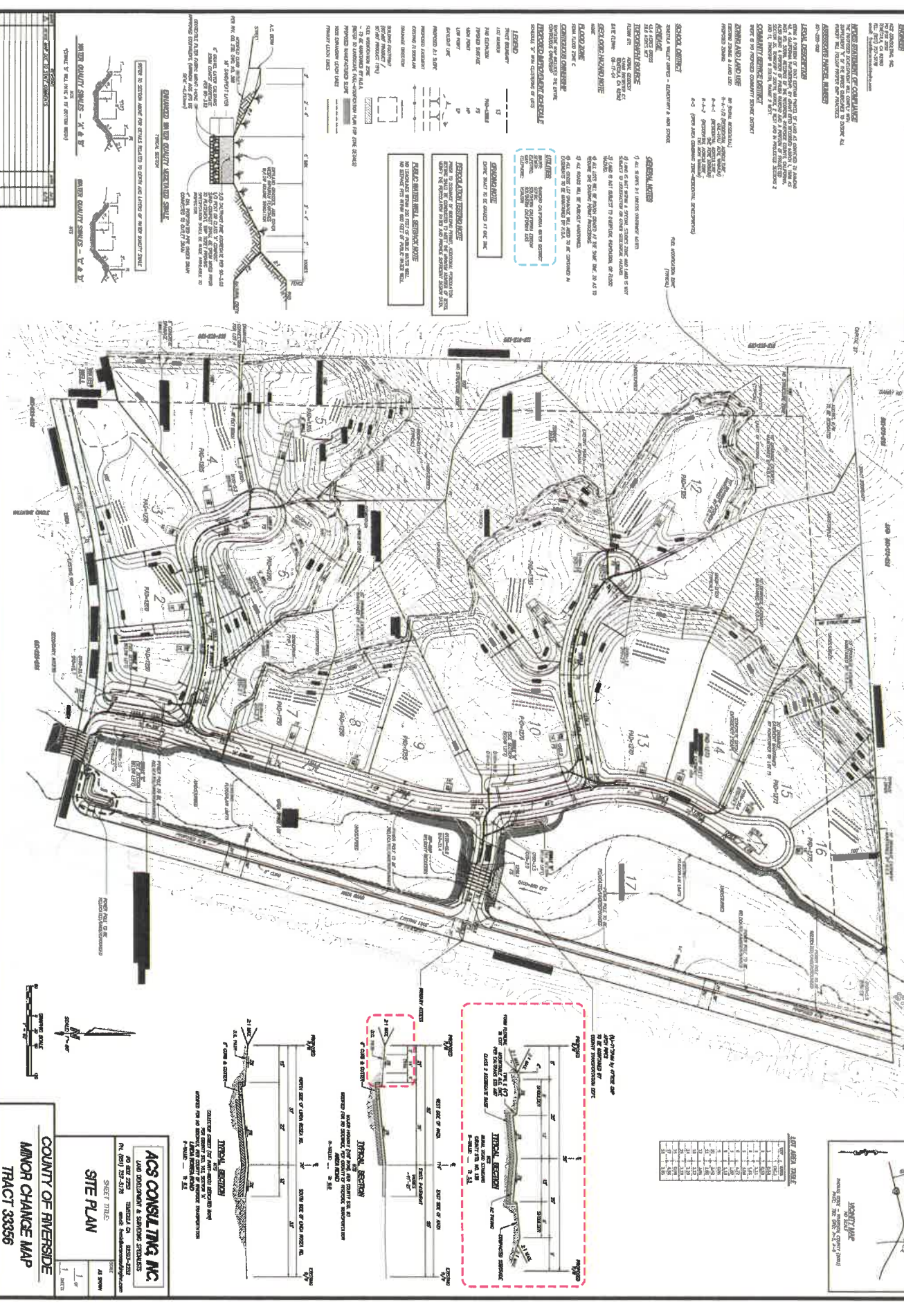
DISCLAIMER: On October 7, 2009, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-8200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://colaninus.colma.org>

GENERAL NOTES

- DATE PREPARED:**
PLANNED:
LAND OWNERS/LEASING PARTY:
PROJECT:
SCALE:
- CONTRACT NO.:**
PROJECT NO.:
DATE:
- BY:**
PROJECT ENGINEER:
SCALE:



SITE PLAN TRACT 33356
IN THE COUNTY OF RIVERSIDE





PROPOSED IMPROVEMENTS

1. ALL EXISTING STREETS TO BE IMPROVED TO 20 FT WIDTH WITH 4' SIDEWAYS.

2. ALL EXISTING SIDEWAYS TO BE IMPROVED TO 4' WIDTH WITH 4' SIDEWAYS.

3. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

4. ALL EXISTING ALLEYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

5. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

6. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

7. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

8. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

9. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

10. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

11. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

12. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

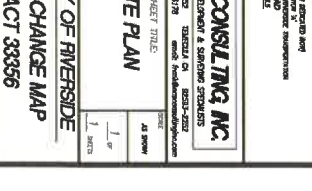
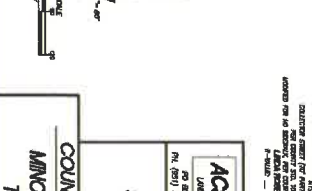
13. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

14. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

15. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

16. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.

17. ALL EXISTING DRIVEWAYS TO BE IMPROVED TO 8' WIDTH WITH 4' SIDEWAYS.



LOT AREA TABLE

LOT	AREA
2	1.23
3	1.23
4	1.23
5	1.23
6	1.23
7	1.23
8	1.23
9	1.23
10	1.23
11	1.23
12	1.23
13	1.23
14	1.23
15	1.23
16	1.23
17	1.23

ACS CONSULTING INC.
 LAND DEVELOPMENT & SURVEY SERVICES
 1001 E. COLLEGE AVENUE
 P.O. BOX 2000
 RIVERSIDE, CA 92502-2000
 PHONE (951) 505-5155
 FAX (951) 505-5156
 WWW.ACS-CALIFORNIA.COM

COUNTY OF RIVERSIDE
MINOR CHANGE MAP
TRACT 33356

SHEET TITLE:
SITE PLAN

SCALE:
 1" = 10' (AS SHOWN)

DATE:
 1/1/2014

PROJECT ENGINEER:
 [Signature]

CHECKED BY:
 [Signature]

APPROVED BY:
 [Signature]

SEAL:
 [Professional Seal]

NOTES:
 ALL PROPOSED IMPROVEMENTS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 THE CONTRACTOR SHALL MAINTAIN THE SITES IN A SAFE AND SOUND CONDITION THROUGHOUT CONSTRUCTION.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY DAMAGE TO THE SITES.
 THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS AND AS-BUILT RECORDS.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40032
Project Case Type (s) and Number(s): TR33356M01
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford
Telephone Number: (951) 955-6646
Applicant's Name: Sand Creek Development – Angela Little
Applicant's Address: P.O. Box 181, Winchester, CA 92596

I. PROJECT INFORMATION

Project Description: TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – The Minor Change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff, increase BMP sizes within the tract, change the road designation from 'Interior Proposed Roads' to 'Rural Road' Standard No.138, and to shift the 14 foot trail located within the tract along the eastern boundary of the site to within the road right-of-way along Anza Road.

Tentative Tract Map No. 33356 and the Mitigated Negative Declaration for Environmental Assessment No. 40032 (herein referred to as Original Map) was approved by the Board of Supervisors on July 12, 2011. The site is comprised of 42.4 gross acres and was approved for the subdivision of 16 residential lots and two open space lots.

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

B. Total Project Area:

Residential Acres: 42.4 gross acres	Lots: 16 residential lots and 2 open space lots	Units:	Projected No. of Residents: 51 residents
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 951-220-002

D. Street References: North of Linda Rosea Road, south of Pauba Road, east of Butterfield Stage Road, and west of Anza Road.

E. Section, Township & Range Description or reference/attach a Legal Description: Section 2, Township 8 south, and Range 2 west

F. Brief description of the existing environmental setting of the project site and its surroundings: The site is currently vacant with elevations ranging from 1,225 feet above mean sea level (msl) at the southeast corner of the site to approximately 1,310 feet above msl at the northwest corner of the site. The topography of the site transitions from gently sloping with the lower elevation on the easterly half of the site to steeper small ridgelines and ravines on the westerly half of the site. A blue-line stream is located on the eastern portion of the site, parallel to Anza Road. The stream enters the site at the northeast corner and traverses the entire length of the site in a southerly direction. Vegetation onsite primarily consists of Riversidean sage scrub

and annual non-native grassland. Surrounding land uses include scattered residential lots on 2 acres or more to the north, east, west, and south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Southwest Area Plan and is within the Temecula Valley Wine Country Policy Area – Residential District. When the Original Map was approved in 2011, the Temecula Valley Wine Country Community Plan had not been adopted. Therefore, the Minor Change will remain consistent with the allowable land uses, elements, and policies of the General Plan.
2. **Circulation:** The proposed Project is for a minor change to the Original Map. Because the minor change will not result in any change to circulation the proposed Minor Change remains consistent with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is for a minor change to the Original Map. One of the changes is to adjust the location of the 14' trail from the eastern boundary of the Project site to within the right-of-way along Anza Road. The Minor Change remain consistent with applicable Multipurpose Open Space Element policies.
4. **Safety:** The Minor Change will not result in changes that would affect emergency response services to the existing and future users of the Project site. Consistency with applicable Safety Element policies remain.
5. **Noise:** The proposed Project is for a minor change to the Original Map. Consistency with all applicable Noise Element policies and specifically Policy N 1.3 and N 1.4 will remain.
6. **Housing:** The proposed Project is for a minor change to the Original Map. No conflict with General Plan Housing Element policies will occur.
7. **Air Quality:** The proposed Project is for a minor change to the Original Map. A change from sewer to septic and the addition of water quality BMP's will include site preparation and construction-related activities. However, compliance with all applicable regulatory requirements to control fugitive dust during construction and grading activities will remain and no conflict with policies in the General Plan Air Quality Element will occur.
8. **Healthy Communities:** The proposed Project is for a minor change to the Original Map. One of the changes is to adjust the location of the 14' trail from the eastern boundary of the Project site to within the right-of-way along Anza Road. The location of the trail along Anza Road will encourage pedestrian activity which is consistent with the policies of the Healthy Communities Element.
9. **Environmental Justice (After Element is Adopted):** Not applicable

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Estate Density Residential

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

F. **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area – Residential District.

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest

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

3. **Land Use Designation(s):** Estate Density Residential

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

5. **Policy Area(s), if any:** Temecula Valley Wine-Country Policy Area – Residential District

H. **Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. **Existing Zoning:** Wine Country - Residential

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** R-A-5 to the north and west, R-A-2 ½ to the east and R-R to the south,

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

Signature Deborah Bradford

Date 10/24/18

Printed Name Deborah Bradford

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed project to determine any potential significant impacts upon the environment that would result from construction and implementation of the project. In accordance with California Code of Regulations, Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the County of Riverside, in consultation with other jurisdictional agencies, to determine whether a Negative Declaration, Mitigated Negative Declaration, or an Environmental Impact Report is required for the proposed project. The purpose of this Initial Study is to inform the decision-makers, affected agencies, and the public of potential environmental impacts associated with the implementation of the proposed project.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

EA No. 40032: a) The prior EA stated that due to topography, vegetation, existing development and distance from State Route 79 no impact would occur.

Addendum: a) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP’s, change of the road designation from ‘Interior Proposed Roads’ to ‘Rural Road’ and a minor adjustment to the location of the 14 foot trail. The finding of no impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA No. 40032: b) The prior EA stated that no major outcropping, unique or landmark features are located within the project vicinity and with the incorporation of development standards and design guidelines the project will result in aesthetically pleasing development and views of the surrounding environmental will not be obstructed. The EA determined that less than significant impacts would occur.

Addendum: b) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP’s, change of the road designation from ‘Interior Proposed Roads’ to ‘Rural Road’ and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will

remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

EA No. 40032: a) The prior EA stated that the project site is located within Zone 'A' approximately 14.89 miles from the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of the lighting requirements of the Riverside County Ordinance No. 655 and conditions of approval the EA determined that impacts would be less than significant.

Addendum: a) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Compliance with Ordinance No. 655 is required and all prior conditions of approval still apply. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

EA. 40032: a-b) The prior EA determined that there would not be a substantial increase to day and nighttime light and glare due to the requirements of Ordinance No. 655 which requires specific type of lamp source and shielding of the light emissions. The EA concluded that impacts would be less than significant.

Addendum: a-b) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All requirements related to Ordinance No. 655 would continue to apply. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

AGRICULTURE & FOREST RESOURCES Would the project

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

EA. 40032: a) The prior EA determined that the project site is located in an area designated as "Other Lands" and is not designated as, or adjacent to, designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance. The EA concluded that there would be no conversion of farmland to a non-agricultural use and no impact would occur.

Addendum: a) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: b) The prior EA determined that the project site does not conflict with an existing agricultural use, agricultural zoning, or a Williamson Act Contract. The EA concluded that no impact would occur.

Addendum: b) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: c) The prior EA determined that the project site is not located within 300 feet of existing agriculturally zoned property. The EA concluded that no impact would occur.

Addendum: c) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail.. Therefore, the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: d) The prior EA determined that no agricultural uses are being conducted on the project site or within the immediate area. The EA concluded that no impact would occur.

Addendum: d) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist. .

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Forest				
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

EA. 40032: a-c) When the EA for the Original Map was prepared the inclusion of Forestry Resources was not a part of the environmental checklist form. Therefore, no previous analysis occurred in regards to Forest land or Timberland. However, the project site's land use designation was Estate Density Residential and was not zoned forest land, timberland, or timberland production. The site was vacant disturbed land with areas of grassland. No rezoning or conversion of forest land to a non-forest use occurred. Therefore no impact in regards to this issue area occurred.

Addendum: a-c) The proposed Minor Change is located within the same boundaries as the Original Map and is still comprised of vacant disturbed land. No change of zone to forest land, timberland, or timberland production has occurred. Therefore, the finding of no impact in regards to these issue areas will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

AIR QUALITY Would the project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Air Quality Impacts				

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

EA. 40032: a) The prior EA determined that ultimate development of the Original Map would not conflict with the 2003 Air Quality Management Plan (AQMP) and concluded that the project would result in less than significant impacts in regards to conflicting with the AQMP.

Addendum: a) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of the changes would induce significant construction emissions or operational emissions beyond those already evaluated in the original EA. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist. .

EA. 40032: b-c) The prior EA determined that ultimate development of the Original Map would not impact air quality beyond levels documented in EIR No. 441 prepared for the County of Riverside's General Plan. Additionally, cumulative short-term, construction-related emissions and long-term, operational emissions from the project would not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions would not exceed any SCAQMD daily threshold. The project would impact air quality in the short-term due to construction equipment and fugitive dust. Operational emissions would result due to vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, electricity generation and landscape equipment emissions. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation. The EA concluded that impacts would be less than significant.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: b-c) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of the changes would induce significant construction emissions, operational emissions, violation of a federal or state air quality standard or cumulatively increase a threshold of a non-attainment status pollutant beyond those already evaluated in the original EA. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: d) The prior EA determined that surrounding land uses include residences to the west of the project site, which are considered a sensitive receptor; however, ultimate development of the project site was not expected to generate substantial point source emissions. The air quality report indicated no significant impacts in the short-term during the construction phase and the long-term project impacts in the daily allowable emissions for the project's operational phase are considered not to be significant. The EA concluded that impacts would be less than significant.

Addendum: d) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These minor changes will not significantly increase air quality emissions that would now impact any surrounding sensitive receptors beyond what was already evaluated in the prior project. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: e) The prior EA stated that point source emissions are usually easily identifiable such as industrial facilities and operations. Ultimate development of the site will result in the construction of a residential development and will result in typical emissions associated with a residential project. The EA determined that the project would not result in the exposure of point source emissions to sensitive receptors located within one mile of the project site and concluded that less than significant impacts would occur.

Addendum: e) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: f) The prior EA determined that the ultimate development of the project site to a residential development would not result in the creation of objectionable odors affecting a substantial number of people. The EA determined that less than significant impacts would occur.

Addendum: f) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. No additional odor impacts related to either the use of septic or changes in BMPs for stormwater would occur. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

EA 40032: a-b) The prior EA determined that no conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) would occur and surveys to ensure protection of birds and their nests as protected by the Migratory Bird Treaty Act would be required. The EA concluded that no impact would occur in regards to these issue areas.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: a-b) The proposed Minor Change does not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail.. Conditions of approval applied to the Original Map remain in effect such as the requirement to perform suitable burrowing owl surveys and compliance with the MBTE as it relates to nesting species. Therefore, the finding of no impact in regards to these issue areas will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) The prior EA determined that the project could have a substantial adverse effect on sensitive species such as the burrowing owl. However, the EA concluded that with the incorporation of mitigation the project would have less than significant impacts.

Addendum: c) The proposed Minor Change does not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The required mitigation measure will continue to be required to ensure that impacts will remain less than significant to burrowing owl. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation Measure:

The following mitigation measure would continue to remain in effect for the Project:

1. *A burrowing owl survey shall be completed 30 days prior to the commencement of grading activities.*

EA 40032: d) The prior EA determined that several drainage areas are present on the project site; however, none of the drainages contain persistent water flow. A study prepared by TeraCor in 2007 determined that no riparian/riverine or vernal pool resources will be impacted by project implementation. Therefore, the EA concluded that less than significant impacts would occur in regards to native or migratory fish or wildlife or interfere substantially with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Addendum: d) The proposed Minor Change does not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Conditions of approval applied to the Original Map remain in effect Therefore, the finding of less than significant impacts in regards to this issue area will remain.. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: e) Based on The MSHCP Riparian/Riverine and Vernal Pool Habitat report prepared in 2007 it was determined that the project site was absence of any riparian/riverine or vernal pool resources. The EA concluded that less than significant impacts would occur in regards to this issue area.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: e) The proposed Minor Change does not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Conditions of approval applied to the Original Map remain in effect; therefore, the finding of less than significant impacts in regards to this issue area will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: f) The prior EA determined that although several drainages are present on the project site none of these drainages consist of riparian/riverine or vernal pool characteristics as stated in the MSHCP Riparian/Riverine and Vernal Pool Habitat report prepared in 2007. The EA concluded with the incorporation of standard conditions of approval, less than significant impacts would occur in regards to adversely impacting federally protected wetlands.

Addendum: f) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Conditions of approval applied to the Original Map such as if any grading or construction occurs alongside the banks or within any natural watercourse the appropriate permits shall be obtained from the California Department of Fish and Wildlife or the US Army Corp of Engineers and provided to the Planning Department for review. Therefore, the finding of less than significant impacts in regards to this issue area will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: g) The prior EA determined that no trees are located onsite that are subject to protection through local policies or ordinances. The EA determined that no impact would occur.

Addendum: g) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. No trees subject to protection occur on the site; therefore, a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-b) The prior EA determined that no historic sites or resources were identified within the project boundaries. The EA determined that less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of less than significant impact remains and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials.

Findings of Fact:

EA 40032: a) The prior EA determined that no archaeological sites were identified within the project boundaries. The EA determined that no impacts would occur.

Addendum: a) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact remains. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined no prehistoric or cultural resources were identified within the study area by the literature review, record search and the field study. However, in the utmost of caution a standard condition of approval was applied to require that an archaeologist and Native American monitoring be provided during ground disturbing activities. The EA determined that less than significant impacts would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impacts would remain.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Monitoring will continue to apply to the project. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) The prior EA determined no prehistoric or cultural resources were identified within the study area by the literature review, record search and the field study. However, in the utmost of caution a standard condition of approval was applied to state that should any human remains be encountered the requirements of the State Health and Safety Code Section 7050.5 shall be required to ensure no further disturbance occurs and the necessary procedures are followed to determine origin, notification to descendants, and treatment of the remains. The EA determined that less than significant impacts would occur.

Addendum: c) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply, including the requirement to comply with the State Health and Safety Code should human remains be located, and a finding of less than significant impacts would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: d) The prior EA determined that no known religious or sacred uses were found within the Project area. The EA determined that no impacts would occur.

Addendum: d) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply, including the requirements to have onsite Native American monitors, and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-b) The prior EA determined that the project site is not located within an Alquist-Priolo earthquake fault or County fault zone. No faults however, are known to exist on the Project site. However, according to the County Geologist, the site is likely to experience strong ground shaking during the design life of the proposed development. The closest active fault is the Elsinore Fault Zone, located about 4.2 miles from the site. Standard conditions of approval pertaining to development will ensure the impact in regards to these issue areas will be less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These changes will not affect the project to result in exposure of people to additional seismic hazards beyond what already occurs and was evaluated in the prior EA. All prior conditions of approval still apply and a finding of less than significant impacts would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

11. Liquefaction Potential Zone

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

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

Findings of Fact:

EA 40032: a) The prior EA determined that liquefaction at the site is a potential hazard. Total settlement due to liquefaction could be 6 to 9 inches. The site is potentially subject to lateral spreading. As a condition of approval an environmental constraints sheet (ECS) shall be prepared relative to the potential landslide and liquefaction hazards at the site. The EA concluded that with the incorporation of mitigation measures impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, with the existing mitigation (listed below) and applied conditions of approval, impacts will remain less than significant. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation Measure:

The following mitigation measure would continue to remain in effect for the Project:

1. *The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction and a note shall be placed on the ECS stating that the site is subject to the potential hazard of liquefaction, therefore, mitigation such as remedial grading or structural design improvements are required prior to placement of settlement sensitive structures on the site.*

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

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

EA 40032: a) The prior EA determined that the project site is located in a seismically active region the project site could be subject to seismic ground shaking from a regional earthquake. The EA concluded that with compliance with conditions of approval including the California Building Code requirements applicable to all development projects, impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP’s, change of the road designation from ‘Interior Proposed Roads’ to ‘Rural Road’ and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impacts would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

13. Landslide Risk

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

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

Findings of Fact:

EA 40032: a) The prior EA determined that the project site is relatively hilly with a maximum overall elevation change of approximately 200 feet. In addition, due to sandy soil conditions a moderated to significant landslide hazard and slope instability exists on the project site. The EA concluded that with the incorporation of mitigation measures impacts related to landslide risk will be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP’s, change of the road designation from ‘Interior Proposed Roads’ to ‘Rural Road’ and a minor adjustment to the location of the 14 foot trail. Therefore, with the existing mitigation (listed below) and applied conditions of approval impacts will remain less than significant. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation Measure:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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The following mitigation measure would continue to remain in effect for the Project:

1. *An Environmental Constraint Sheet shall be prepared with notes requiring an assessment by a project engineering geologist or geotechnical engineer during grading.*

14. Ground Subsidence

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

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

Findings of Fact:

EA 40032: a) The prior EA determined that the project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. The EA concluded that less than significant impacts would occur.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, with the applied conditions of approval and compliance with CBC requirements, the finding of less than significant impacts will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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:

EA 40032: a) The prior EA determined that no volcanoes exist in the project vicinity, no steep slopes that would generate a mudflow, and no large bodies of water in close proximity of the project site that would produce an earthquake-induce seiche. The EA concluded that no impacts would occur regarding this issue area.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

16. Slopes

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
a) Change topography or ground surface relief features?				
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

EA 40032: a-b) The prior EA determined that grading will alter the topography; however, to reduce impacts the grading will following the natural contours of the land so that slopes will reflect the natural rounded terrain and will not result in slopes greater than 2:1. The EA concluded that less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impacts remain. The proposed changes will not result in any additional impacts to the terrain or slopes beyond what was already evaluated in the prior CEQA document. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) When the Original Map was approved, the applicant was proposing to connect to a sanitary sewer system and the EA concluded that no impact would occur in regards to grading affecting or negating subsurface sewage disposal systems.

Addendum: c) The proposed Minor Change includes the change from sewer to septic. New impacts associated with a subsurface sewage disposal system will be less than significant with the incorporation of standard conditions of approval and requiring an updated percolation report for each individual lot to provide clearance for the installation of subsurface sewage disposal systems. The revised report will supersede the approved preliminary report from Earth Strata dated April 18, 2018. In addition to standard grading requirements and location of the septic system, grading will not negate or negatively affect the proposed subsurface sewage disposal system. Therefore, the proposed change from a sewer system to a subsurface disposal system will not result in a new significant impact from what was analyzed by the previous EA. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

17. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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where sewers are not available for the disposal of waste water?

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

Findings of Fact:

EA 40032: a) The prior EA determined that the project site may have the potential to result in soil erosion during grading and construction. The EA concluded that with the incorporation of standard conditions of approval the impact would be considered less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the project site is located in an area susceptible to subsidence. California Building code (CBC) requirements pertaining to soil stability are applicable to all residential development. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval, including requirements to comply with the latest CBC regulations, still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) When the EA was prepared question (c) was not listed in the environmental checklist form. In addition the Original Map was going to connect to a sanitary sewer system so, this question was not applicable to the original proposal.

Addendum: c) The proposed Minor Change includes the change from sewer to septic. New impacts associated with a subsurface sewage disposal system will be less than significant with the incorporation of standard conditions of approval from Environmental Health, Building and Safety, and Grading. Environmental Health was able to give preliminary clearance for the onsite wastewater treatment system, as the preliminary soils percolation report supported the use of a subsurface septic system for the project without resulting in any significant physical environmental impacts pursuant to CEQA. Regardless, despite that less than significant determination, the conditions of approval for the project require that an updated report will be required for each lot in order to provide individual clearance for actual development of each lot, further ensuring the impacts will remain less than significant. The revised report will supersede the approved preliminary report from Earth Strata dated April 18, 2018. In addition to standard grading requirements and location of the septic system, the proposed subsurface sewage disposal system will be placed on soils that will adequately support their operation. Therefore,

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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the proposed change from a sewer system to a subsurface disposal system will not result in a new significant impact from what was analyzed by the previous EA.. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

18. Erosion	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

EA 40032: a) The prior EA determined that the proposed project may temporarily change deposition, siltation, or erosion on or off site. With the incorporation of Riverside County Flood Control standard conditions of approval the EA concluded that impacts in regards to this issue area would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the proposed project may result in an increase in water erosion on or off site. With the incorporation of Riverside County Flood Control standard conditions of approval the EA concluded that impacts in regards to this issue area would be less than significant.

Addendum: b) The proposed Minor Change lies within the same boundaries as the previously analyzed EA and an increase in water erosion may occur either on or off-site due to project implementation. The proposed Minor Change includes the addition of water quality BMP's to reduce water run-off on to Linda Rosea and Anza Roads. With these new BMP's and conditions of approval remaining in effect, no new or substantially increased significant effects result from the Minor Change beyond those analyzed in the previous EA and the finding of less than significant would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist..

19. Wind Erosion and Blowsand from project either on or off site.	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a) The prior EA determined that the proposed project site is located in an area of moderate wind erosion. Compliance with Ordinance No. 484 and the incorporation of standard conditions of approval the EA concluded that during grading and construction wind erosion and blowsand impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Climate Action Plan

Findings of Fact:

Greenhouse Gas Emissions were not part of the CEQA checklist during preparation of EA40032 for the Original Map.

Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as recommended by the AB 32 Scoping Plan, in order to ensure the County meets their required State goals pursuant to AB 32.

The CEQA guidelines allow for the use of CAP screening thresholds and tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the screening thresholds and tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. As an initial screening method, the CAP establishes an emissions threshold of 3,000 metric tons per year of CO₂ equivalent (CO₂E) that is determined to be less than significant for small projects.

EA 40032: a-b) Greenhouse Gas Emissions were not specifically addressed in the prior EA for the project, despite the general acceptance that such emissions and their relationship to climate change were generally known to be an issue at the time.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: a-b) As discussed prior, no project specific greenhouse gas analysis was performed for the Original Map. However, case law has clearly established that impacts related to climate change and greenhouse gas emissions are not new information, as the information had been available at the time the original EA was approved. Regardless, the proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of these changes would result in significant greenhouse gas emissions during construction or operations. Therefore, these changes would not result in a potential increase in the severity of a previously identified impact, nor does it constitute a new physical environmental impact that was not known at the time pursuant to State CEQA Guidelines section 15162.

Regardless, in order to further illustrate that the overall project would not result in a significant physical environmental impact, the EA compared the project overall to a Greenhouse Gas Analysis prepared by Urban Crossroads for 34 unit residential subdivision (the project is approved for 16 residential lots) was used in this analysis as an overall reference related to the potential level of impact that could occur. Using all of the emissions quantified, the total Greenhouse Gas emissions generated from the representative project is approximately 616.12 Metric Tons Carbon Dioxide equivalent (MT CO_{2e}) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG emissions from the reference project would be significantly below the threshold of 3,000 MT CO_{2e} per year for residential projects established by the CAP.

Reference Project Operational Emissions (metric tons/year)

Emissions	CO₂	CH₄	N₂O	CO₂E
Construction Emissions amortized over 30 years	16.77	0.01	0.00	16.85
Area Sources	8.74	0.01	0.00	8.80
Energy Sources	114.18	0.01	0.00	114.82
Mobile Sources	444.46	0.01	0.00	444.75
Waste Sources	8.07	0.48	0.00	18.09
Water Usage	10.72	0.07	0.01	12.81
Total Project Emissions	616.12			
Riverside County CAP Threshold	3,000			
Exceeds Threshold	No			
Source: Urban Crossroads				

The Original Map as proposed would be anticipated to have even reduced emissions levels versus the representative project, given the previously approved project represents 16 residential units compared to the 34 units. Again, case law makes it clear that this is not a new significant impact based on the actual changes from the Original Map compared to the current Minor Change which is only what is being evaluated within this EA; yet it does illustrate regardless the likely low greenhouse gas emissions that would result from the construction and operation of the approved overall project (at only 16 residential lots). Nonetheless, the Minor Change will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Ultimate development of the project site will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
HAZARDS AND HAZARDOUS MATERIALS Would the project				
21. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

EA 40032: a-b) The prior EA determined that the proposed project would not introduce activities that would cause a substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) The prior EA determined that the proposed project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan as access to emergency vehicles will be allowed at all times and the design of roads and driveways will be designed to meet County standards for safety and access. The EA concluded that impacts in regards to this issue area would be less than significant.

Addendum: c) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: d) The prior EA determined that the closest school from the project site is the Crown Hill Elementary School located approximately 1.5 miles from the project site. The EA concluded that no impacts will occur in regards to the emissions or the handling of hazardous material within a quarter mile of an existing or proposed school.

Addendum: d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: e) The prior EA determined that the project site is not included on a list of hazardous materials sites as complied pursuant to Government Code Section 65962.5. The EA concluded no impact would occur in regards to this issue area.

Addendum: e) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

22. Airports	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

EA 40032: a-b) The prior EA determined that an Airport Master Plan was not applicable to the project and no review by the Airport Land Use Commission would be required. The EA concluded that no impacts would occur in regards to these issue areas.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c-d) The prior EA for the Original Map determined that the project site was not located within 2 miles of a public airport or within the vicinity of a private airstrip, or heliport that could result in a safety hazard for people living or residing in the project area. The EA concluded that no impact would occur.

Addendum: c-d) During the analysis for the Addendum it was determined that the Billy Joe Airport located at 33800 Linda Rosea Road, in Temecula is located approximately 1.5 miles from the project site. This is a private airport and was established in 1981. The runway is comprised of dirt and allows for single engine piston or high performance turboprop. Although this airport was not analyzed in the EA for the Original Map it can be determined that less than significant impacts would occur in regards to a safety hazard to people living or residing in the area. The project site is located within the same boundaries as the Original Map. The proposed Minor Change includes the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail none of which would result in greater impacts than would have been evaluated in the prior EA for the original project. The new information regarding the private airport is not of substantial importance and it can be determined that none of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

23. Hazardous Fire Area

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

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

Findings of Fact:

EA 40032: a) The prior EA for the Original Map determined that the project site was not located in a high fire hazard area. However, the Original Map was reviewed by the Riverside County Fire Department and several conditions of approval were applied based on the California Code of Regulations Title 14 section 1270 et seq. to ensure the safety of the residents and structures. Some of these conditions of approval included the location of fire hydrants, type of construction materials, length and grade of driveways, gated entries, turning radius, installation of residential fire sprinklers and fuel modifications. With standard conditions of approval the EA concluded that impacts as they relate to this issue area would be less than significant.

Addendum: a) During the analysis for the Addendum it was determined that the project site is now considered a High Fire Hazard Area and is within a State Responsibility Area (SRA). Ultimate development of the project site 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

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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or where residences are intermixed with wildlands. Because the project site is within an SRA compliance with California Code of Regulations Title 14 section 1270 et seq. requires that specific standards in terms of; emergency access and egress, signing and building numbers, emergency water standards and fuel modification standards be applied. Regardless, all of these additional conditions would be applied to the overall project based upon these changes to the High Fire Hazard Area and the location of the project in the SRA. As stated above, the Original Map was reviewed by the Riverside County Fire Department and Title 14 regulations were applied. The proposed Minor Change does not alter the prior conclusions of less than significant in that all prior conditions of approval still apply. The new information regarding location of the project site within a high fire hazard area is not of substantial importance and it can be determined that none of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-d The prior EA determined that the project site is impacted by a large watercourse with a 100-year peak discharge that enters the site at the northeasterly corner and runs along the easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse was submitted to the Flood Control District and was found acceptable. The development has been designed by avoiding encroachment into the floodplain. Onsite flows currently form several watercourses, running to the southeast. These flows will be collected in interceptor drains and discharged into the adjacent streets. Four (4) enhanced vegetated swale have been located along "A" Street to address these impacts. With standard conditions of approval the EA concluded that impacts as they relate to the alteration of the existing drainage pattern, violation of any water quality standards, depletion of ground water or runoff exceeding the capacity of existing or proposed drainage systems less than significant will occur.

Addendum: a-d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. As stated in 17c the preliminary soils percolation report supported the use of a subsurface septic system for the project without resulting in any significant physical environmental impacts pursuant to CEQA. Regardless, despite that less than significant determination, the conditions of approval for the project require that an updated report will be required for each lot in order to provide individual clearance for actual development of each lot, further ensuring the impacts will remain less than significant. With the additions and increased sizes of water quality BMP's and prior conditions of approval applied a finding of less than significant impacts would remain in regards to increased runoff if not even further reduced than was previously analyzed. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: e-f) The prior EA determined that through project design the placement of residential lots and ultimately residential housing will be located outside of the flood hazard area. The EA concluded that with standard conditions of approval impacts as they relate to flood hazards will be less than significant.

Addendum: e-f) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: g-h) The prior EA determined that the project would not result in the degradation of water quality nor require the construction of flood control facilities that would create significant environmental effects such as odor or vectors. The EA concluded no impact would occur.

Addendum: g-h) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The preliminary soils percolation report supported the use of a subsurface septic system for the project

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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without resulting in any significant physical environmental impacts pursuant to CEQA. Regardless, despite that less than significant determination, the conditions of approval for the project require that an updated report will be required for each lot in order to provide individual clearance for actual development of each lot, further ensuring the impacts in regards to substantially degrading water quality the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

25. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

EA 40032: a) The prior EA determined that the project site is impacted by a large watercourse with a 100-year peak discharge that enters the site at the northeasterly corner and runs along the easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse was submitted to the Flood Control District and was found acceptable. The development has been designed by avoiding encroachment into the floodplain. Onsite flows currently form several watercourses, running to the southeast. These flows will be collected in interceptor drains and discharged into the adjacent streets. Four (4) enhanced vegetated swale have been located along "A" Street to address these impacts. The EA concluded that with incorporation of standard conditions of approval impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. With the additions and increased sizes of water quality BMP's and conditions of approval applied to the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Original Map less than significant impacts will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the project would not substantially change absorption rates or the rate and amount of surface runoff. The EA concluded that with the incorporation of conditions of approval no impact would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) The prior EA determined that the project site is not located in an area protected by levees or within a dam inundation area and that through project design residential lots would avoid the designated flood plain area. The EA concluded that with the incorporation of standard conditions of approval no impact would occur in regards to this issue area.

Addendum: c) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: d) The prior EA determined that the project would not cause changes in the amount of surface water to any body of water. The EA concluded no impact would occur.

Addendum: d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

LAND USE/PLANNING Would the project

26. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

EA 40032: a) The prior EA determined that the project site is located within Rural Community: Estate Density Residential (2 Acre Minimum) land use designation. Although the lots proposed in this project range from .5 acres to 2 acres, a provision in the Southwest Area Plan encourages clustering in all residential designation which allows for the clustering of smaller lots in one portion of the site as long as the ratio of dwelling units per acre remains within the allowable density range associated with the designation. The overall density of the project meets the 2 acre density requirement of the Rural Community: Estate Density Residential land use designation. This is due to the project site being over 42 acres while the total number of residential lots is 16. The EA concluded that project is consistent with the present and planned land use of the area and impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of less than significant impacts will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the project site is not located within a sphere of influence and concluded that no impacts would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

27. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-d) The prior EA determined that the change of zoning classification from Rural Residential (R-R) to Residential Agriculture (R-A-1/2, R-A-1 and R-A-2) was consistent with the surrounding properties zoning, land use designation and development pattern. The EA concluded that impacts would be less than significant.

Addendum: a-d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of less than significant will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: e) The prior EA determined that the project design and density would be compatible with the surrounding neighborhood and would not result in the disruption or physical division of an established community. The EA concluded that no impacts would occur.

Addendum: e) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

MINERAL RESOURCES Would the project

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

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

Findings of Fact:

EA 40032: a-b) The prior EA determined that the project site is located within the MRZ-3 area and is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Additionally, it was determined that no existing or abandoned quarries or mines exist in the area surrounding the project site and mineral extraction was proposed on the project site. Any mineral resources on the project site would be unavailable for the life of the project. The project would not result in the permanent loss of significant

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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mineral resources or result in the loss of availability of a of an important mineral resource recovery site delineated on a general plan, specific plan or other land use plan. The EA concluded that no impact would occur regarding this issue area.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c-d) The prior EA determined that the project is not located adjacent to a State classified or designated area or an existing surface mine. In addition, no surface mines or existing or abandoned quarries are located on or adjacent to the project site. The EA concluded that no impacts would occur.

Addendum: c-d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of less than significant will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

29. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

EA 40032: a-b) The EA for the Original Map did not discuss the Billy Joe Airport located at 33800 Linda Rosea Road, in Temecula. This airport is located approximately 1.5 miles from the project site, is a

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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private airport, and was established in 1981. The runway is comprised of dirt and allows for single engine piston or high performance turboprop. Although this airport was not analyzed in the EA for the Original Map it can be determined that given the limited capacity and use of the airport less than significant impacts would occur in regards to excessive noise impacts to people living or residing in the area.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The private airport was already in existence at the time the prior EA was approved. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail, none of which would be specifically impacted by noise derived from the small private airport. All prior conditions of approval still apply and a finding of less than significant new impacts remains. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

30. Railroad Noise

NA A B C D

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

Findings of Fact:

EA 40032: The EA for the Original Map determined that no railroad line is located within the project vicinity resulting in excessive noise levels to people living or residing in the project vicinity. Therefore, the EA concluded that no impact would occur.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact remains and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

31. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

EA 40032: The EA for the Original Map determined that no highway is located within the project vicinity resulting in excessive noise levels to people living or residing in the project vicinity. Therefore, the EA concluded that no impact would occur.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact remains and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

32. Other Noise

NA A B C D

Findings of Fact:

EA 40032: The EA for the Original Map determined that short-term impacts associated with construction equipment may result. Construction noise is exempt for the provisions of Ordinance No. 847 in regards to private construction projects located one-quarter (1/4) of a mile or more from an inhabited dwelling. If located within one-quarter (1/4) or a mile from an inhabited dwelling construction cannot occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and not between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. The EA concluded that less than significant impacts in regards to short-term construction noise would occur.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These changes would not significantly increase the level of construction noise impacts beyond what was already evaluated in the prior EA. Therefore, the finding of less than significant impacts remain and conditions of approval applied to the Original Map will remain, which includes limitations to hours of construction. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

33. Noise Effects 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-d) The EA for the Original Map determined that construction and grading activities associated with the proposed development would be localized, temporary, and subject to compliance with County Ordinances. Ambient noise would be increased in that a vacant site would ultimately become a developed site. However, the EA concluded that because the project site is located in an area with existing and future planned residential development the permanent increase in ambient noise due to ultimate development of the site would be less than significant.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of these changes would increase the level of operational noise impacts beyond what was evaluated in the prior EA. Therefore, the finding of less than significant impacts remains and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

- a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

EA 40032: a) The EA for the Original Map determined that the project site is located within a High Potential/Sensitivity (High A) area, which suggests there is a high potential for unearthing paleontological resources. The EA concluded that with the incorporation of mitigation measures impacts related paleontological resources will be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, with the mitigation measure listed below related to the requirement for onsite monitoring from a quality paleontologist during ground disturbance, which would include ground disturbance related to the changes in the project, and conditions of approval applied to the Original Map impacts will remain less than significant with mitigation. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation Measure:

The following mitigation measure would continue to remain in effect for the Project:

1. *The developer shall retain a qualified paleontologist for consultation and comment of the proposed grading with respect to potential impacts to sub-surface cultural resources. The paleontologist or*

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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representative shall have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossil remains.

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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

EA 40032: a) The prior EA determined that the project would not displace a substantial number of existing housing or people, because the Project site is vacant and no housing exists. The EA concluded that no impacts would occur.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the project will not create an additional demand for housing because the project is a residential subdivision and will be providing an additional 16 residential housing units to the existing housing inventory. The EA concluded that no impacts would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: c) The prior EA determined that the project would not displace a substantial numbers of people, because the project site is vacant and no housing exists. The EA concluded that no impacts would occur.

Addendum: c) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: d) The prior EA determined that the project site is not located within a Redevelopment Project Area. The EA concluded that no impacts would occur.

Addendum: d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist..

EA 40032: e) The prior EA determined that the project would not exceed regional or local population projections because the project is in conformance with the General Plan. The EA concluded that no impacts would occur.

Addendum: e) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: f) The prior EA determined that the project would not induce a substantial population growth, in that there is not a commercial component to the project and no extension of roads would occur. The EA concluded that no impacts would occur.

Addendum: f) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact

EA 40032: The prior EA determined that the project site is served by the Riverside County Fire Department and would not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities due to cumulative effects of surrounding projects would have to meet all applicable environmental standards. In addition, compliance with County Ordinance No. 659 was required to prevent any potential effects to fire services from rising to a level of significant. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 659. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

EA 40032: The prior EA determined that the project site is served by the Riverside County Sheriff's Department which stated that the project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. In addition, compliance with County Ordinance No. 659 was required to prevent any potential effects to sheriff services from rising to a level of significant. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 659. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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38. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

EA 40032: The prior EA determined that the project site is served by the Temecula Valley Unified School District and will be required to comply with State required school fees and was included as a standard condition of approval. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Schools fees will still be required to be paid by the project. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

EA 40032: The prior EA determined that the project would not create a significant incremental demand for library services. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. In addition, compliance with County Ordinance No. 659 was required to prevent any potential effects to library services from rising to a level of significant. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 659. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: The prior EA determined that the project would not cause an impact on health services in that the site is located within the service parameter of County health centers. In addition, the project would not physically alter existing facilities or result in the construction of new or physically altered facilities. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

RECREATION

41. Parks and Recreation

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

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

Findings of Fact:

EA 40032: a-b) The prior EA determined that the project would not be constructing or expanding recreational facilities and would not cause a substantial deterioration of existing recreational facilities. The EA concluded that with the incorporation of standard conditions of approval no impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: c) The prior EA determined that the project was not located within a Community Service Area, but because it is a residential subdivision the project would be subjected to the standard conditions of approval regarding Quimby Fees. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: c) The proposed Minor Change would not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Quimby Fees will still be required by the project. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

42. Recreational Trails

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

Findings of Fact:

EA 40032: The prior EA determined that there is a community trail located along Anza Rd and the project design has indicated a trail easement for this General Plan community trail. The EA concluded that with the incorporation of mitigation measures impacts related recreational trails will be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. While the location of the trail will move, the trail will still be completed as part of the overall development and a trails plan will still need to be submitted to the parks department prior to grading permit (see mitigation measure provided below). Therefore, with the mitigation measure and conditions of approval applied to the Original Map impacts will remain less than significant with mitigation. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist. **Mitigation Measure:**

The following mitigation measure would continue to remain in effect for the Project:

- Prior to the issuance of a grading permit, the permit holder shall submit a trails plan to the Riverside County Parks Department for review and approval.*

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

- 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

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

Findings of Fact:

EA 40032: a) The prior EA did not include issue area (a) as currently worded and was not specifically analyzed. However, the Original Map would not result in any conflict with applicable plans, policies, or ordinances, which have established measures of effectiveness because, conditions of approval have been applied which includes, but is not limited to road improvements, signalization, signage, trails and the payment of TUMF fees. With the incorporation of standard conditions of approval less than significant impacts would occur regarding this issue area.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of these changes will effect transportation or roadways in any manner. The project as previously approved will still need to complete all identified roadway improvements, signage, and the payment of impacts fees. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: b) The prior EA determined that due to the number of vehicle trips anticipated during construction and ultimately operation of the project site that no 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 will occur. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to pay any impacts fees, including impact fees related to transportation. Therefore, the finding of less than significant impacts will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c-d) The prior EA determined that air traffic patterns would not change as a result of the proposed project, nor would the project pose a safety risk or alter waterborne, rail or air traffic. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: c-d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist..

EA 40032: e) The prior EA determined that Compliance with Ordinance No 461, County Road Standards and Specifications will ensure that improvements to Linda Rosea and Anza Roads would not result in hazardous design features such as sharp curves or dangerous intersections. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: e) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 461. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: f) The prior EA determined that the need for new or altered maintenance of roads would not occur due to implementation of the project. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: f) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: g) The prior EA determined that short term impacts to circulation may occur during construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation will ensure that the safety of the traveling public will be protected during construction. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: g) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 457 and 499. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

.EA 40032: h) The prior EA determined that with the incorporation of the Fire Department standard conditions of approval related to length of driveways, turnaround, slope, gate width and opening, adequate emergency access into and out of the project site would be available. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: h) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: i) The prior EA determined that the project would not conflict with adopted policies supporting alternative transportation. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: i) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

44. Bike Trails

Source: Riverside County General Plan

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

EA 40032: The prior EA determined that the project would not be required to put in bike trails. However, a fourteen foot (14') wide community trail located within the project site along the western boundary adjacent to Anza Road was required. Community trails are designed for trail users preferring a soft trail surface which would include mountain bikers. The EA concluded that with the incorporation of standard conditions of approval no impacts would occur.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain in effect. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

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

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Staff review, Project Application Materials

Findings of Fact:

EA 40032: a-b) When the EA for the Original Map was approved, AB-52 was not in effect, nor was the section on Tribal Cultural Resources a part of the initial study checklist items. However, Cultural,

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Archaeological, and Paleontological Resources were checklist items that were addressed in the EA. These sections did not specifically address Tribal Cultural Resources as defined in the Public Resources Code section 21074; however, a Phase 1 Cultural Resource Survey was prepared in 2005 and revised in 2009 and accepted by the County's Archaeologist. In addition, tribes recommended by the Native American Heritage Commission (NAHC) were consulted during the preparation of the cultural survey to provide comments and recommendations regarding the development of the project site and the potential impacts to tribal resources. Although the survey determined that, no prehistoric or historic cultural resources were identified by the literature review, record search or the field survey, in the utmost of caution conditions of approval were incorporated which require, an Archaeologist and a Native American monitor to be on-site during any ground disturbing activities. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. As discussed prior, the project will still be conditioned to have onsite Archeologist and Native American monitors during ground disturbing activities. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
46. Water				<input checked="" type="checkbox"/>
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

EA 40032: a-b) The prior EA determined that the project would be served by the Rancho California Water District and no new or expanded facility would be required. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

47. Sewer				<input checked="" type="checkbox"/>
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

EA 40032: a-b) The prior EA determined that the project would be connected to sewer and serviced by the Eastern Municipal Water District. Specifications of the sewer plans were to be reviewed by the Environmental Health Department. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions of less than significant. However, one of the revisions included in the Minor Change is a change from sewer to an on-site septic system in that connection to sewer is not available within the project vicinity. The Minor Change occupies the same area as previously analyzed; however with the installation of septic, environmental impacts associated will be limited to on-site rather than with sewer where impacts would be on and off-site. However, a preliminary soils percolation report supported the use of a subsurface septic system for the project without resulting in any significant physical environmental impacts pursuant to CEQA. Regardless, despite that less than significant determination, the conditions of approval for the project require that an updated report will be required for each lot to provide individual clearance for actual development of each lot, further ensuring the impacts in regards to the installation of septic would be considered less than significant. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

EA 40032: a-b) The prior EA determined that the project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and must comply with federal, state and local statutes and regulation related to solid wastes. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The same amount of solid waste as previously evaluated would be anticipated. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

Source:

Findings of Fact:

EA 40032: a-g) The prior EA determined that implementation of the project would result in an incremental system capacity demand for electricity, natural gas, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, are available at the project site. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-g) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of these changes would alter the prior determinations or lead to any greater impacts related to utilities. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a) The prior EA determined that the project would not conflict with adopted energy conservation plans. In addition, implementation of the project would serve to implement energy conservation plans and would comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These changes will not result in any greater usage of resources beyond what was evaluated in the original EA. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact:

EA 40032: The prior EA determined that that 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. The EA concluded that with standard conditions of approval applied to the Original Map potential impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact:

EA 40032: The prior EA determined that all cumulative impacts resulting from this project and those around it have been evaluated as part of the EA and the EIR prepared for the General Plan. As concluded in the EA for the Original Map the project would not have any impacts that could not be reduced to less than significant with appropriate mitigation and standard conditions of approval.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These minor changes will not alter any of the prior impact determinations and would not lead to any new or additional direct, indirect, or cumulative impacts. Impacts will remain less than significant with mitigation and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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"/>
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Source: Staff review, project application

Findings of Fact:

EA 40032: The prior EA determined that the project would not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval applied to the Original Map ensured that potential impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

- Mitigated Negative Declaration for Environmental Assessment 40032 – TR33356
- PD-A-4355 – Phase I Cultural Report, 2005
- PD-A-4602 – Phase I Cultural Report, revised 2009

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

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

(1) AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



09/13/18, 10:07 am

TR33356M01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR33356M01. 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. 33356 MINOR CHANGE NO. 1 – Is a proposal for a minor change to the existing Tentative Tract Map No.33356. Tentative Tract Map No. 33356 was approved by the Board of Supervisors on July 12, 2011. The Project site is comprised of 42.4 gross acres and was approved for the subdivision of 16 residential lots and two open space lots. The minor change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, change the road designation for Interior Proposed Roads to Rural Road Standard No.138, and to shift the 14 foot trail to within the road right of way along Anza Road.

Advisory Notification. 2 AND - Design Guidelines

Compliance with the County wide Design Guidelines and Standards

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP

Tentative Tract Map, No. 33356 Minor Modification No. 1, dated June, 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)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
- Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
- 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. 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)

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 SEWAGE DISPOSAL

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 2 SEWAGE DISPOSAL (cont.)

TR33356M1 was a review of the project from proposing a sewer connection from Eastern Municipal Water District (EMWD), to using an onsite wastewater treatment system (OWTS)/septic. A soils percolation report from Earth Strata Geotechnical Services dated April 18, 2018 was submitted for review. Based on the information provided, the Department of Environmental Health can approve the map for preliminary clearance. Prior to building permit issuance, additional testing and a revised report shall be submitted for each lot in order to provide clearances for actual development of each lot.

****Please note that if connection to sanitary sewer service becomes available at time of development of lots, they will be required to connect to sewer.**

All reports must meet current requirements of the Local Agency Management Program (LAMP) and any other applicable code or regulation.

E Health. 3 WELL SETBACK

Provide the required setback to Rancho California Water District (RCWD) public water well on adjacent property. Depending on the type of onsite waste water treatment system (OWTS) dispersal field used, this setback must be at least 200 feet to 600 feet and may also have additional requirements for seepage pits.

Please contact (951)955-8980 for additional details.

Fire

Fire. 1 0010-Fire-MAP AMD#4

ALL CONDITIONS ARE PER AMD#4 DATED 12/10/08.

Fire. 2 0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule B fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

Fire. 3 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Blue reflective 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.

Flood

Flood. 1 Flood Hazard Report

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

Tract Map No. 33356 proposes a Schedule B subdivision of 42.4 acres into 16 singles family residential lots and two (2) open space lots. The site is located in the Rancho California area, at the northwest corner of Anza Road and Linda Rosea Road.

The project site is impacted by a large watercourse with a 100-year peak discharge of approximately 880cfs that enters the site at the northeasterly corner and runs along the project easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse.

Recently, MWD has constructed a detour road for Anza Road within the floodplain area. The 100-year floodplain shall be based on the existing conditions of the site prior to the disturbance of the floodplain area since the area is to be restored to its original condition. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse has been submitted to the District and is found acceptable. The development appears to be designed by avoiding encroachment into the floodplain. Open Space lots have been incorporated into the design to address the 100-year floodplain.

Onsite flows currently form several watercourses, running to the southeast. These flows would be collected in interceptor drains and discharged into the adjacent streets. It should be noted that the development of this site will have impacts to water quality. Four (4) enhanced vegetated swales have been located along "A" Street to mitigate these impacts, as identified in the exhibit and Water Quality Management Plan (WQMP) received October 2, 2008. This form of mitigation is acceptable.

General

General. 1 015 - Planning - General - Review Fees

Any subsequent submittals required by these conditions of approval, including but not 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.

General. 2 015 - 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

Planning. 1 015 - Planning - General - Comply with Ordinances/Codes

Development of the project site shall comply with the standards of Ordinance No. 348 (Land Use) and all other applicable Riverside County ordinances, as well as State and Federal codes.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 015 - Planning - General - Comply with Ordinances/Codes (cont.)

Development of the project site shall substantially conform to what is detailed on the approved plans, unless otherwise amended by these conditions of approval.

Planning. 2 015 - Planning - General - Unanticipate 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. 3 015 - Planning - Map - Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside [Planning Director's] [Planning Commission's][Board of Supervisors'] original approval date, unless extended as provided by County Ordinance No. 460.

Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 4 015 - Planning - Map - GEO 02102

County Geologic Report (GEO) No. 2102, submitted for this project (TR33356), was prepared by EcoTech Remediation, Inc. and is entitled: "Preliminary Geotechnical Investigation, 42 Acre Property Located on Anza Road at Linda Rosea Road,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 015 - Planning - Map - GEO 02102 (cont.)
Temecula, California, (County of Riverside) - APN 951-220-002", dated May 17, 2008.
In addition, EcoTech Remediation, Inc. submitted the following report:
"Review Comments, County Geologic Report No. 2102, 'Preliminary Geotechnical Investigation', 42 Acre Property, dated May 17, 2008, Located on Anza Road at Linda Rosea Road, Temecula, California, (County of Riverside) APN 951-220-002" dated October 29, 2008. "Review Comments#2, County Geologic Report No. 2102, Preliminary Geotechnical Investigation", 42 Acre Property, dated May 17, 2008, Located on Anza Road at Linda Rosea Road, Temecula, California, (County of Riverside) APN 951-220-002",." dated June 3, 2008.

These documents are herein incorporated as part of GEO02101.

GEO02102 concluded:

- 1.The site is likely to experience strong ground shaking during the design life of the proposed development.
- 2.There is a low potential for ground rupture from tectonic sources to impact the property.
- 3.The site is located 4.2 miles from the Elsinore Fault and 17 miles from the San Jacinto Fault.
- 4.Liquefaction is a potential hazard at this site. Total settlement due to liquefaction could be 6 to 9 inches. The site is potentially subject to lateral spreading.
- 5.There is a moderate to significant landslide hazard or slope instability without further mitigation.
- 6.There is no potential for rockfall hazard to impact the property.

GEO02102 recommended:

- 1.All landslide debris flow materials should be removed and replaced as compacted fill.
- 2.Depths of alluvial/colluvial removals are anticipated to vary from 3 to 20 feet below the ground surface.
- 3.The Sand Creek channel will need substantially more removal than 3 to 5 feet and should have a geofabric placed in the bottoms of the removals and maybe at intervals within the re-compacted fill.

GEO No. 2102 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2102 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the potential landslide on liquefaction hazards at this site, as described elsewhere in this conditions set.

Planning. 5 015 - Planning - Map - Landscape Maintenance

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6 015 - Planning - Map - Off-Highway Vehicle Use (cont.)

Planning. 6 015 - Planning - Map - Off-Highway Vehicle Use

No off-highway vehicle use shall be allowed on any parcel or any open space area located within boundaries of this land division map.

Planning. 7 015 - Planning - Map - Trail Maintenance

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as the maintenance is taken over by an appropriate maintenance district.

Planning. 8 015 - Planning Map - Landscape Requirement

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

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

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

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 9 015- Planning Map - Res. Design Standards

The design standards for the subject parcels are as follows:

a. Residential lots created by this map shall conform to the design standards of the R-A zone.

b. The front yard setback is 20 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, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.

f. The minimum average width of each lot is 100 feet.

g. The maximum height of any single family residence is 40 feet.

h. The minimum parcel size is .75 acres.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 9 015- Planning Map - Res. Design Standards (cont.)

- i. No more than 50% of the lot shall be covered by structure.
- j. 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, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

NOTE: At the time of approval for Tentative Tract Map No. 33356 the project site was located in the R-A zoning classification. When the Wine Country Policy Community Plan was adopted in 2014 the property owner opted to be located within the Wine Country - Residential Policy Area, since that time the applicant applied for a Change of Zone to Wine Country- Residential (WC-R) to be in compliance with the General Plan Policy Area.

Planning-All

Planning-All. 1 015 - Planning - General - 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 TR33356 Minor Modification No. 1 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 TR33356 Minor Modification No. 1, 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

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1 015 - Planning - General - Hold Harmless (cont.)
 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.

Regional Parks and Open Space

Regional Parks and Open 015 - Regional Parks and Open Space Map - Trail
 Space. 1 Construction

Prior to the issuance of the 10th building permit, the applicant shall build the trail as shown on the approved trails plan. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District

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 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>

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 Drainage 1 (cont.)

Transportation. 3 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. 4 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. 5 Std Intro 3 (Ord 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Transportation. 6 TS/Exempt

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

Transportation. 7 TUMF Credit Agreement

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.

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50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#004-ECS-FUEL MODIFICATION Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that could include but not limited to the following items:

- a) Fuel modification to reduce fire loading.
- b) Appropriate fire breaks according to fuel load, slope and terrain.
- c) Non flammable walls along common boundaries between rear yards and open space.
- d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'.
- e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 2 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 3 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

050 - Fire. 4 0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.
An approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

050 - Fire. 5 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 6 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 7 0050-Fire-MAP-#88-ECS-AUTO GATES Not Satisfied

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the

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50. Prior To Map Recordation

Fire

050 - Fire. 7 0050-Fire-MAP-#88-ECS-AUTO GATES (cont.) Not Satisfied
rapid entry system shall remain open until closed by the rapid entry system.

Flood

050 - Flood. 1 On-site Drainage Easement 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. 2 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 3 Submit Plans - Map Not Satisfied

A copy of the project specific WQMP, 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 and approval. 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. 1 050 - Planning - Map - Final Map Preparer Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 2 050 - Planning - Map - ECS Note Archaeological Not Satisfied

The following Environmental Constraints note shall be placed on the ECS:
"County Archaeological Report no. PD-A-4602 was prepared for this property on 2009 by Kyle Consulting and is on file at the County of Riverside Planning Department. Information was also received by the Pechanga Band of Luiseno Mission Indians. The property is subject to surface alteration restrictions based on the results of the report."

050 - Planning. 3 050 - Planning - Map - Offer of Trails Not Satisfied

An offer of dedication to the County of Riverside for a 14' wide community trail along Anza Road shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 4 050 - Planning - Map - Quimby Fees Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Riverside County Economic Development Agency for County Service Area (CSA) No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 5 050 - Planning - Map - Surveyor Check List Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of .75 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A zone, and with the Riverside County Integrated Project (RCIP).
- 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.

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50. Prior To Map Recordation

Planning

050 - Planning. 5 050 - Planning - Map - Surveyor Check List (cont.) Not Satisfied

- 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. 6 050 - Planning - Map- ECS Affected Lots Not Satisfied

The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ____, Page ____.

050 - Planning. 7 050 - Planning - Map- ECS Landslide Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential slope instability/landslide hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2102, contain areas of potential slope instability and/or landslide hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential slope failure."

050 - Planning. 8 050 - Planning Map - CC&R RES POA COM AREA (part 1) Not Satisfied

(Part 1)

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and
2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and
3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,
4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

050 - Planning. 9 050 - Planning Map - CC&R RES POA COM AREA (Part 2 cont'd) Not Satisfied

(Part 2 cont'd)

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply: The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly open space lots 17 and 18 including the two (2) entry monuments to be placed on lots 18, all trails and drainage easement slope areas indicated on the tentative map, and four (4) swales along 'A' street, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment.

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50. Prior To Map Recordation

Planning

050 - Planning. 9 050 - Planning Map - CC&R RES POA COM AREA (Part 2 cont'd) (co Not Satisfied

An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.
In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 10 050 - Planning- Map- ECS Liquefaction Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:
"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2102, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

050 - Planning. 11 050- Planning - Map - ECS Note Mt. Palomar 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. 12 050- 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. 13 050- Planning - Map - Landscape Common Area Not Satisfied

The developer/ permit holder shall:
1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later. To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:
1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

050 - Planning. 14 050- 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

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50. Prior To Map Recordation

Planning

050 - Planning. 14 050- Planning - Map - Prepare a Final Map (cont.) Not Satisfied
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.

Regional Parks and Open Space

050 - Regional Parks and Open S 050 - Regional Parks and Open Space - Map - Trail Easement Not Satisfied
Prior to or in conjunction with the recordation of the final map, the applicant shall offer for dedication to the County of Riverside an easement for trails purposes. This easement shall be as shown on the approved trails plan. The trails plan shall show the easement on Anza Road as shown on Tentative Tract Map No. 33356 Minor Modification No. 1.

Survey

050 - Survey. 1 Access Restriction Not Satisfied
Lot access shall be restricted on Anza Road and Linda Rosea Road and so noted on the final map.

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

050 - Transportation. 1 Annex L&LMD/Other District Not Satisfied
Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Anza Road, Linda Rosea, "D" Street, and "A" Street along park side.
- (2) Trails along Anza Road.
- (3) Streetlights.

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 Assessment District Not Satisfied
Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

050 - Transportation. 3 Corner Cut-Back Not Satisfied
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads; they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 4 Improvement Plans Not Satisfied
Improvement plans for the required improvements must be prepared and shall be based upon a design profile

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50. Prior To Map Recordation

Transportation

- 050 - Transportation. 4 Improvement Plans (cont.) Not Satisfied
extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>
- 050 - Transportation. 5 Intersection/50' Tangent Not Satisfied
All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.
- 050 - Transportation. 6 Lighting Plan Not Satisfied
A separate street light plan and/or a separate bridge light plan is required for this project. Street (and bridge) 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.
- 050 - Transportation. 7 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. 8 Soils Report Not Satisfied
The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road
- 050 - Transportation. 9 Street Name Sign Not Satisfied
The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.
- 050 - Transportation. 10 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. 11 Utility Plan Not Satisfied
Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

60. Prior To Grading Permit Issuance

BS-Grade

- 060 - BS-Grade. 1 0060-BS GRADE-MAP - 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.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION (cont.) 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. NOTE: Easements shall be maintained by an HOA or professional group.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 0060-BS GRADE-MAP - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-MAP - 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.

Fire

060 - Fire. 1 0060-Fire-MAP-#004 FUEL MODIFICATION Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

Flood

060 - Flood. 1 Erosion Control After Rough Grading Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review and approval.

060 - Flood. 2 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its final map recordation.

060 - Flood. 3 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 4 Submit Plans Not Satisfied

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 4 Submit Plans (cont.) Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

060 - Planning. 1 060 - Planning - Cultural Resources Professional Not Satisfied

As a result of information contained in the archaeological report prepared for this project and information received from the Pechanga Band of Luiseno Mission Indians, it has been determined that archaeological monitoring is appropriate given the sensitivity for prehistoric Native American cultural resources in the project area. 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. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

- 1)The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.
- 2)This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 2 060 - Planning - Map - Subsidence Study Not Satisfied

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY:

A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set.

060 - Planning. 3 060 - Planning - Paleontologist Required Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. 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, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of palaeontological resources.

060 - Planning. 4 060 - Planning - Tribal Monitoring Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 060 - Planning - Tribal Monitoring (cont.) Not Satisfied

As a result of information submitted by the Pechanga Band of Luiseno Mission Indians, it has been determined appropriate to require tribal monitoring of the grading activities. Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with the Pechanga Band of Luiseno Mission Indians for tribal monitoring. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist. The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

- 1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor is responsible for providing consultation on behalf of the Tribe in the event that Native American cultural resources are uncovered during grading.
- 2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.
- 3) This agreement shall not modify any condition of approval or mitigation measure.
- 4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.
- 5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

060 - Planning. 5 060- Planning - Map - SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 42.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 060-30-Day Preconstruction Burrowing Owl Survey Not Satisfied

Pursuant to Objectives 6 & 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.

If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 060-Nesting Bird Survey Not Satisfied

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

Regional Parks and Open Space

060 - Regional Parks and Open S 060 - Regional Parks and Open Space - Map - Trails Plan Not Satisfied

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. This trails plan shall show the trail as follows with all topography, grading, cross-sections, signage (if applicable), fencing, street crossings and under crossings and all landscaping.

Transportation

060 - Transportation. 1 Map - Credit/Reimbursement for Improvements 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>.

060 - Transportation. 2 Map - Submit Grading Plan Not Satisfied

When you submit a grading plan to the Department of Building and Safety, a copy 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 92051.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO BUILDING PERMIT WITHOUT GRADIN Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO BUILDING PERMIT WITHOUT GRADING Not Satisfied
construct from the Building and Safety Department.

080 - BS-Grade. 2 0080-BS GRADE-MAP - ROUGH GRADE APPROVAL Not Satisfied

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

1. Submitting a "Wet Signed" copy of the 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 OWTS Plans Not Satisfied

If sewer is available, site must connect to sewer.
If sewer is not available, applicant must submit a soils percolation report conducted in accordance with the Local Agency Management Program (LAMP) and any other required documents. Please contact this Department for additional details at (951)955-8980.

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.
Approved water plans must be a the job site.

Flood

080 - Flood. 1 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 2 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 080 - Planning - Map - Entry Monument Plot Plan Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 080 - Planning - Map - Entry Monument Plot Plan (cont.) Not Satisfied

If tract homes are proposed, the land divider/permit holder shall provide two (2) entry monuments, one (1) located on the southwest corner of lot 18 and one (1) located on the northeast corner of lot 18. The permit holder shall file six (6) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

The plot plan shall contain the following elements:

- 1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
- 2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
- 3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this

ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 2 080 - Planning - Map - 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 Planning 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. The Planning Department shall not approve landscape plans within the Road Right-of-Way.
- 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 Planning 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 planning 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 Planning Department shall clear this condition.

080 - Planning. 3 080 - Planning - Map - Landscaping 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 Riverside

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 080 - Planning - Map - Landscaping Security (cont.) Not Satisfied

County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping.

080 - Planning. 4 080- Planning - Map - School Mitigation Not Satisfied

Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 Annex L&LMD/Other District Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation of Landscaping and Lighting Maintenance District No. 89-1 , 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 Anza Road, Linda Rosea, "D" Street, and "A" Street along park side.
- (2) Trails along Anza Road.
- (3) Streetlights.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - 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 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 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

Flood

090 - Flood. 1 BMP - Education Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1 BMP - Education (cont.) Not Satisfied

processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 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 District for review and approval prior to the issuance of occupancy permits.

090 - Flood. 3 Implement WQMP - Map 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.

Planning

090 - Planning. 1 090 - Planning - Map - Comply With Landscape/Irrigation Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning 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 Planning 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 Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

090 - Planning. 2 090 - Planning - Map - Concrete Driveways Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 090 - Planning - Map - Landscape Inspection Required Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components. 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 Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning 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 Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 4 090- Planning - Cultural Resources Report Not Satisfied

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 090- Planning - Cultural Resources Report (cont.) Not Satisfied

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

090 - Planning. 5 090- Planning - Map - Landscape Inspection Fee 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 Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 6 090- Planning - Map - Quimby Fees Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the County of Riverside Economic Development Agency (EDA) for CSA No. 152.

090 - Planning. 7 090- Planning - Map - Roll-up Garage Doors Not Satisfied

All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1 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:

090 - Transportation. 2 Dedications Not Satisfied

All interior streets are designated as Local Streets and Shall be improved with 24 foot full-width AC pavement, 6" AC Dike within the 56' full-width dedicated right-of-way in accordance with County Standard No. 138. (24'/56')

090 - Transportation. 3 Existing Maintained Not Satisfied

Anza Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (38'/59') (Modify for no sidewalk)

NOTE:

1. A 14' community trail shall be constructed within the 21' parkway along Anza Road.
2. Construct AC pavement transition lane for acceleration lane and join existing AC pavement to the north project boundary.

090 - Transportation. 4 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 Anza Road, Linda Rosea Road, "D" Street, and "A" Street (along park side).

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 Landscaping (cont.) Not Satisfied

090 - Transportation. 5 Part-Width Not Satisfied

Linda Rosea Road along project boundary shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within a 70' part-width dedicated right-of-way (37' on the project side and 33' on the other side of centerline) in accordance with County Standard No. 103, Section "A". (Modified for no sidewalk)

090 - Transportation. 6 Street Lights Install Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. 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).

090 - Transportation. 7 Street Sweeping 2 Not Satisfied

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 8 Sufficient Right-of-Way Not Satisfied

Sufficient public right-of-way shall be provided along Darby Road / Capital Street to establish a 30 foot half width right-of-way including a standard knuckle.

090 - Transportation. 9 Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 10 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.



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: December 28, 2017

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Env. Health Dept. (Palm Desert)
Riv. Co. Public Health Dept.

Riv. Co. Fire Department (Riv. Office)
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Grading
Eastern Municipal Water District (EMWD)

TENTATIVE TRACT MAP NO. 33356, MINOR CHANGE NO. 1 – Applicant: Sand Creek Development – Engineer: ACS Consulting – Third Supervisorial District – Rancho California Area Zoning District - Southwest Area Plan– Rancho California Area Zoning District – General Plan: Rural Community: Estate Density Residential (RC:EDR) – Zoning: Wine Country: Residential (WC-R) – Location: westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road – 39.57 acres **REQUEST:** The minor change proposes a minor lot change, specifically the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, to change the sewer from underground to septic, and change the road designation for in tract roads to rural road standard 138 and to shift the 14 foot trail to within the right of way along Anza Road. APNs: 951-220-002. **BBID: 489-105-311**

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 Public Land Use System (PLUS) 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on January 4, 2018.** Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions 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:

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

TR33356M01

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
 - REVERSION TO ACREAGE
 - AMENDMENT TO FINAL MAP
 - MINOR CHANGE
 - REVISED MAP
 - TENTATIVE PARCEL MAP
 - EXPIRED RECORDABLE MAP
 - VESTING MAP
- Original Case No. TR 33356
- Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Sand Creek Development

Contact Person: Angela Little E-Mail: awlittle@msn.com

Mailing Address: P.O. Box 181

Winchester ^{Street} CA 92596

City State ZIP

Daytime Phone No: (951) 775-1323 Fax No: () _____

Engineer/Representative Name: ACS Consulting

Contact Person: Frank Artiga E-Mail: frank@ACSConsultinginc.com

Mailing Address: P.O. Box 2252

Temecula ^{Street} CA 92593

City State ZIP

Daytime Phone No: (951) 757-5178 Fax No: () _____

Property Owner Name: Sand Creek Development

Contact Person: Angela D. Little E-Mail: awlittle@msn.com

Mailing Address: P.O. Box 181 Winchester, CA 92596

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

Winchester CA 92596
City State ZIP

Daytime Phone No: (951) 775-1323 Fax No: ()

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 subdivision 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 subdivision is ready for public hearing.)

Angela D. Little Angela D. Little
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
General Partner

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): 951 220 002

Approximate Gross Acreage: 42

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Linda Rosea, South of Pauba, East of Butterfield Stage West of Anza Rd.

SUBDIVISION PROPOSAL:

Map Schedule: B Minimum Developable Lot Size: 0.5
Number of existing lots: 1 Number of proposed developable lots: 16
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): 2 Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). TK 33356
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

If yes, indicate the type of report(s) and provide signed copy(ies): CEO, BIO, ARCHAEO

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: SAND CREEK DEVELOPMENT LP

Address: PO BOX 181 WINCHESTER CA 92596

Phone number: 951 775-1323

Address of site (street name and number if available, and ZIP Code): NW COR. ANZA /
LINDA ROSEADA.

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 957 220 002

Specify any list pursuant to Section 65962.5 of the Government Code: N/A

Regulatory Identification number: N/A

Date of list: N/A

Applicant: [Signature] Date 12/3/17

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16



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.

Angela D. Little, General Partner, Sand Creek Development
Property Owner(s) Signature(s) and Date

Angela D. Little for Sand Creek Development
PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO A
MITIGATED NEGATIVE DECLARATION (MND)**

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – Intent to Consider an Addendum to a Mitigated Negative Declaration – EA40032 – Applicant: Sand Creek Development, Angela Little – Engineer/Representative: ACS Consulting, Frank Artiga – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: General Plan: Rural Community: Estate Density Residential (RC-EDR) – Zoning: Wine Country: Residential (WC-R) – Location: Westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road – 42.4 gross acres **REQUEST: The Minor Change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, change the road designation for Interior Proposed Roads to Rural Road Standard No.138, and to shift the 14 foot trail to within the road right of way along Anza Road. Project.**

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: **NOVEMBER 7, 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 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 will not have a significant effect on the environment and has recommended certification of an addendum to a Mitigated Negative Declaration. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the addendum to the 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 07, 2018,

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

APN (s) or case numbers TR33356M01 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

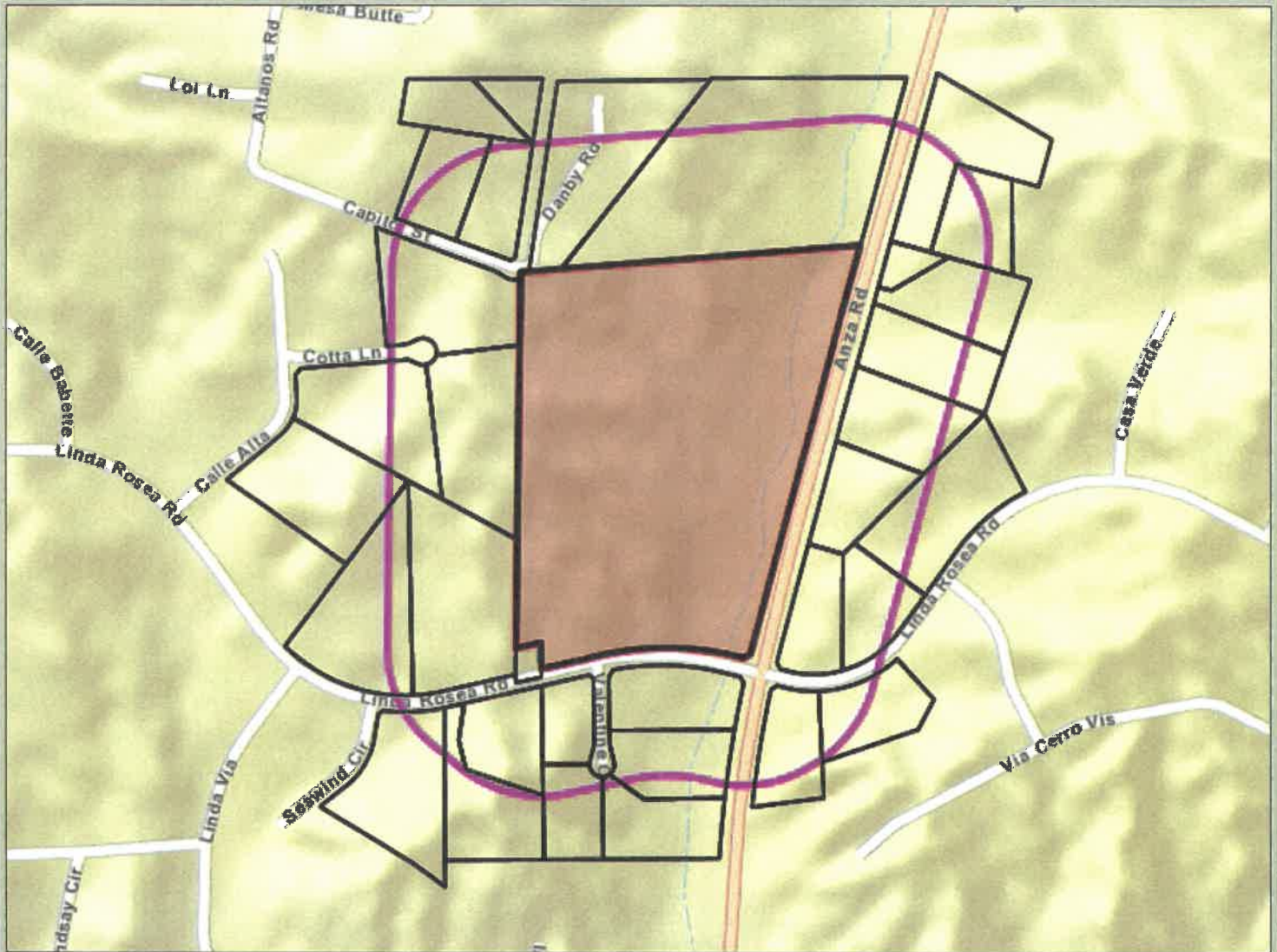
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TR33356M01 (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...8/7/2018 8:41:35 AM

© Riverside County RCIT

927410005
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

927390038
LOIS M GIBSON
312 WINDSOR CT
SPEARFISH SD 57783

927390042
DANIEL D GIBSON
CATHERINE F GIBSON
35230 LINDA ROSEA RD
TEMECULA CA. 92592

927120002
JOHN SHINGCHEN GUO
P O BOX 891711
TEMECULA CA 92289

927120001
ALEXANDRA DECARLO
THOMAS DECARLO
36130 MEADOW RIDGE RD
TEMECULA CA 92592

927410036
MOHAMMAD MOHSEN SAADAT
FERESHTEH SAADAT
81 ACACIA TREE LN
IRVINE CA 92612

927410042
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

927390037
JEANNE MARIE ROSATI
42310 ANZA RD
TEMECULA CA. 92592

927390036
ALAN J GOTTESMAN
LINDA L LEMANSKI
42280 ANZA RD
TEMECULA CA. 92592

951170020
CLARK R VANWICK
SALLY R VANWICK
P O BOX 13
TEMECULA CA 92593

951210008
RANCHO CALIF WATER DIST
C/O C/O GENERAL MANAGER
P O BOX 9017
TEMECULA CA 92589

951170021
ROBERT TUCKER
STEPHANIE TUCKER
34670 CAPITOL ST
TEMECULA CA. 92592

951230006
DONALD J CONDE
JULIE K CONDE
42950 VALENTINE CIR
TEMECULA CA. 92592

951210010
VAUGHN WILSON
CLARE WILSON
PO BOX 893159
TEMECULA CA 92589

951170029
KEVIN KLUZAK
LORI A KLUZAK
34611 MESA BUTTE
TEMECULA CA. 92592

951170038
STEVEN R MASON
SUSAN MASON
34609 MESA BUTTE RD
TEMECULA CA 92592

951170025
MICHAEL S FEINBERG
ELAINE A FEINBERG
42200 DANBY RD
TEMECULA CA. 92592

951230005
STEVE BARLOW
MARIE A BARLOW
34765 LINDA ROSEA RD
TEMECULA CA. 92592

951230002
JAMES J COCCA
CAROL B COCCA
34745 LINDA ROSEA RD
TEMECULA CA. 92592

951170026
BRANDON CLIFFORD ROTELLINI
B CLIFFORD ROTELLINI
MAGDA B DEROTELLINI

41605 ELM ST NO 200
MURRIETA CA 92562

951230003
GROVER ALLEN BURCHILL
OLGA CONNIE BURCHILL
42995 VALENTINE CIR
TEMECULA CA. 92592

951230007
KAREN L MOORE
42976 VALENTINE CIR
TEMECULA CA. 92592

951230014
RAYMOND W CRAIN
DEBRA S CRAIN
P O BOX 893324
TEMECULA CA 92589

951210012
FIKRAT EDWARD COTTA
NEJOOD COTTA
22832 MISTY SEA DR
LAGUNA NIGUEL CA 92677

951210005
LINDSEY L SANDS
MICHAEL W SANDS
42450 CALLE ALTA
TEMECULA CA. 92592

951210011
MICHAEL F RICHARDSON
RHONA RICHARDSON
34675 COTTA LN
TEMECULA CA. 92592

927390040
CHRISTOPHER EDWARD BEALL
35080 LINDA ROSEA RD
TEMECULA CA. 92592

951210013
SONYA J HOOKS BROYLES
34658 LINDA ROSEA RD
TEMECULA CA. 92592

927390039
RANDOLPH L JOHNSON
JACQUELINE P JOHNSON
42410 ANZA RD
TEMECULA CA. 92592

927390041
ROGER D NIXON
TERESA E NIXON
35160 LINDA ROSEA RD
TEMECULA CA. 92592

951210007
JEFFERSON HOOKS
GLORIA ANN HOOKS
34570 LINDA ROSEA
TEMECULA CA. 92592

951220002
SAND CREEK DEV
P O BOX 181
WINCHESTER CA 92596

951230016
STEVE QI
34625 LINDA ROSEA RD
TEMECULA CA. 92592

951240001
ROGER P G HARRIS
34545 LINDA ROSEA
TEMECULA CA 92592

Sand Creek Development
c/o Angela Little
P.O. Box 181
Winchester, CA 92596

Sand Creek Development
c/o Angela Little
P.O. Box 181
Winchester, CA 92596

ACS Consulting
c/o Frank Artiga
P.O. Box 2252
Temecula, CA 92593

ACS Consulting
c/o Frank Artiga
P.O. Box 2252
Temecula, CA 92593

RCHA
c/o Lorraine Harrington
P.O. Box 1622
Temecula, CA 92593

RCHA
c/o Lorraine Harrington
P.O. Box 1622
Temecula, CA 92593

Temecula Valley Unified School Dist.
Facilities Development:
c/o Janet Dixon
31350 Rancho Vista Road
Temecula, CA 92592

Temecula Valley Unified School Dist.
Facilities Development:
c/o Janet Dixon
31350 Rancho Vista Road
Temecula, CA 92592

Rancho Calif. Water District
Engineering Services
42135 Winchester Road
Temecula, CA 92590

Rancho Calif. Water District
Engineering Services
42135 Winchester Road
Temecula, CA 92590

Southern California Edison Company
P.O. Box 800
Rosemead, CA 91770

Southern California Edison Company
P.O. Box 800
Rosemead, CA 91770

Southern California Gas Company
4495 Howard Avenue
Riverside, CA 92507

Southern California Gas Company
4495 Howard Avenue
Riverside, CA 92507

Cultural Resources Committee
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

Cultural Resources Committee
Pechanga Band of Luiseno Indians
P.O. Box 2183
Temecula, CA 92593

South Coast AQMD
Attention: PRDAS
21865 Copley Dr.
Diamond Bar, CA 91765

South Coast AQMD
Attention: PRDAS
21865 Copley Dr.
Diamond Bar, CA 91765

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

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

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

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

TR33356M01/EA40032

Project Title/Case Numbers

Deborah Bradford
County Contact Person

(951) 955-6646
Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Sand Creek Development – Angela Little
Project Applicant

P.O. Box 181, Winchester, CA 92596
Address

The proposed project is located west of Anza Road, north of Linda Rosea Road, south of Pauba Road.
Project Location

The Minor Change proposes the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, to change the sewer to septic, and change the road designation for 'In Tract Roads' to Rural Road Standard No.138 and to shift the 14 foot trail to within the right of way along Anza Road. It has been determined that because all potentially significant effects on the environment have been adequately analyzed in the previously approved Mitigated Negative Declaration (EA40032), and an Addendum to EA40032 was prepared pursuant to applicable legal standards and none of the conditions described in CEQA Guidelines Section 15162 exist.

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 NOT have a significant effect on the environment.
2. An Addendum to EA 40032 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Section 15162.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

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

Signature

Deborah Bradford, Contract Planner
Title

Date

Date Received for Filing and Posting at OPR: _____



COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * T0501827

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: SAN CREEK DEVELOPMENT LP \$64.00
paid by: CK 1005
CFG FOR EA40032
paid towards: CFG03488 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 10, 2005 09:42
ALMILLER posting date Feb 10, 2005

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R0906524

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: SAN CREEK DEVELOPMENT LP \$1,993.00
paid by: CK 1067
CFG FOR EA40032
paid towards: CFG03488 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ May 12, 2009 08:42
SBROSTRO posting date May 12, 2009

Account Code	Description	Amount
6583531;20100208100	CF&G TRUST	\$1,993.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

A* REPRINTED * R1013909

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: SAN CREEK DEVELOPMENT LP \$51.00
paid by: CK 1079
CFG FOR EA40032
paid towards: CFG03488 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Dec 29, 2010 16:43
MGARDNER posting date Dec 29, 2010

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$51.00

Overpayments of less than \$5.00 will not be refunded!




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 4

Planning Commission Hearing: November 7, 2018

PROPOSED PROJECT

Case Number(s):	TR30322A01	Applicant(s):	Lansing Stone Star LLC
CEQA	Nothing Further Is Required		
Area Plan:	Harvest Valley/Winchester	Representative(s):	Trip Hord
Zoning Area/District:	Winchester Area		
Supervisory District:	Third District Third District		
Project Planner:	Russell Brady	 Juan C. Perez Assistant County Executive Officer/TLMA	
Project APN(s):	461-230-001, et. al.		

PROJECT DESCRIPTION AND LOCATION

Tract Map No. 30322 Amended Final Map No. 1 requests to modify the requirement for paving the secondary access for the project of Olive Avenue to Leon Road as provided in Conditions of Approval 50.TRANS.22 and 90.TRANS.01 ("project").

Tentative Tract Map No. 30322 was approved as a Schedule "A" subdivision of 64.82 gross acres into 272 single-family residential lots with a minimum lot size of 6,000 square feet.

The project site is located south of Olive Avenue, west of Rice Road, east of Leon Road, north of Domenigoni Road and bisected by Salt Creek.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

FIND that **NOTHING FURTHER IS REQUIRED UNDER CEQA** because all potentially significant effects on the environment have been adequately analyzed in an earlier certified Environmental Impact Report (EIR) and Addendum, and have been avoided or mitigated pursuant to that earlier certified EIR and Addendum; and

APPROVE TRACT MAP NO. 30322 AMENDED FINAL MAP NO. 1, 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:	Winchester Hills (SP 293)
Specific Plan Land Use:	Medium Density Residential (MDR)
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR) (2-5 DU/AC)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Mixed Use Area (MUA), Medium Density Residential (MDR)
East:	Medium Density Residential (MDR)
South:	Open Space: Recreation (OS:R)
West:	Open Space: Recreation (OS:R)
Existing Zoning Classification:	Specific Plan (SP No. 293, Planning Areas 29 and 34)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Mixed Use (MU), One-Family Dwellings (R-1)
East:	Specific Plan (SP No. 293, Planning Area 30)
South:	Rural Residential (R-R), Light Agriculture – ten acre minimum (A-1-10)
West:	Specific Plan (SP No. 293, Planning Area 28B)
Existing Use:	Vacant land, graded building pads
Surrounding Uses	
North:	Vacant land
South:	Vacant land, Salt Creek Channel
East:	Vacant land
West:	Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	64.82 gross	N/A
Proposed Minimum Lot Size:	6,000 sq. ft.	5,000 sq. ft. minimum

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Total Proposed Number of Lots:	272	272 maximum for Planning Areas 29 and 34 pursuant to Specific Plan No. 293
Map Schedule:	A	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA Nos. 146 and 84
Special Flood Hazard Zone:	Yes – FEMA Flood Zone A, partial
Agricultural Preserve:	No
Liquefaction Area:	Yes – Very High, High, Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March ARB, partial

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

Tentative Tract Map No. 30322 was originally approved in 2004. The subdivision has been recorded in two phases, 30322-1 and 30322. 30322-1 was recorded in 2006 and 30322 was recorded in 2009. The two phases of the subdivision are separately owned now.

Conditions of Approval No. 50.TRANS.22 and 90.TRANS.01 were included with the approval of the tentative map. This condition requires the project to pave the secondary access of the project, which is Olive Avenue, from the project frontage to Leon Road, which is approximately 5,200 feet. Since 30322-1 takes its access from Olive Avenue, this condition is related to this phase of the subdivision.

Olive Avenue's grade currently sits below its ultimate planned grade level. The ultimate planned grade level accommodates for planned flood control improvements that cross under Olive Avenue. There is a difference of between two to four feet in elevation from existing to ultimate based on the Street Improvement Plans for Olive Avenue, which are attached to this staff report for greater detail. Any paving of Olive Avenue from the project site to Leon Road based on the current grade would be interim and would be replaced with the ultimate improvements that approved subdivisions along this frontage would complete pursuant to their conditions of approval.

Although Leon Road is unpaved, it is a County maintained dirt road that provides access to Leon Road. Additionally, access to the nearest fire station, located approximately 4,000 feet to the east of the site would be accessible via a paved Olive Avenue that the project is also required to construct to Rice Road. Due to these circumstances, the applicant originally requested special consideration to not pave the secondary access that is typically required for subdivisions. Staff has considered this request and is proposing a revised improvement that requires Olive Avenue to be improved with double chip seal between the project site to Leon Road rather than full paving improvements. This is a less costly option that is appropriate due to the interim nature of the improvement while still providing for an improved surface for vehicles to drive on heading west. This revised improvement is reflected in the conditions of approval for this subdivision to modify the required improvement for Olive Avenue from the project frontage west to Leon Road as shown below in ~~strikeout~~ for the 50-series (Prior to Map Recordation) as well as two new conditions in the 15-series (Advisory Notification) and 90-series (Prior to Occupancy) to clarify on when the improvements for Olive Avenue to Leon Road should be installed:

50.Transportation.11 (previously 50.TRANS.22) OFF-SITE ACCESS 1

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for three paved access roads to a paved and maintained road. Said access roads shall be constructed in accordance with County Standard No. 106, Section B (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly ~~extension~~extension of ~~Newport Road~~Domenigoni Parkway to Winchester Road and the westerly extension of ~~Newport Road~~Domenigoni Parkway to Menifee Road.

Said off-site access road shall be the easterly ~~extension~~extension of Olive Avenue to Rice Road and ~~the westerly extension of Olive Avenue to Leon Road.~~

Said off-site access road shall be the westerly extension of Western Hills Drive to Frontier Loop (East) and Frontier Loop (East) to Domenigoni Parkway. ~~Said off-site access road shall be the westerly extension of 'A' Street to Loop Road (East) and Loop Road (East) to Newport Road.~~

90.Transportation.01 (previously 90.TRANS.01) 80% COMPLETION

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~~routes shall be completed and ~~paved to finish grade according to the limits indicated in~~ in accordance with the improvement plans and as noted elsewhere in these conditions. 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. 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.

15. Transportation.07 (new) Prior to Issuance of 71st Occupancy Permit

Prior to issuance of the 71st occupancy permit, the westerly extension (off-site) of Olive Avenue to County maintained Leon Road shall be improved with double chip seal. Said road shall be improved with a 32-foot section within 60' road right-of-way. The section shall provide sufficient load bearing capacity to support fire apparatus and emergency response vehicles.

Or as approved by the Director of Transportation.

90. Transportation.10 (new) Prior to Issuance of 71st Occupancy Permit

Prior to issuance of the 71st occupancy permit, the westerly extension (off-site) of Olive Avenue to County maintained Leon Road shall be improved with double chip seal. Said road shall be improved with a 32-foot section within 60' road right-of-way. The section shall provide sufficient load bearing capacity to support fire apparatus and emergency response vehicles.

Or as approved by the Director of Transportation.

Tentative Tract Map No. 30322 Amended Final Map No. 1 was submitted to the County of Riverside on June 5, 2018.

Winchester-Homeland MAC

The applicant's initial proposal to amend the conditions of the Tract Map to have no additional improvements to Olive Avenue between the project site and Leon Road was presented to the Winchester-Homeland Land Use Committee on August 30, 2018 and the Winchester-Homeland Municipal Advisory Committee (MAC) on September 13, 2018. The Land Use Committee and MAC expressed concerns that the conditions should remain as approved to require the paving of Olive Avenue for the secondary access to Leon Road, including the ultimate improvements to raise the level of the road to limit flooding impacts from the north of the site onto Olive Avenue. These comments are included in a letter from the MAC dated September 9, 2018 attached to this staff report.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and an Addendum to Environmental Impact Report No. 380 were prepared for the original approval of the Tentative Tract Map. The project requests the modification of a condition which would limit the extent of impacts the project may have by removing the requirement to pave a secondary access road. The following findings are made pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines.

1. The proposed project does not propose substantial changes in the project which will require

major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The proposed change to modify the type of improvements for a secondary access road would minimize the impacts from construction of the project by limiting the scope of construction. Although the modification to improve the secondary access on this project may result in the potential for additional traffic to utilize the primary access, this amount of traffic from this individual implementing project of the Specific Plan which the Environmental Impact Report was prepared for would still fall within the scope of impacts of the overall Environmental Impact Report. Ultimately through buildout of the Specific Plan, in particular other subdivisions on Olive Avenue, the improvements for Olive Avenue to provide a fully improved secondary access to this individual implementing project would still be accomplished.

2. No known substantial changes have occurred with respect to the circumstances under which the project was undertaken which would require major revisions of the previous Environmental Impact Report due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. As noted previously, although this individual implementing project of the Specific Plan may result in additional traffic to utilize the primary access, this amount of traffic would still be within the scope of impacts of the overall Environmental Impact Report.
3. No known 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, exists that shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or negative declaration. As noted previously, although this individual implementing project of the Specific Plan may result in additional traffic to utilize the primary access, this amount of traffic would still be within the scope of impacts of the overall Environmental Impact Report.
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR. As noted previously, although this individual implementing project of the Specific Plan may result in additional traffic to utilize the primary access, this amount of traffic would still be within the scope of impacts of the overall Environmental Impact Report.
 - 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 measure or alternative. No mitigation measures or alternatives have been identified that could now be implemented that would substantially reduce the significant impacts noted in the Specific Plan Environmental Impact 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: Medium Density Residential (CD:MDR) (2-5 DU/AC).

2. The project site has a Zoning Classification of Specific Plan (Specific Plan No. 293, Planning Area Nos. 29 and 34), which is consistent with the Riverside County General Plan.
3. The project site is located within the Highway 79 Policy Area.

Entitlement Findings:

1. 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. The proposed tentative tract map provides for a variety of housing type in single-family residential community with a variety of lot sizes and with nearby recreational amenities and complies with the density limits of the specific land use designations. The project site has a General Plan Land Use Designation of Community Development: Medium Density Residential (CD:MDR). This land use designation allows for residential uses at densities between 2 and 5 dwelling units per acre and the Tentative Tract Map proposes 4.19 dwelling units per acre. Additionally, the project implements Specific Plan No. 293 which designates the site for Medium Density Residential and for the number of units proposed by the subdivision.
2. The site of the proposed land division is physically suitable for the type of development and density because the site is relatively flat with minimal grading necessary to develop. The overall density and lot sizes proposed are compatible with the existing and planned surrounding land uses, which generally consist of Medium Density Residential to the east, west, and north as well as Mixed Use Area to the north, with Open Space: Recreation to the south and west reflecting the presence of the Salt Creek Channel to the south and a Specific Plan park to the west. While the densities vary surrounding the site, they are generally compatible as residential uses at intermediate densities.
3. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because, as detailed in the original initial study and Addendum for the project and Specific Plan EIR, impacts to the environment overall or to fish or wildlife or their habitat would be less than significant.
4. The design of the proposed land division or the type of improvements are not likely to cause serious public health problems, since as detailed in the original Initial Study and Addendum, the project would not have a significant impact on the environment any more than what was analyzed in the Specific Plan EIR. In particular, impacts regarding health and safety factors, such as Air Quality, Hazards, and Noise were considered in the Initial Study and Addendum.
5. Olive Avenue from the project site to Leon Road is currently a County maintained dirt road that would still provide secondary access. Secondary access improvements by the project at this time based on existing grade of the road would be an interim improvement that would be removed upon completion of ultimate improvements to Olive Avenue, which require that the road grade be raised to address current flooding that occurs on the road. These ultimate improvements to Olive Avenue west of the project site to Leon Road would be the responsibility of approved subdivisions along the frontage of Olive Avenue between the project site to Leon Road. Primary access to Winchester Road would be

paved at a minimum width of 32 feet from the project to Winchester Road and secondary access to Leon Road via Olive Avenue would be improved with double chip seal.

6. The proposed project consists of a schedule 'A' subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule 'A' improvement requirements of Ordinance No. 460 Section 10.5 as listed below.
 - a. **Streets.** Streets are proposed as shown on the Tentative Map, which include frontage improvements to Olive Avenue consistent with the required improvements pursuant to the General Plan and Ordinance No. 461. Primary access will be provided via paving extension of Olive Avenue to Rice Road and secondary access would be provided with the modified improvements with a double chip seal of Olive Avenue to Leon Road. Internal streets will be public and are designed as local streets.
 - b. **Domestic Water.** Domestic water service will be supplied by the Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - c. **Fire Protection.** The project will provide for fire hydrants with adequate spacing at 330 feet and pressure at 1,000 gallons per minute at 20 pounds per square inch and the required water system will be installed prior to any combustible building material being placed on the site.
 - d. **Sewage Disposal.** Sewer service will be supplied by the Eastern Municipal Water District.
 - e. **Fences/Walls.** The project will install a minimum 6 foot high block wall along the majority of the project perimeter with higher walls required in certain locations to attenuate noise and view fences where residential lots are adjacent to open space areas as shown in the Conceptual Landscape Plan.
 - f. **Electrical and Communication Facilities.** The project will be provided electrical, telephone, street lighting, cable television service with lines placed underground
7. 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. No easements or dedications exist on the site for the public.
8. The lots or parcels as shown on the Tentative Map are consistent with the minimum sizes allowed by the project site's Specific Plan (SP No. 293, Planning Areas 29 and 34) set forth in Ordinance No. 348 because the minimum lot size allowed by the zone is 5,000 square feet and the proposed minimum lot size of the Tentative Map is 6,000 square feet.
9. The Amended Final Map is a modification of the recorded final map wherein the modification of a condition of approval is requested, but there is no substantial change in concept from the original approved map.
10. Pursuant to Section 9.15 of Ordinance No. 460, the proposed Amended Final Map is consistent with the following standards:
 - a. There are changes in circumstances which make any or all of the conditions of such a map no longer appropriate or necessary. The grading required to complete the ultimate improvements for Olive Avenue are not feasible and any interim improvements would be replaced once ultimate improvements at an elevated grade are completed. The secondary access, although not paved currently, is a county maintained dirt road. The modified

conditions would require the project to improve Olive Avenue to Leon Road with a double chip seal to provide for improved access compared to current road conditions.

- b. The modifications do not impose any additional burden on the present fee owner of the property. The modification of the road improvements would not create any burden on the present owner of the lots recorded by the subdivision.
- c. The modifications do not alter any right, title, or interest in the real property reflected on the recorded map.
- d. The County Surveyor finds that the map as modified conforms to the provision of Section 7.1 of Ordinance No. 460, which is detailed above through findings 1 through 8.

Other Findings:

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements
2. The project site is partially located within the March Air Reserve Base Airport Influence Area ("AIA"), in particular Zone E of the implementing Airport Land Use Compatibility Plan. The project does not include a Change of Zone or General Plan Amendment that would require the Airport Land Use Commission's review pursuant to Public Utility Code requirements. Additionally, Zone E does not have any density standards that would be applicable for the project to be required to comply with.
3. The project site is located within Zone B of 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.
4. 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.

Fire Findings:

1. This land division is located outside any area designated with fire hazard severity and not located within either a State Responsibility Area or a Local Responsibility Area and is not subject to the requirements of Government Code section 66474.02.
2. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside

County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. 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 any individual or group who indicated support/opposition to the proposed project.

This project was presented before the Winchester-Homeland Land Use Committee on August 30, 2018 and the Winchester-Homeland Municipal Advisory Committee on September 13, 2018.

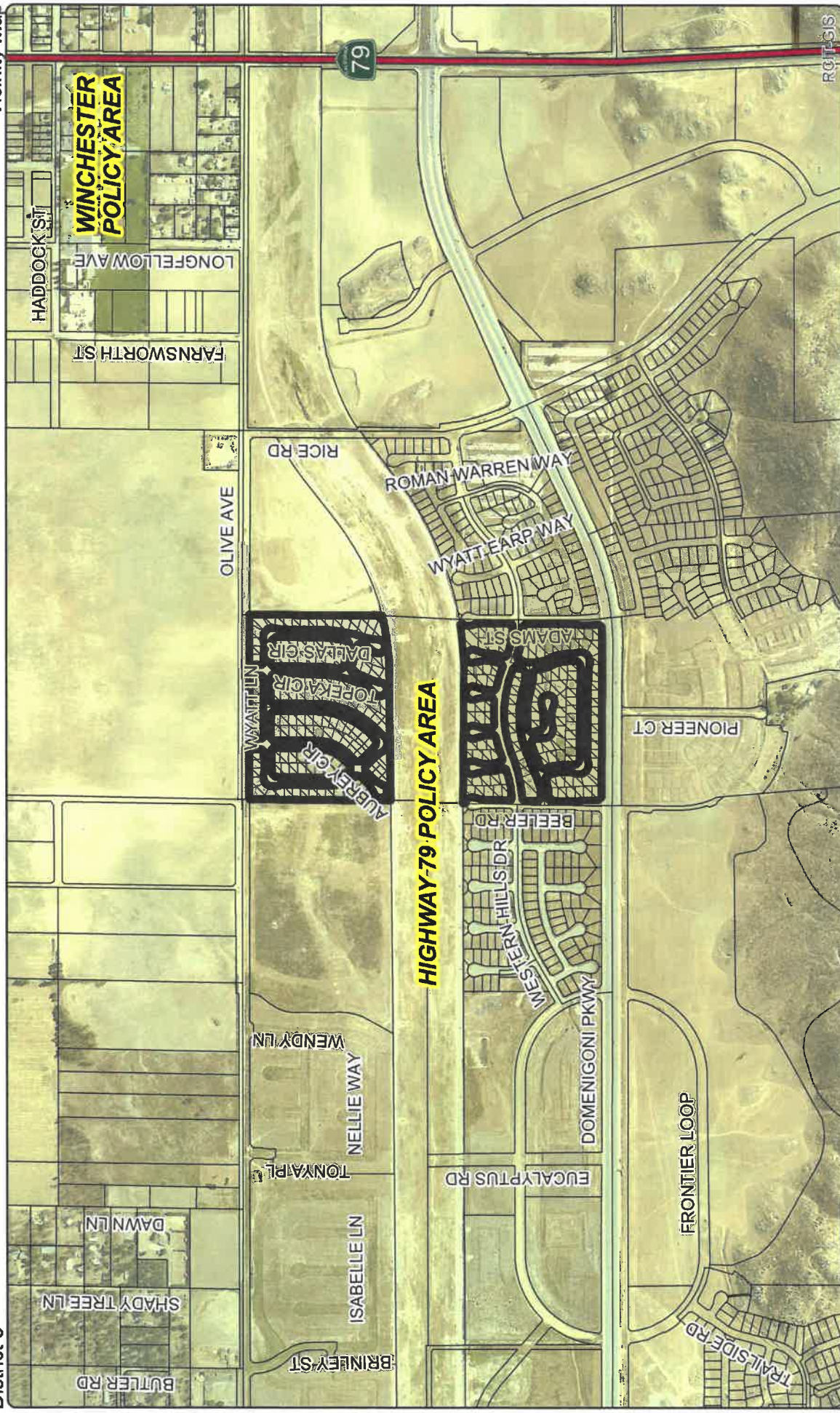
APPEAL INFORMATION

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 notice of decision of the Planning Commission appears on the Board's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT
TR30322A01
VICINITY/POLICY AREAS

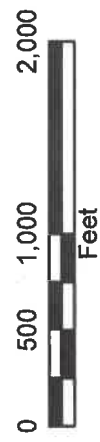
Supervisor: Washington
 District 3

Date Drawn: 09/19/2018
 Vicinity Map



Author: Vinnie Nguyen

Zoning Area: Winchester



DISCLAIMER: On October 7, 2005, the County of Riverside adopted a new General Plan. Providing new land use designations for unincorporated Riverside County. The new General Plan is available at <http://www.riverside.ca.gov/planning>. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)255-3200 (Western County) or in Palm Desert at (760)965-8277 (Eastern County) or Website: <http://planning.riverside.ca.gov>

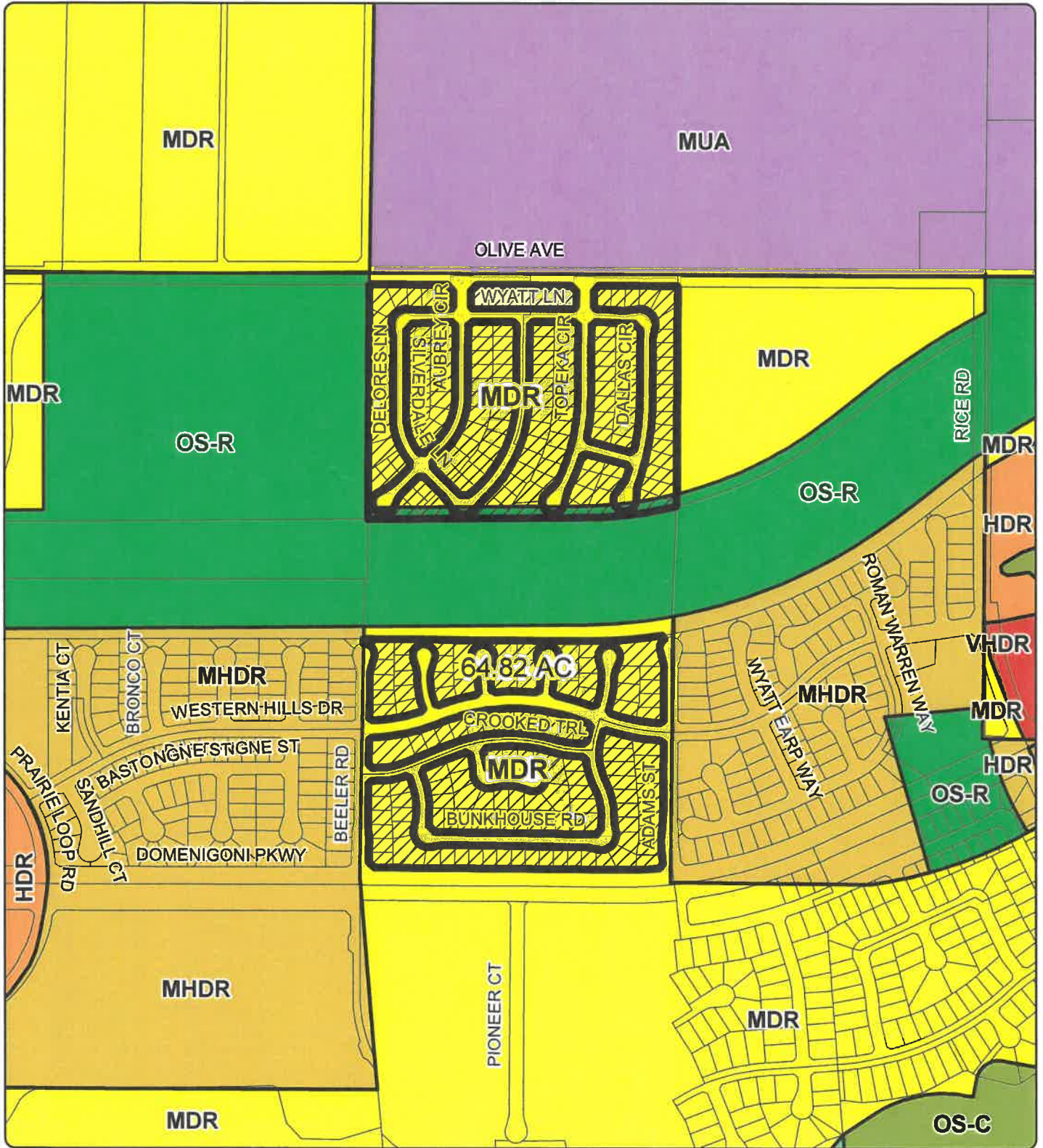
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30322A01

EXISTING GENERAL PLAN

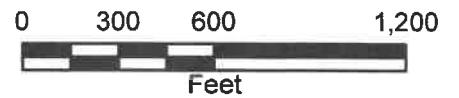
Supervisor: Washington
District 3

Date Drawn: 09/19/2018
Exhibit 5



Zoning Area: Winchester

Author: Vinnie Nguyen



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

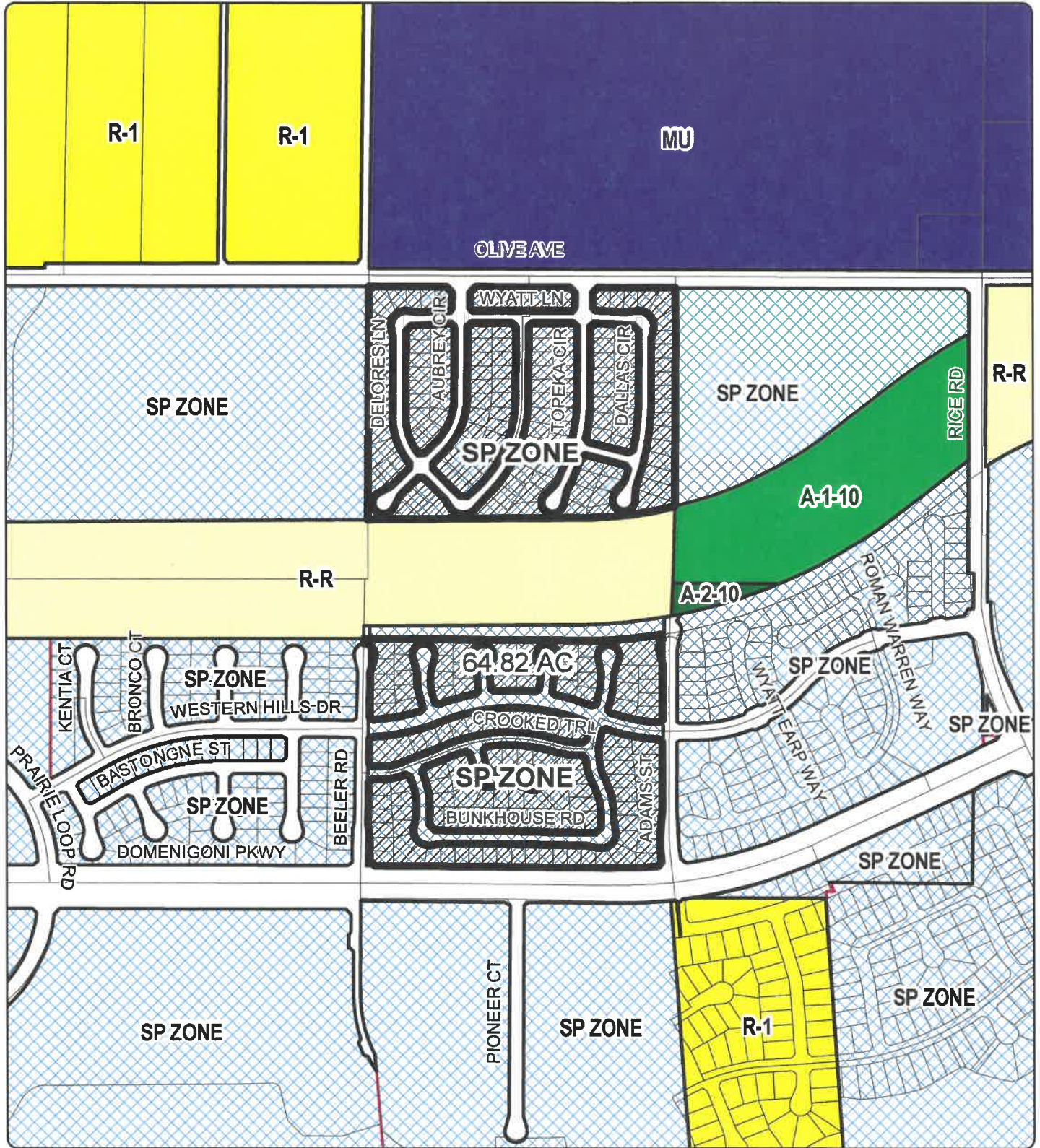
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR30322A01

EXISTING ZONING

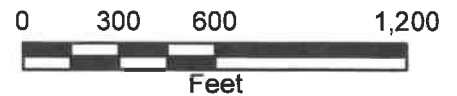
Supervisor: Washington
District 3

Date Drawn: 09/19/2018
Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

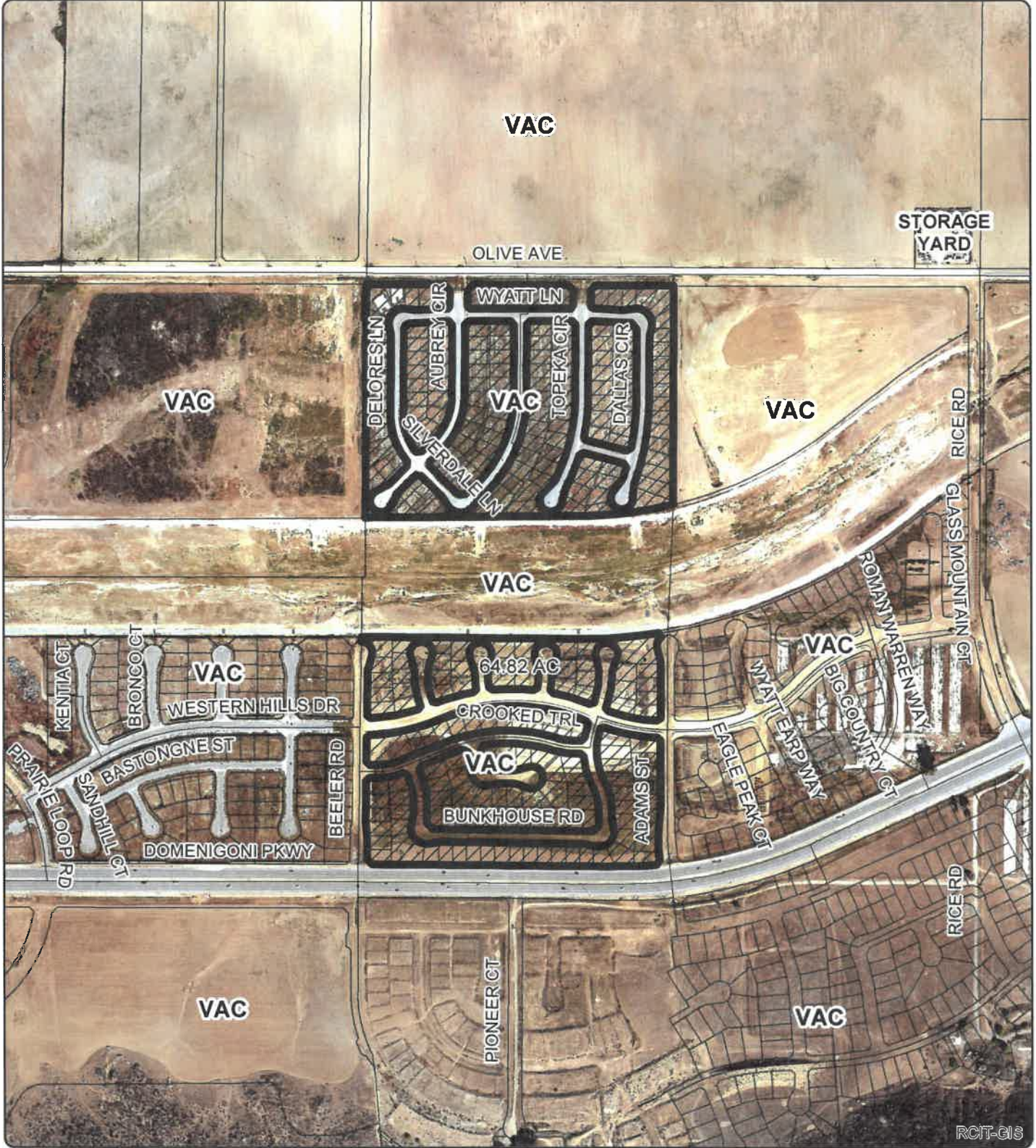
TR30322A01

LAND USE

Supervisor: Washington
District 3

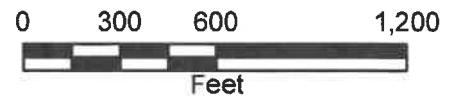
Date Drawn: 09/19/2018

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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OWNER/APPLICANT
ENGINEER
 SHERIDAN ENGINEERING & ARCHITECTURE
 1000 S. 10TH AVENUE, SUITE 100
 DENVER, CO 80202

ASSESSOR'S PARCEL NO.'S
 0100-010-0000 TO 0100-010-0100
 0100-010-0200 TO 0100-010-0300
 0100-010-0400 TO 0100-010-0500

ACREAGE
 1.61 ACRES
 1.61 ACRES

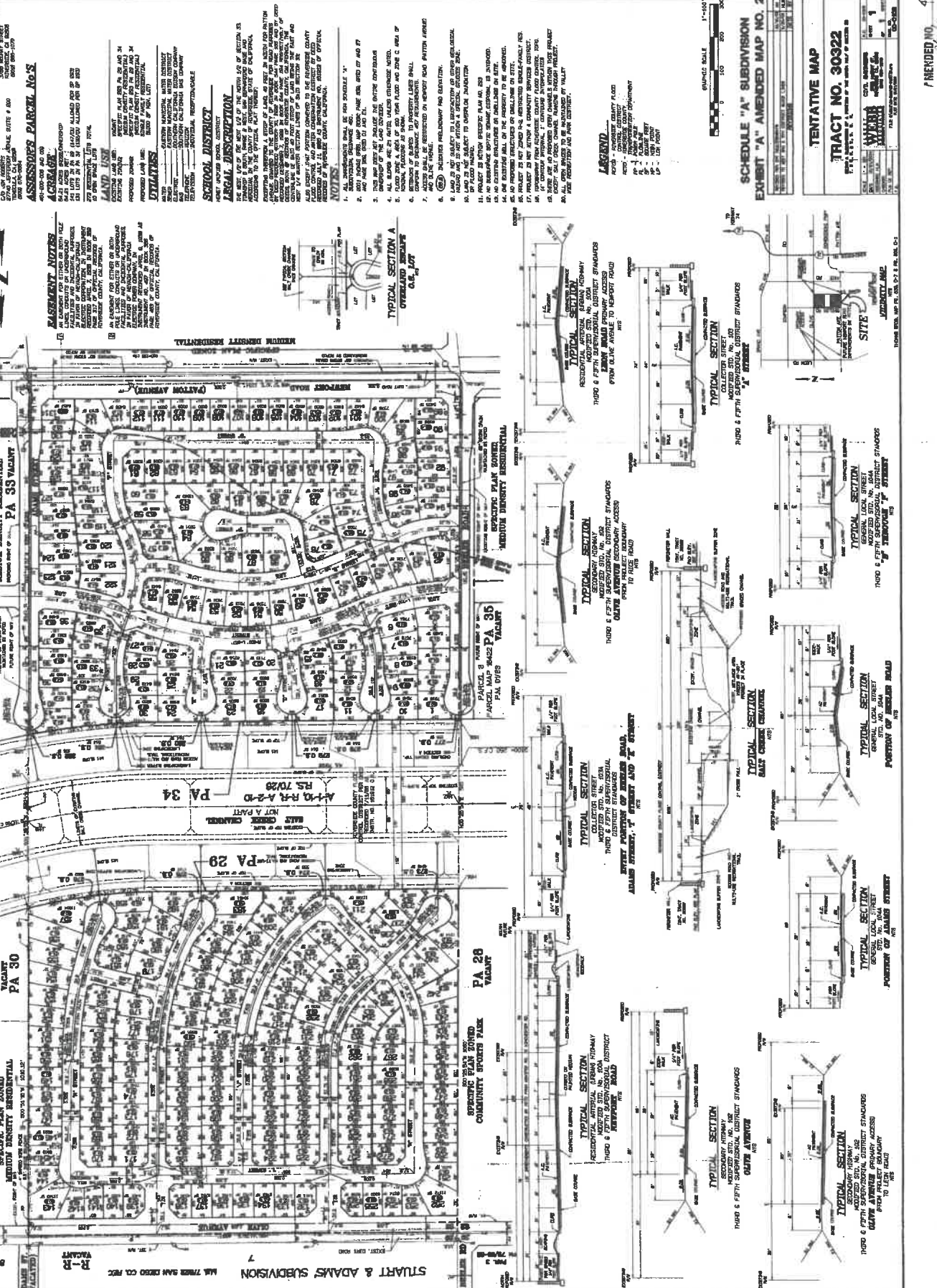
LAND USE
 RESIDENTIAL SINGLE-FAMILY
 RESIDENTIAL SINGLE-FAMILY

UTILITIES
 WATER, SEWER, GAS, ELECTRIC, TELEPHONE
 CABLE TELEVISION

SCHOOL DISTRICT
 DISTRICT 5

LEGAL DESCRIPTION
 TRACT NO. 30322
 SCHEDULE "A" SUBDIVISION
 EXHIBIT "A" AMENDED MAP NO. 2

NOTES
 1. ALL DISTRICTS SHALL BE CONSIDERED "V".
 2. ALL DISTRICTS SHALL BE CONSIDERED "V".
 3. THIS MAP IS NOT TO BE USED FOR THE PURPOSES OF THE LAND SUBDIVISION ACT.
 4. THIS MAP IS NOT TO BE USED FOR THE PURPOSES OF THE LAND SUBDIVISION ACT.
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 10. THIS MAP IS NOT TO BE USED FOR THE PURPOSES OF THE LAND SUBDIVISION ACT.



BASEMENT NOTES
 ALL BASEMENT WALLS SHALL BE CONCRETE WITH EXTERIOR FINISH. ALL BASEMENT FLOORS SHALL BE CONCRETE WITH EXTERIOR FINISH. ALL BASEMENT WALLS SHALL BE CONCRETE WITH EXTERIOR FINISH. ALL BASEMENT FLOORS SHALL BE CONCRETE WITH EXTERIOR FINISH.

TYPICAL SECTION A
 OVERLAND DRIVE
 6' SIDEWALK

TYPICAL SECTION B
 COLLECTOR STREET
 6' SIDEWALK

TYPICAL SECTION C
 BALD CREEK CHANNEL
 6' SIDEWALK

TYPICAL SECTION D
 GENERAL LOCAL STREET
 6' SIDEWALK

TYPICAL SECTION E
 PORTION OF ADAMS STREET
 6' SIDEWALK

TYPICAL SECTION F
 PORTION OF ADAMS STREET
 6' SIDEWALK

TYPICAL SECTION G
 PORTION OF ADAMS STREET
 6' SIDEWALK

LEGEND
 A - ADAMS STREET
 B - BALD CREEK CHANNEL
 C - COLLECTOR STREET
 D - GENERAL LOCAL STREET
 E - PORTION OF ADAMS STREET
 F - PORTION OF ADAMS STREET
 G - PORTION OF ADAMS STREET

SCALE
 1" = 400'

TENTATIVE MAP
 TRACT NO. 30322

FILED
 DENVER, CO
 OCT 13 2000

PLANNED NO. 4
 10/13/00



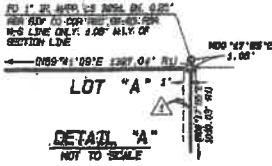
IN THE UNINCORPORATED TERRITORY OF RIVERSIDE COUNTY,
STATE OF CALIFORNIA

SHEET 2 OF 6 SHEETS

TRACT NO. 30322-1

BEING A SUBDIVISION OF PARCEL 1 OF PARCEL MAP NO. 34894
PARCEL MAP BOOK 250 PAGES 84 AND 85 LOCATED IN
SECTION 32, TOWNSHIP 6 SOUTH RANGE 2 WEST, S.B.M.
IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

ALBERT A. WEBB ASSOCIATES - CIVIL ENGINEERS
APRIL, 2004

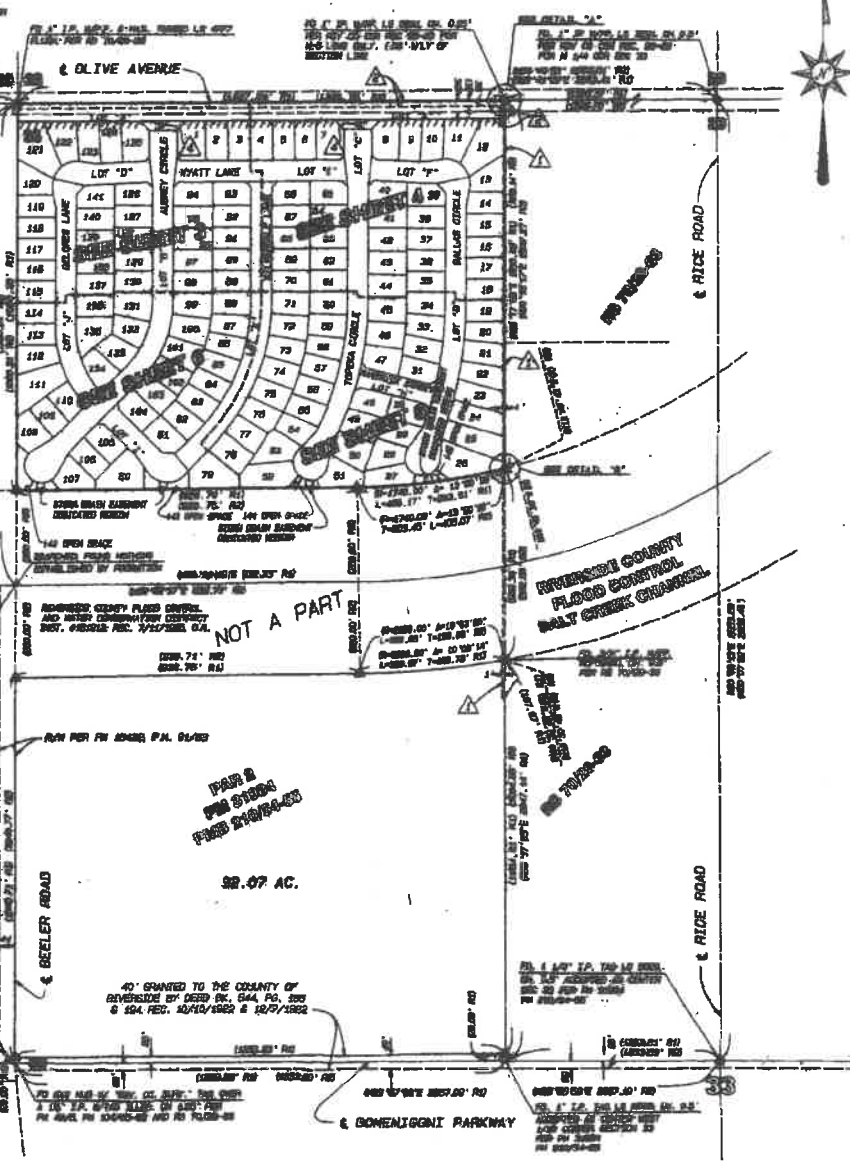


SURVEYOR'S NOTES

1. BOUNDARY BEARINGS ON THE BOUNDARIES OF OLIVE AVENUE SHOWN ON THE SURVEYOR'S MAP, AS RECORDED IN 7429-02.
2. INDICATES FOUND 1" I.P. MARKS.
3. INDICATES FOUND 1/4" I.P. MARKS.
4. INDICATES FOUND 1/4" I.P. MARKS.
5. INDICATES FOUND 1/4" I.P. MARKS.
6. INDICATES FOUND 1/4" I.P. MARKS.
7. INDICATES FOUND 1/4" I.P. MARKS.
8. ALL SETBACKS SHALL BE PER RIVERSIDE COUNTY ORDINANCE 405.8.
9. U.C. 815.5 REQUIRES AS INDICATED IN 7429-02.
10. TRACT CONTAINS 32.54 ACRES.
11. SET 1" I.P. MARKS IN CORNERS, PLUMB, AT ALL NEAR LOT CORNERS, CORNERS, OUTCROPPES AND ANGLE POINTS. MARKS NEAR CONCRETE BLOCK WALLS SHALL BE 1/4" I.P. AND 1/4" I.P. MARKS ON TOP OF CONCRETE WALLS IN LINE OF 1" I.P. AT NEAR LOT CORNERS.
12. SET STEEL PIN AND TAG IN CORNER ON TOP OF CURB AS ALL SIDE LOT LINES INDICATED PER ETO. "B".
13. CORNER MARKERS SHALL BE NEAR FACE OF BUILDINGS AND CONNECTIONS.

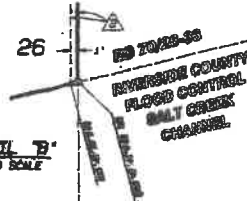
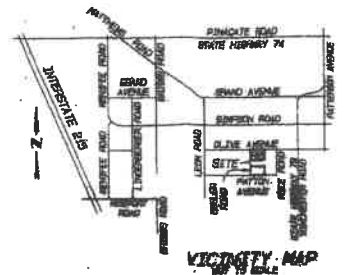
EASEMENT NOTES

1. AN EASEMENT FOR EITHER OR BOTH PIPE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF RIVERSIDE COUNTY ELECTRIC POWER COMPANY, RECORDED 04/08/2004 AS INSTRUMENT NO. 487 IN BOOK 363 PAGE 483 & 8.
2. AN EASEMENT FOR POWER AND TELEPHONE CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF RIVERSIDE COUNTY ELECTRIC POWER COMPANY, RECORDED 04/08/2004 AS INSTRUMENT NO. 487 IN BOOK 363 PAGE 483 & 8.
3. AN EASEMENT FOR WATER LINES, POWER, PIPE LINES, CONDUITS AND INCIDENTAL PURPOSES IN FAVOR OF SAN ANTONIO AND ALBUQUERQUE VALLEY WASTEWATER TREATMENT PLANT, RECORDED 04/08/2004 AS INSTRUMENT NO. 487 IN BOOK 363 PAGE 483 & 8.
4. AN EASEMENT FOR PUBLIC ROAD AND EGRESS PURPOSES IN FAVOR OF THE COUNTY OF RIVERSIDE RECORDED 12/24/2004 AS INSTRUMENT NO. 2800-000004.



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 335, PAGE 161. THIS AFFECTS ALL LOTS.



404
162
COPY



**OLIVE ROAD
PRIMARY AND
SECONDARY ACCESS
EXHIBIT**





RIVERSIDE COUNTY TRANSPORTATION DEPARTMENT

MAP OF
RIVERSIDE COUNTY, CALIFORNIA
SHOWING THE

COUNTY MAINTAINED AND PUBLIC ROAD SYSTEM

OCTOBER 1, 2016

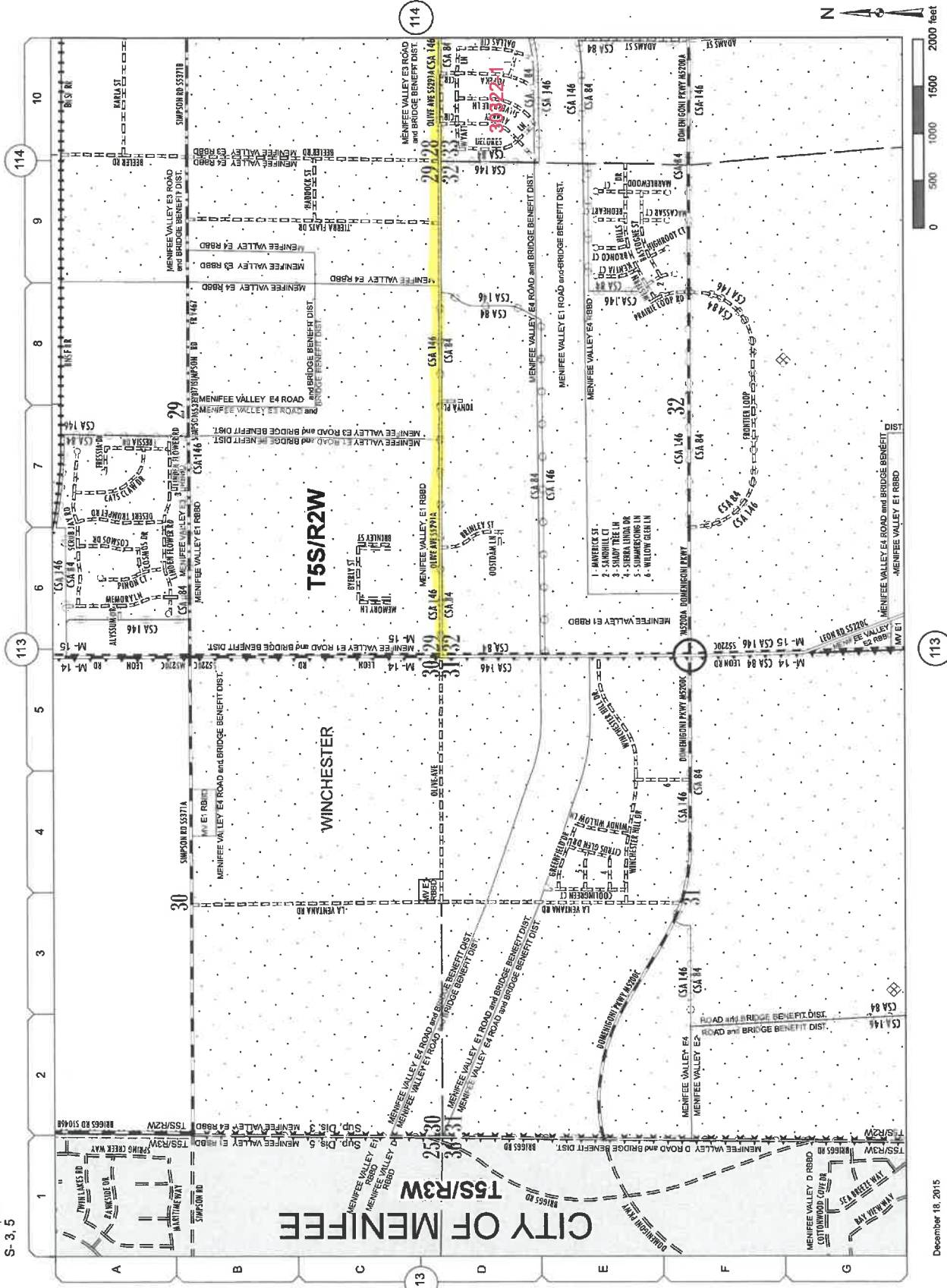
LEGEND

	INTERSTATE		SUPERVISORIAL DISTRICT BOUNDARY		BRIDGE-COUNTY MAINTAINED
	STATE HIGHWAY		MAINTENANCE DISTRICT BOUNDARY		DRAINAGE EASEMENT-COUNTY MAINTAINED
	FEDERAL ROUTE-COUNTY MAINTAINED		INDIAN RESERVATION BOUNDARY		TRAFFIC SIGNAL-COUNTY MAINTAINED
	PAVED SURFACE-COUNTY MAINTAINED		COUNTY SERVICE AREA BOUNDARY		TRAFFIC SIGNAL-COST SHARED
	GRAVELED SURFACE-COUNTY MAINTAINED		ROAD & BRIDGE BENEFIT DISTRICT		FLASHER-COUNTY MAINTAINED
	DIRT SURFACE-COUNTY MAINTAINED		INCORPORATED CITIES		RADAR FLASHER-COUNTY MAINTAINED
	DEDICATED & ACCEPTED PUBLIC ROAD		AIRPORT		
	CITY ROAD		MOUNTAIN RANGE		
	MAINTAINED CITY ROAD		NATIONAL PARK/MONUMENT		
	DEDICATED & ACCEPTED PUBLIC ROAD		NATIONAL FOREST		
	COMMUNITY SERVICE DISTRICT MAINTAINED				
	RAILROAD				



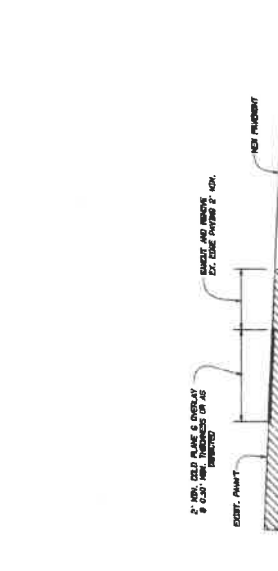
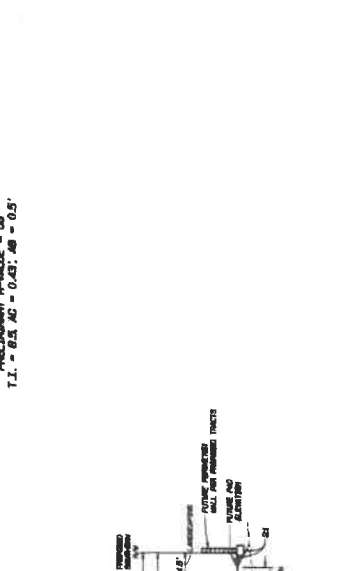
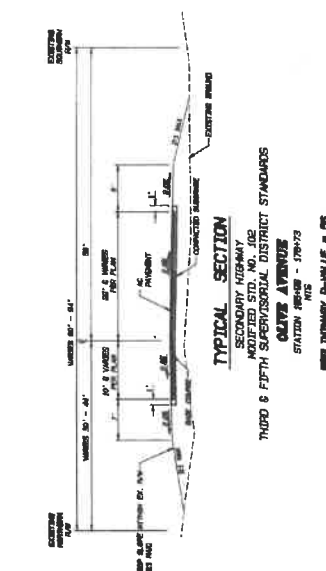
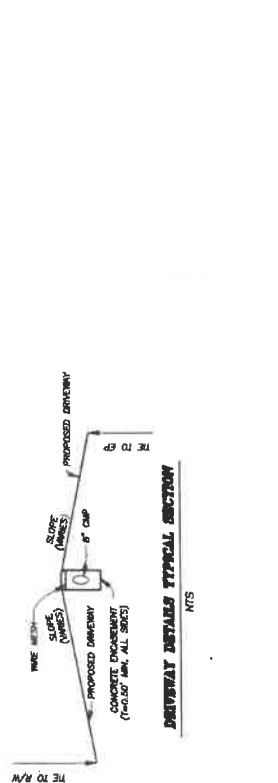
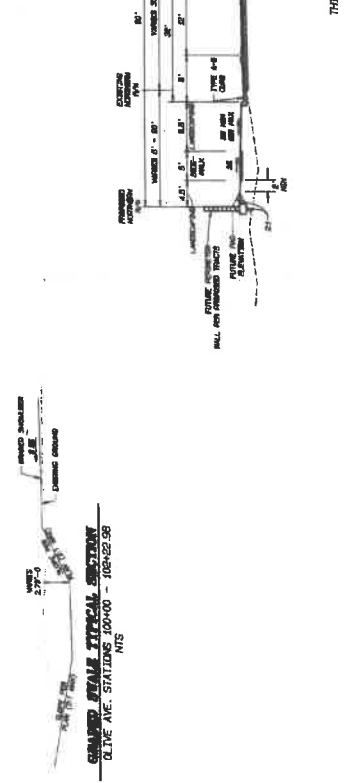
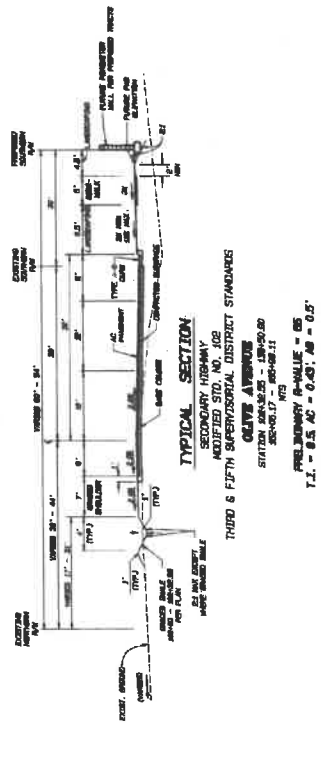
This map was made by the Riverside County Geographic Information System. The map elements were produced by the Assessor and the Transportation and Land Management Agency which is comprised of the Planning and Information Resources Department, the County Building & Safety, Planning and Information Resources Department, the County of Riverside, and we warrant no legal responsibility for the information contained on this map. Data and information represented on this map is subject to update and modification. The Geographic Information System and other sources should be queried for the most current information.

M-14, 15
S-3, 5



December 18, 2015

113-A



NOTE:
 SOILS P-VALUE PER ENGR. CORP.
 PRELIMINARY SECTION INVESTIGATION
 DATED MARCH 28, 2004 AND REVISIONS
 DATED JULY 20, 2004

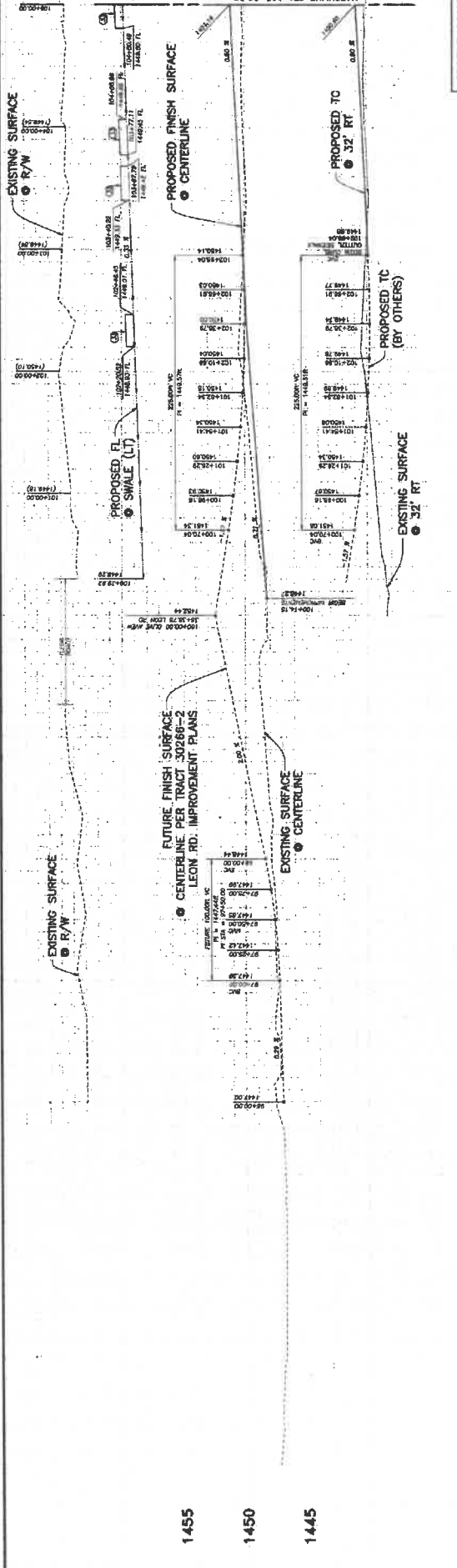
CONCRETE RETAINMENT DETAIL
 SCALE: H=1'-6", V=2'-5"
 CONSTRUCTION NOTE # 7

DIG ALERT

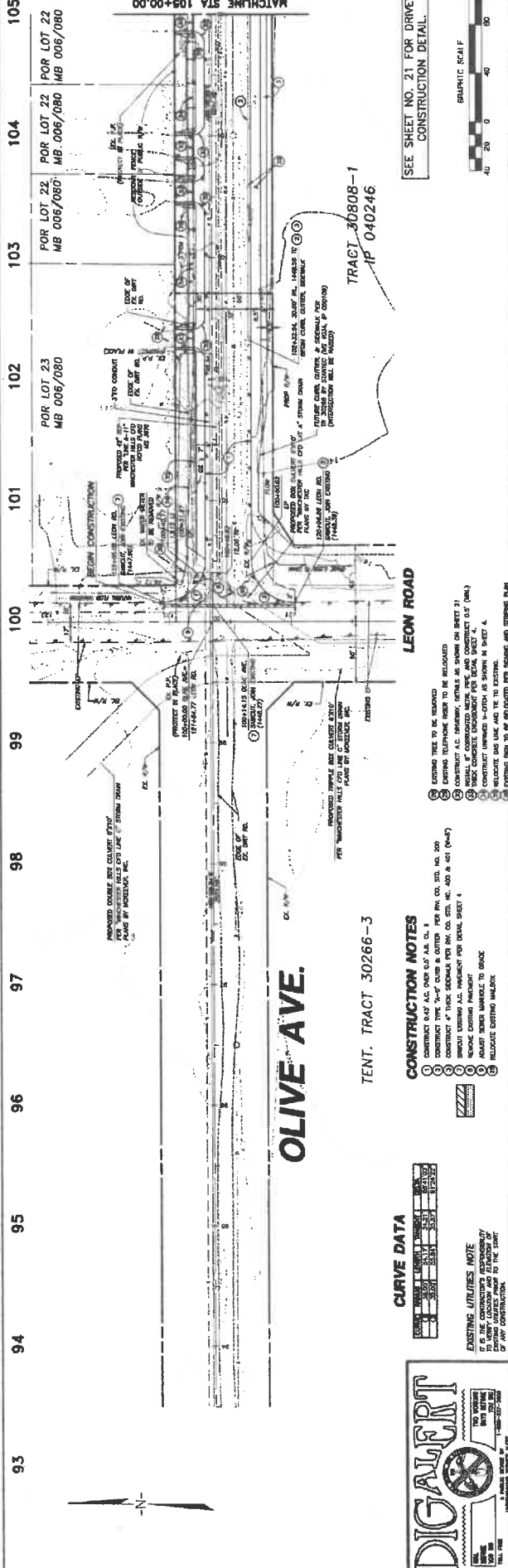
NOTICE:
 UNPAID WORKING MEN THESE PLANS
 WORK SHALL BE PROHIBITED UNTIL AN
 ENCROACHMENT PERMIT AND/OR A
 GRADING PERMIT HAS BEEN ISSUED.
 THE PENALTY FOR VIOLATION OF THESE
 REGULATIONS IS \$100 PER DAY PER
 FOOT OF VIOLATION. THESE PLANS ARE THE PROPERTY
 OF THE COUNTY ENGINEER AND SHALL BE RETURNED
 TO THE COUNTY ENGINEER UPON COMPLETION OF THE WORK
 FOR APPROVAL BY THE COUNTY ENGINEER.

COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT APPROVED BY: KHALED A. OTTAWAN, P.E. DATE: 6-30-09 R.C.E. 33950 EXP. 6-30-09 RECOMMENDED: WILLIAM DATE:	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT APPROVED BY: KHALED A. OTTAWAN, P.E. DATE: 6-30-09 R.C.E. 33950 EXP. 6-30-09 RECOMMENDED: WILLIAM DATE:	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT APPROVED BY: KHALED A. OTTAWAN, P.E. DATE: 6-30-09 R.C.E. 33950 EXP. 6-30-09 RECOMMENDED: WILLIAM DATE:	COUNTY OF RIVERSIDE TRANSPORTATION DEPARTMENT APPROVED BY: KHALED A. OTTAWAN, P.E. DATE: 6-30-09 R.C.E. 33950 EXP. 6-30-09 RECOMMENDED: WILLIAM DATE:

1450 LT
1450 LT
1455 CL
1450 CL
1450 RT
1445 RT



PROFILE SCALES
VERT. 1" = 4'



FOR LOT 22
MB 006/080
FOR LOT 23
MB 006/080
FOR LOT 22
FOR LOT 22
FOR LOT 22
FOR LOT 22
FOR LOT 22

SEE SHEET 6
MATCHLINE STA 109+00.00

OLIVE AVE.

TENT. TRACT 30266-3

CURVE DATA

STATION	PC	PVI	PT	TA	LC	EA	EB
93+00.00	93+00.00	93+00.00	93+00.00	93+00.00	93+00.00	93+00.00	93+00.00

EXISTING UTILITIES NOTE
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

- CONSTRUCTION NOTES**
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY OF RIVERSIDE.
 - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY OF RIVERSIDE.
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 - CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY OF RIVERSIDE.

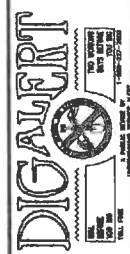
LEON ROAD

TENT. TRACT 30808-1
IP 040246

SEE SHEET NO. 21 FOR DRIVEWAY CONSTRUCTION DETAIL.

GRAVITY SLOPE
1" = 40'

NOTE
WORK CONTAINED WITHIN THESE PLANS SHALL NOT BE CONSIDERED VALID UNLESS A GRADING PERMIT HAS BEEN ISSUED. THE FILING ENGINEER'S NAME, ADDRESS, PHONE NUMBER, AND DATE OF EXPIRATION OF HIS LICENSE SHALL BE PRINTED ON THE PLANS.



SEAL-COUNTY
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:
KRAIG A. OTTMANN, P.E.
R.C.E. NO. 35365 EXP. 6-30-08
DATE

SEAL-ENGINEER
ALBERT A. WEBB
CIVIL ENGINEERS
37588 MCGRAY ST.
RIVERSIDE, CA 92508
R.C.E. NO. 080078
DATE 7-18-06

REVISIONS

NO.	DATE	BY	MARK	ENGINEER

NOTE
COUNTY OF RIVERSIDE
STREET IMPROVEMENT
SCHEDULE "A"
OLIVE AVENUE

SHEET NO. **5**
OF 21 SHEETS

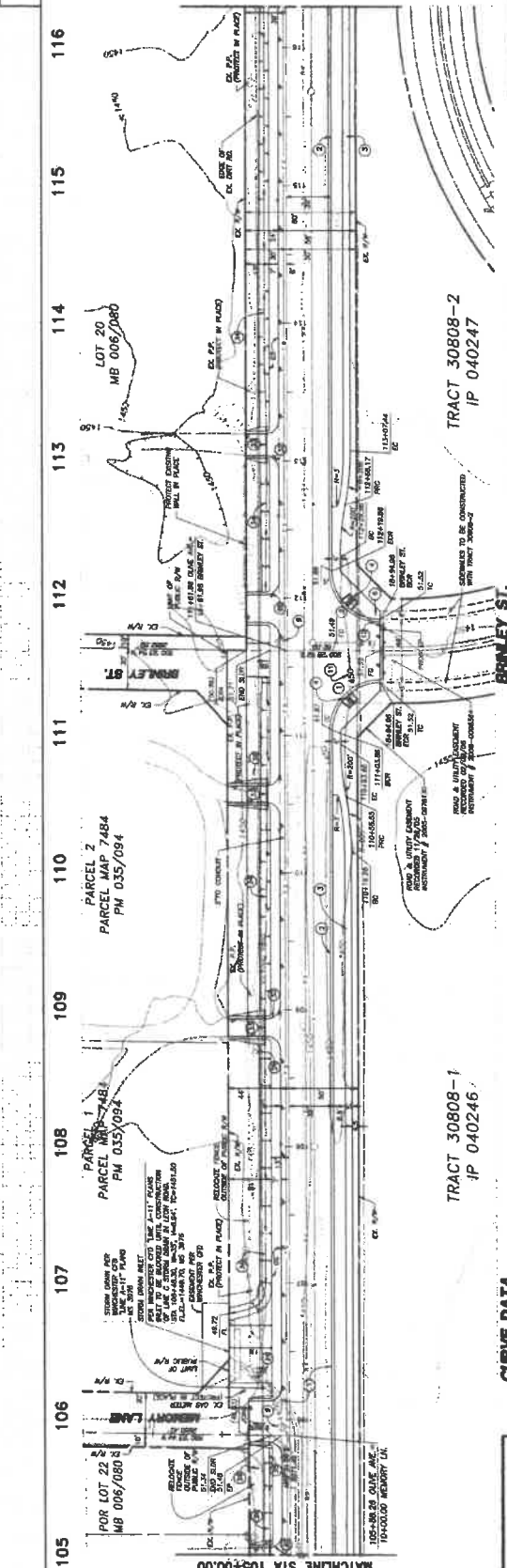
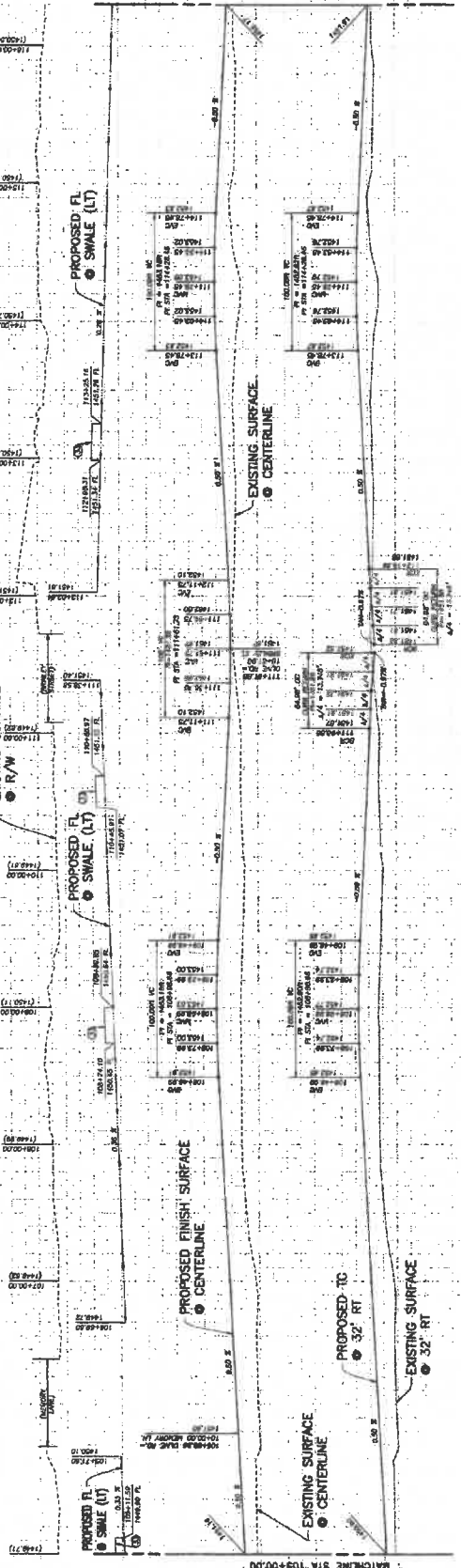
DATE 7-18-06
R.C.E. NO. 080078
EXP. DATE 6-30-07

1450 LT
1450 LT
1455 CL
1450 CL
1455 RT
1450 RT

1450 LT
1450 LT
1455 CL
1450 CL
1455 RT
1450 RT

PROFILE SCALES
VERT. 1" = 4'

1105 1110 1115 1120 1125 1130 1135 1140 1145 1150 1155 1160



CURVE DATA

STATION	PC	PT	PI	EA	EB	EC	EA	EB	EC
109+00	109+00	109+00	109+00	109+00	109+00	109+00	109+00	109+00	109+00

- CONSTRUCTION NOTES**
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY ENGINEER AND THE CITY ENGINEER PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES.
 - CONTRACTOR SHALL MAINTAIN EXISTING SURFACES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SURFACES.
 - CONTRACTOR SHALL MAINTAIN EXISTING SWALES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING SWALES.
 - CONTRACTOR SHALL MAINTAIN EXISTING CENTERLINES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING CENTERLINES.

DIG ALERT

NOTE:
WORK CONTAINED WITHIN THESE PLANS IS SUBJECT TO THE REQUIREMENTS OF THE CITY OF SAN JOSE AND THE COUNTY OF SANTA CLARA. A GRADING PERMIT FROM THE COUNTY ENGINEER AND/OR A GRADING PERMIT FROM THE CITY ENGINEER MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR MAINTAINING ALL EXISTING UTILITIES AND SURFACES.

DATE	BY	MARK	REVISIONS	ENGINEER

SEAL-COUNTY

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:
DAVID L. GRAYSON, P.E.
DATE: 6-30-08
R.C.E. NO. 035075
EXP. DATE: 6-30-07

SEAL-ENGINEER

ALBERT J. WEBB
CIVIL ENGINEER
3788 MCCOY ST.
RIVERSIDE, CA 92504
TEL: (951) 788-1286
FAX: (951) 788-1286

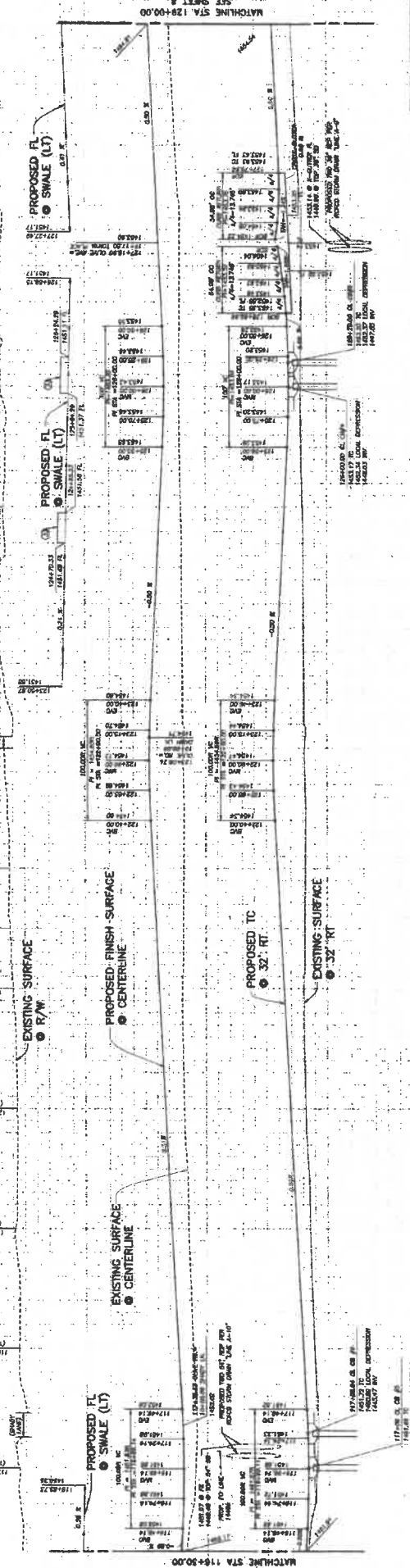
BENCHMARK:
THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF THE CITY OF SAN JOSE AND THE COUNTY OF SANTA CLARA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR MAINTAINING ALL EXISTING UTILITIES AND SURFACES.

COUNTY OF RIVERSIDE
STREET IMPROVEMENTS PLANS FOR:
OLIVE AVENUE
SHEET NO. 6
OF 21 SHEETS
DATE: 7-7-08
EXP. DATE: 6-30-07

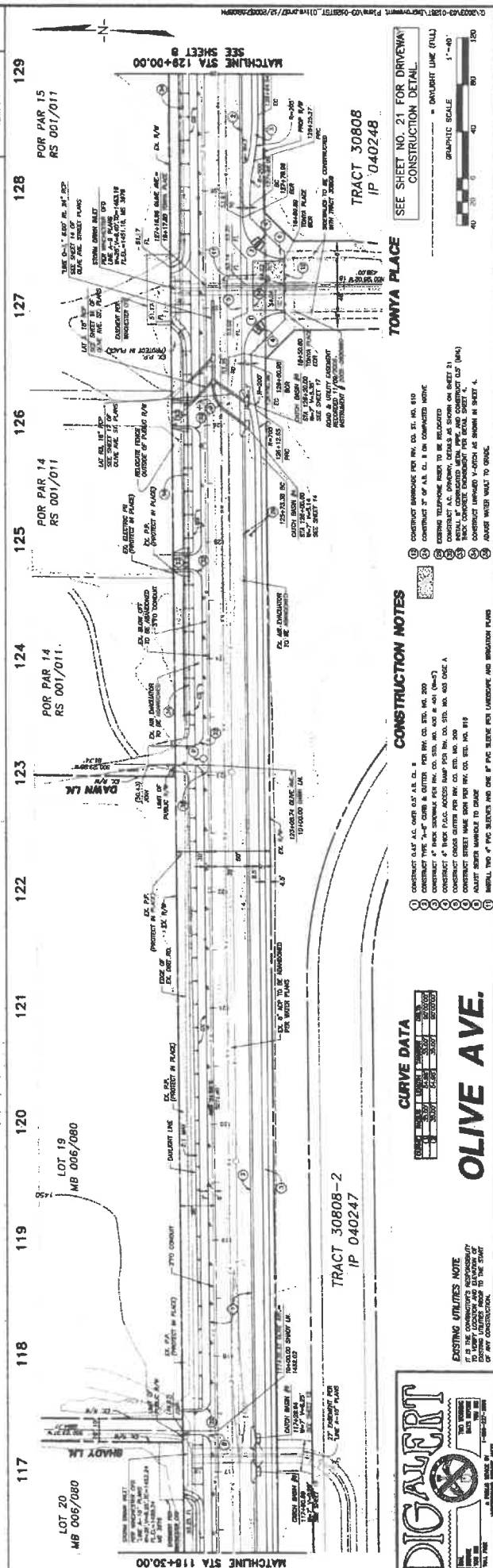
MATCHLINE STA 104+00.00 SEE SHEET 5
MATCHLINE STA 109+00.00 SEE SHEET 3
MATCHLINE STA 114+00.00 SEE SHEET 7
MATCHLINE STA 119+00.00 SEE SHEET 7

SEE SHEET NO. 21 FOR DRIVEWAY CONSTRUCTION DETAIL.

1450 LT
1450 LT
1455 CL
1455 RT
1450 RT
1445 RT



PROFILE SCALES
VERT. 1" = 4'



SEE SHEET 8
MATCHLINE STA 118+30.00

SEE SHEET 9
MATCHLINE STA 129+00.00

TRACT 30808
IP 040248

SEE SHEET NO. 21 FOR DRIVEWAY
CONSTRUCTION DETAIL

GRAPHIC SCALE
1" = 40'

US 5776 TP No. 006113
COUNTY OF RIVERSIDE
STREET IMPROVEMENTS PLANS FOR:
OLIVE AVENUE

NO. 03-128T
COUNTY REL. NO.

DATE: 7-1-14
EXP. DATE: 8-30-07
SCALE: 1" = 40'

ALBERT A. WEBB ASSOCIATES
3750A HAWKINS ST
RIVERSIDE, CA 92506
PH: (951) 988-1070
FAX: (951) 788-1256

CONTRACT NUMBER: C-55079

CONTRACT DATE: 8-30-07

CONTRACTOR: [Redacted]

APPROVED BY: [Redacted]

DATE: 6-30-08

RECOMMENDED: MILLAN

SEAL-COUNTY
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT

SEAL-ENGINEER
COUNTY OF RIVERSIDE

CONSTRUCTION NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY OF RIVERSIDE AND THE CITY OF RIVERSIDE.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY OF RIVERSIDE AND THE CITY OF RIVERSIDE.
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- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY OF RIVERSIDE AND THE CITY OF RIVERSIDE.

EXISTING UTILITIES NOTE
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.

DATE: [Redacted] BY: [Redacted] ENGINEER

DATE: [Redacted] BY: [Redacted] COUNTY

REVISIONS

NOTES
WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AFTER A GRADING PERMIT HAS BEEN ISSUED.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE START OF ANY CONSTRUCTION.
FOR APPROVAL BY THE COUNTY.

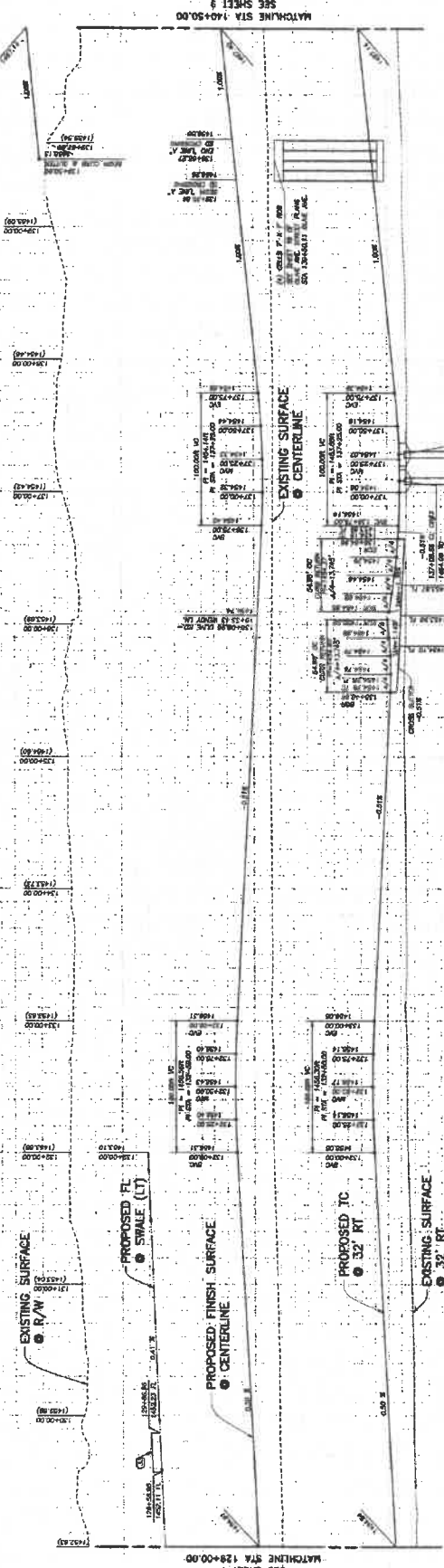
CURVE DATA

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118+00.00	118+00.00	118+00.00	118+00.00	118+00.00	118+00.00	118+00.00	118+00.00
119+00.00	119+00.00	119+00.00	119+00.00	119+00.00	119+00.00	119+00.00	119+00.00
120+00.00	120+00.00	120+00.00	120+00.00	120+00.00	120+00.00	120+00.00	120+00.00
121+00.00	121+00.00	121+00.00	121+00.00	121+00.00	121+00.00	121+00.00	121+00.00
122+00.00	122+00.00	122+00.00	122+00.00	122+00.00	122+00.00	122+00.00	122+00.00
123+00.00	123+00.00	123+00.00	123+00.00	123+00.00	123+00.00	123+00.00	123+00.00
124+00.00	124+00.00	124+00.00	124+00.00	124+00.00	124+00.00	124+00.00	124+00.00
125+00.00	125+00.00	125+00.00	125+00.00	125+00.00	125+00.00	125+00.00	125+00.00
126+00.00	126+00.00	126+00.00	126+00.00	126+00.00	126+00.00	126+00.00	126+00.00
127+00.00	127+00.00	127+00.00	127+00.00	127+00.00	127+00.00	127+00.00	127+00.00
128+00.00	128+00.00	128+00.00	128+00.00	128+00.00	128+00.00	128+00.00	128+00.00
129+00.00	129+00.00	129+00.00	129+00.00	129+00.00	129+00.00	129+00.00	129+00.00

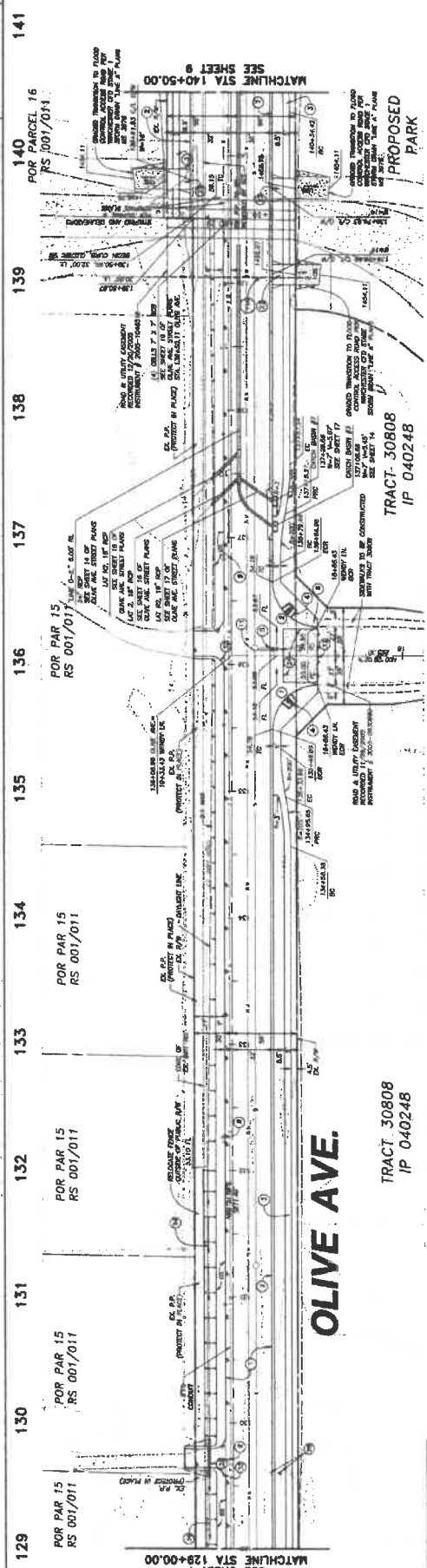
TRACT 30808-2
IP 040247

OLIVE AVE.

1455 LT
1455 LT
1455 CL
1455 RT



PROFILE SCALES
HORIZ. 1" = 40'
VERT. 1" = 4'



CURVE DATA

STATION	PC	PT	PVI	EC	LC	CL	CC	CH
129+00.00	129+00.00	129+00.00	129+00.00	129+00.00	129+00.00	129+00.00	129+00.00	129+00.00
130+00.00	130+00.00	130+00.00	130+00.00	130+00.00	130+00.00	130+00.00	130+00.00	130+00.00
131+00.00	131+00.00	131+00.00	131+00.00	131+00.00	131+00.00	131+00.00	131+00.00	131+00.00
132+00.00	132+00.00	132+00.00	132+00.00	132+00.00	132+00.00	132+00.00	132+00.00	132+00.00
133+00.00	133+00.00	133+00.00	133+00.00	133+00.00	133+00.00	133+00.00	133+00.00	133+00.00
134+00.00	134+00.00	134+00.00	134+00.00	134+00.00	134+00.00	134+00.00	134+00.00	134+00.00
135+00.00	135+00.00	135+00.00	135+00.00	135+00.00	135+00.00	135+00.00	135+00.00	135+00.00
136+00.00	136+00.00	136+00.00	136+00.00	136+00.00	136+00.00	136+00.00	136+00.00	136+00.00
137+00.00	137+00.00	137+00.00	137+00.00	137+00.00	137+00.00	137+00.00	137+00.00	137+00.00
138+00.00	138+00.00	138+00.00	138+00.00	138+00.00	138+00.00	138+00.00	138+00.00	138+00.00
139+00.00	139+00.00	139+00.00	139+00.00	139+00.00	139+00.00	139+00.00	139+00.00	139+00.00
140+00.00	140+00.00	140+00.00	140+00.00	140+00.00	140+00.00	140+00.00	140+00.00	140+00.00
141+00.00	141+00.00	141+00.00	141+00.00	141+00.00	141+00.00	141+00.00	141+00.00	141+00.00

CONSTRUCTION NOTES

- ADJUST ELEVATIONS TO GRADE
- CONSTRUCT 12" CONC. CURB & GUTTER FOR INV. CO. STA. NO. 129 TO 130
- CONSTRUCT 12" CONC. DRIVEWAY FOR INV. CO. STA. NO. 130 TO 131
- CONSTRUCT 12" CONC. DRIVEWAY FOR INV. CO. STA. NO. 131 TO 132
- CONSTRUCT 12" CONC. DRIVEWAY FOR INV. CO. STA. NO. 132 TO 133
- CONSTRUCT 12" CONC. DRIVEWAY FOR INV. CO. STA. NO. 133 TO 134
- CONSTRUCT 12" CONC. DRIVEWAY FOR INV. CO. STA. NO. 134 TO 135
- CONSTRUCT 12" CONC. DRIVEWAY FOR INV. CO. STA. NO. 135 TO 136
- CONSTRUCT 12" CONC. DRIVEWAY FOR INV. CO. STA. NO. 136 TO 137
- CONSTRUCT 12" CONC. DRIVEWAY FOR INV. CO. STA. NO. 137 TO 138
- CONSTRUCT 12" CONC. DRIVEWAY FOR INV. CO. STA. NO. 138 TO 139
- CONSTRUCT 12" CONC. DRIVEWAY FOR INV. CO. STA. NO. 139 TO 140
- CONSTRUCT 12" CONC. DRIVEWAY FOR INV. CO. STA. NO. 140 TO 141

EXISTING UTILITIES NOTE

ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION.

DIG ALERT

NOTE: CONTRACTOR SHALL VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES.

SEAL-COUNTY

SEAL-ENGINEER

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY: [Signature]
SCALE: 1" = 40' DATE: 6-30-08
RECOMMENDED: WILDAN

CIVIL ENGINEERS
WEBB
3788 MADAWAY ST.
RIVERSIDE, CA 92504
TEL: (951) 504-1070
FAX: (951) 798-1258

DATE: 7/1/08
E.C.E. NO.: 055027
R.C.E. NO.: 03-1287
EXP. DATE: 6-30-07

TRACT 30808 IP 040248

SEE SHEET NO. 21 FOR DRIVEWAY CONSTRUCTION DETAIL.

SEE SHEET 9 FOR MATCHLINE STA 140+50.00

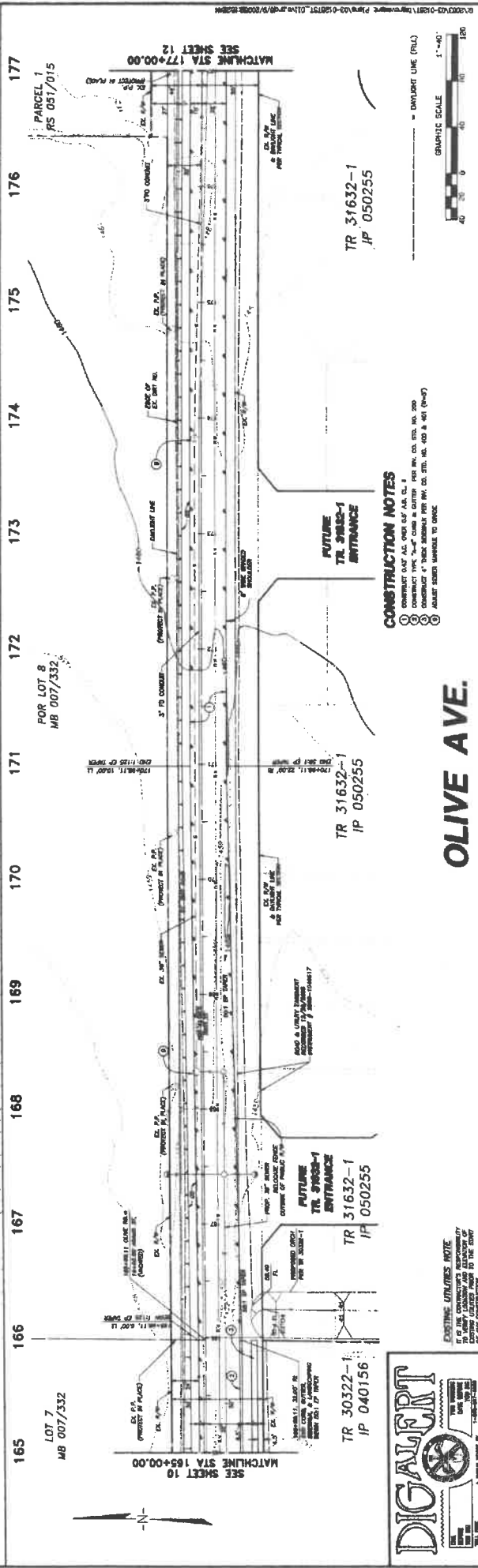
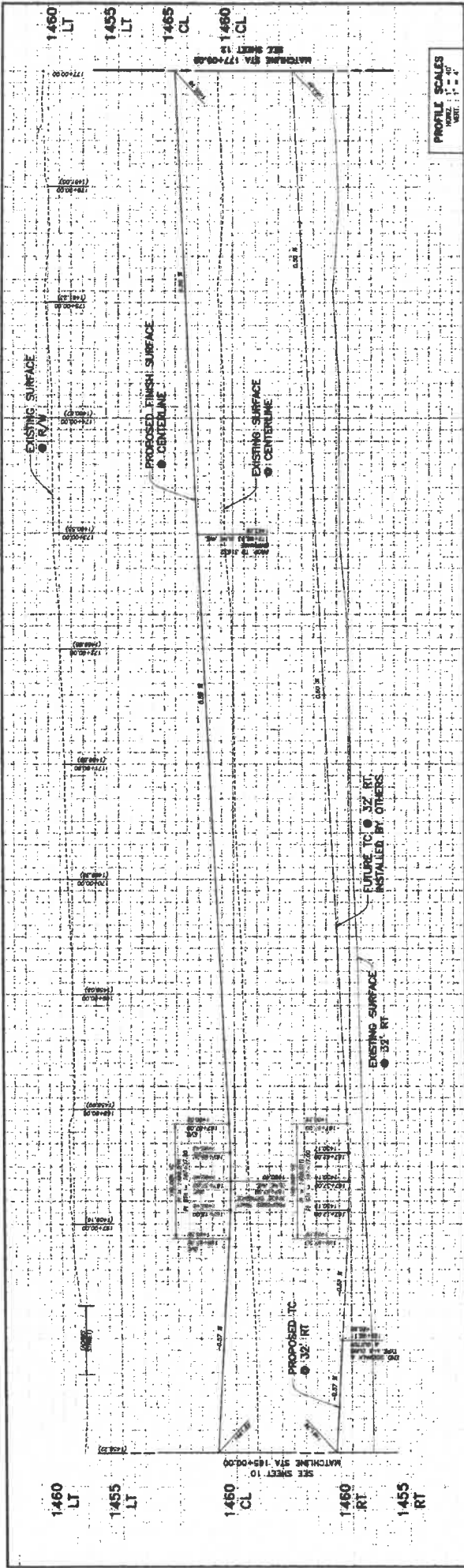
SEE SHEET 7 FOR MATCHLINE STA 128+00.00

GRAPHIC SCALE 1" = 40'

DAUGHTER LINE (FULL)

SHEET NO. 8 OF 11 SHEETS

COUNTY OF RIVERSIDE
STREET IMPROVEMENTS PLANS FOR
OLIVE AVENUE



PROFILE SCALES
VERT. 1" = 4'

GRAPHIC SCALE
1" = 40'

CONSTRUCTION NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE COUNTY OF RIVERSIDE.
- CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.
- CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

SEAL - COUNTY
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY: KHALED A. OTMAN, P.E.
R.C.E. 33950 EXP. 6-30-09

SEAL - ENGINEER
ALBERT WEBB ASSOCIATES
REGISTERED PROFESSIONAL ENGINEER
R.C.E. NO. C56078
EXP. DATE 5-30-07

OWNER
DATE BY: []
REVISIONS: []
COUNTY: []

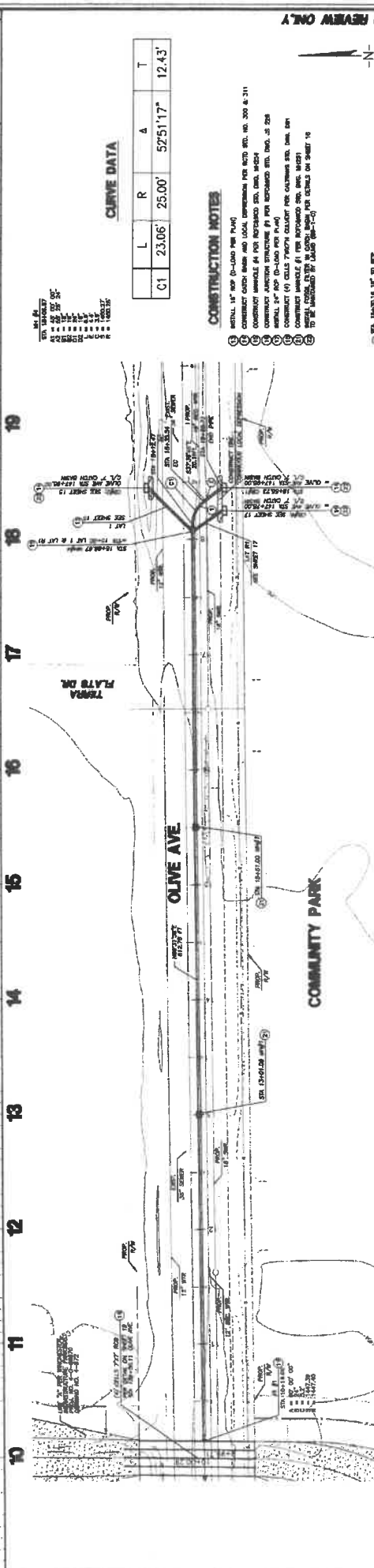
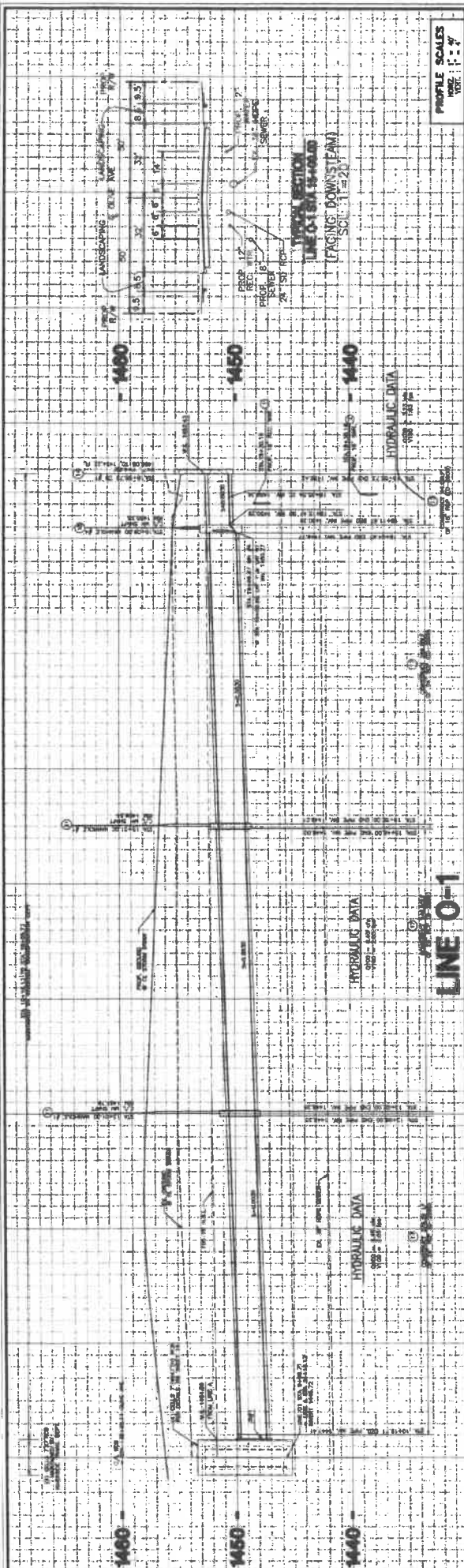
PROJECT INFORMATION
PROJECT NO. TR 31632-1
IP 050255
SHEET NO. 11
OF 21 SHEETS

CLIENT
COUNTY OF RIVERSIDE
STREET IMPROVEMENTS PLANS FOR
OLIVE AVENUE

DATE
NOV. 03-1201

DIGALERT
CALL BEFORE YOU DIG
800-4-A-DIG
WWW.DIGALERT.COM

NOTES:
1. COMPARE WITH THESE PLANS
2. SHALL NOT COMMENCE UNTIL ALL
3. ENCROACHMENT PERMITS AND/OR A
4. CHANGING PERMITS HAS BEEN OBTAINED.
5. THE OWNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE FIELD
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE WORK
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE RECORD
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE AS-BUILT



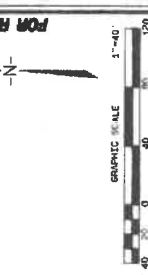
PROFILE SCALES
NOTE: 1" = 4'

CURVE DATA

L	R	A	T
C1	23.06'	25.00'	52°51'17"
			12.43'

CONSTRUCTION NOTES

- 1. INSTALL 18" RCP (D=18.00) PIPE PER PLAN
- 2. CONTRACTOR SHALL OBTAIN LOCAL DEPARTMENT PERMITS FOR RCP, SD, 300 & 311
- 3. CONTRACTOR SHALL OBTAIN LOCAL DEPARTMENT PERMITS FOR RCP, SD, 300 & 311
- 4. CONTRACTOR SHALL OBTAIN LOCAL DEPARTMENT PERMITS FOR RCP, SD, 300 & 311
- 5. CONTRACTOR SHALL OBTAIN LOCAL DEPARTMENT PERMITS FOR RCP, SD, 300 & 311
- 6. CONTRACTOR SHALL OBTAIN LOCAL DEPARTMENT PERMITS FOR RCP, SD, 300 & 311
- 7. CONTRACTOR SHALL OBTAIN LOCAL DEPARTMENT PERMITS FOR RCP, SD, 300 & 311
- 8. CONTRACTOR SHALL OBTAIN LOCAL DEPARTMENT PERMITS FOR RCP, SD, 300 & 311
- 9. CONTRACTOR SHALL OBTAIN LOCAL DEPARTMENT PERMITS FOR RCP, SD, 300 & 311
- 10. CONTRACTOR SHALL OBTAIN LOCAL DEPARTMENT PERMITS FOR RCP, SD, 300 & 311



FOR REVIEW ONLY

SHEET NO. **13**
OF 21 SHEETS

PROJECT NO. 03-128
DATE: 03-12-20

CIVIL ENGINEERS
WEBB ASSOCIATES
1845 S. OLYMPIA AVE.
SANTA ANA, CA 92705
PH: (949) 884-1070
FAX: (949) 884-1286

SCALE: 1" = 40'
DATE: 03-12-20

ALBERT A. WEBB
REGISTERED PROFESSIONAL ENGINEER
No. 44827
DATE: 03-12-20



TRANSPORTATION DEPARTMENT
APPROVED BY: _____ DATE: _____
RECOMMENDED BY: WILLIAM _____ DATE: _____



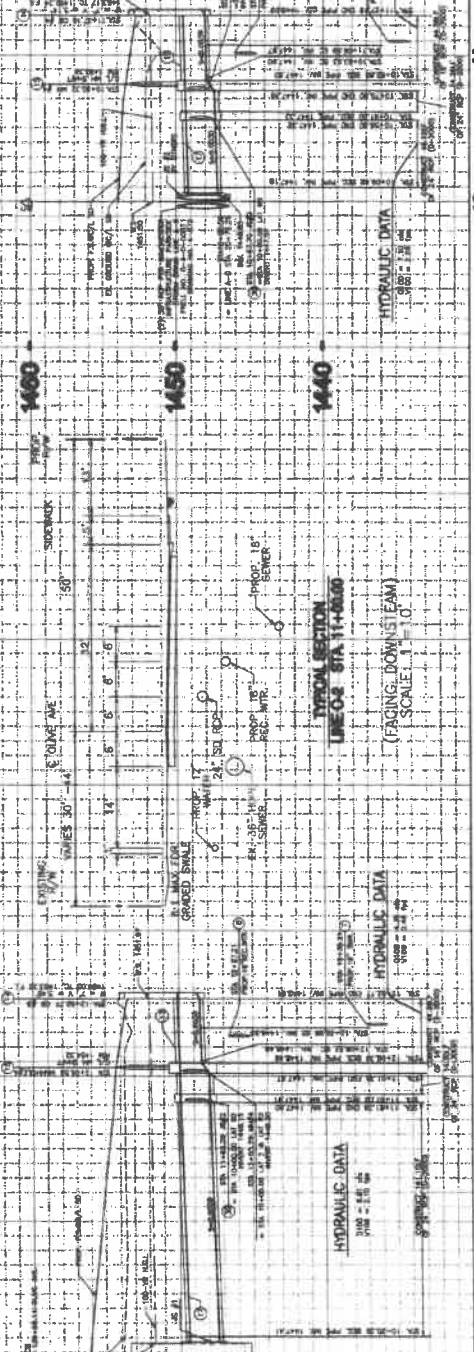
APPROVED DATE: _____ COUNTY: _____
REVISIONS: _____
DATE BY: _____ ENGINEER: _____



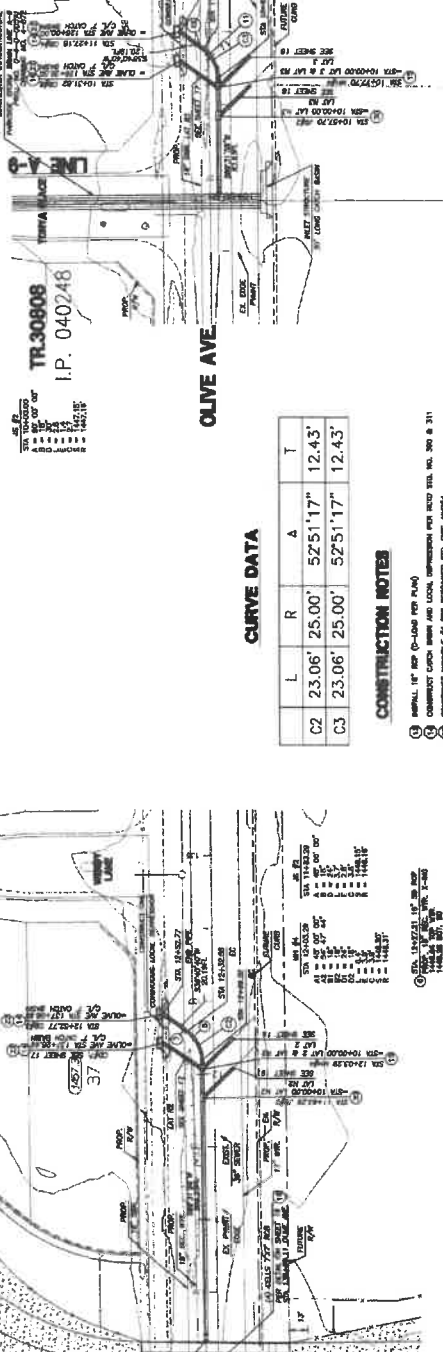
NOTE:
WORK CONTAINED HEREIN IS THE PROPERTY OF DIGALERT, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DIGALERT, INC.

LINE 0-3

LINE 0-2



10 11



10 11

PROFILE SCALES
VERT. 1" = 4'
HORIZ. 1" = 40'

- ① 1460.00' 1460.00'
- ② 1450.00' 1450.00'
- ③ 1440.00' 1440.00'

TR-30808
I.P. 040248

TR-30808-2
I.P. 040247

CURVE DATA

	L	R	A	T
C2	23.06'	25.00'	52°51'17"	12.43'
C3	23.06'	25.00'	52°51'17"	12.43'

CONSTRUCTION NOTES

- ① INSTALL 18" RCP (5-LOAD PER PLAN)
- ② CONSTRUCT CURB AND LOCAL IMPROVEMENTS PER DETAIL NO. 300 & 311
- ③ CONSTRUCT SIDEWALK PER DETAIL NO. 300
- ④ CONSTRUCT INTERSECTION IMPROVEMENTS PER DETAIL NO. 329
- ⑤ INSTALL 24" RCP (5-LOAD PER PLAN)
- ⑥ CONSTRUCT (6) 60" DIA. MANHOLES PER DETAIL NO. 301
- ⑦ 10' RADIUS FOR ALL CURVES UNLESS OTHERWISE NOTED
- ⑧ CONSTRUCT SIDEWALK IMPROVEMENTS PER DETAIL NO. 300

LINE 0-2

LINE 0-3



SHEET NO. 146
COUNTY OF RIVERSIDE
STREET IMPROVEMENT PLANS FOR
SCHEDULE "A"
OLIVE AVENUE

DATE: 6/14/84
SCALE: 1" = 40'
V. 1" = 4'
NO. 03-128
CONTRACT FILE NO.

BENCHMARK: ELEV. = 1428.42
R.E. NO. 0497206
EXP. DATE: 12-31-87

ALBERT A. WEBB & ASSOCIATES
3750 AMESBY ST.
RIVERSIDE, CA 92506
TEL. (951) 788-1070
FAX (951) 788-1074

CIVIL ENGINEERS
RIVERSIDE, CA 92506
PREPARED BY: [Signature]
DATE: 6/14/84



SEAL-OWNER
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY: [Signature]
DATE: 6-30-88
RECOMMENDED: WILDAN



SEAL-COUNTY
APPROVED DATE: [Blank]
COUNTY: [Blank]

DATE BY: [Blank]
DRAWN BY: [Blank]
CHECKED BY: [Blank]

NOTES:
1. CONTRACTED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN EXISTING PERMIT HAS BEEN ISSUED.
2. THE OWNER'S ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN ON THE PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN ON THE PROJECT.



FOR REVIEW ONLY

PROFILE SCALES
VERT: 1" = 4'

SHEET NO. 15
OF 21 SHEETS

COUNTY OF RIVERSIDE
STREET IMPROVEMENTS PLANS FOR:
SCHEDULE "A"
OLIVE AVENUE

BENCHMARK: ELEV=1429.42
REVISION: 03-12-02
SCALE: H: 1"=40' V: 1"=4'
R.C.E. NO. C57200
EXP. DATE 12-31-02

CIVIL ENGINEERS
ALBERT A. WEBB ASSOCIATES
REGISTERED PROFESSIONAL ENGINEERS
RIVERSIDE, CALIFORNIA 92506
PH: (951) 698-1070
FAX: (951) 788-1256
PROFESSOR: *[Signature]*
DATE: 6/16/02

COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY:
KHALID A. OTHMAN, P.E. DATE
R.C.E. 33950 EXP. 6-30-08
RECOMMENDED: MULLOWN DATE

SEAL-COUNTY
SEAL-ENGINEER

APPROVAL DATE
COUNTRY

DATE BY WORK ENGINEER
REVISIONS

DIGALERT
WORK CONTAINED WITHIN THESE PLANS
IS THE PROPERTY OF ALBERT A. WEBB ASSOCIATES
AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ALBERT A. WEBB ASSOCIATES. THIS NOTICE MUST BE REPRODUCED ON ALL SHEETS FOR APPROVAL BY THE COUNTY.

CONSTRUCTION NOTES
① METAL 18" RCP (P-100 PER PLAN)
② CONTRACTOR SHALL PROVIDE LOCAL CONNECTION PER RFD. STD. NO. 300 & 311
③ CONTRACTOR SHALL PROVIDE PER RFD. STD. NO. 300 & 311
④ CONTRACTOR SHALL PROVIDE PER RFD. STD. NO. 300 & 311

LAT 1

LINE 0-6

LINE 0-5

LAT 1

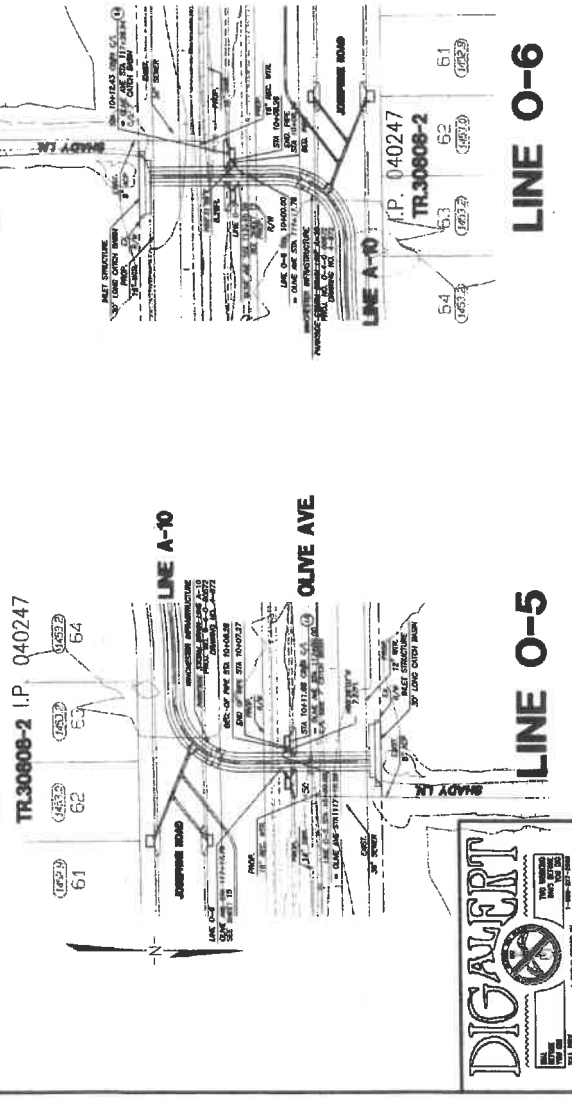
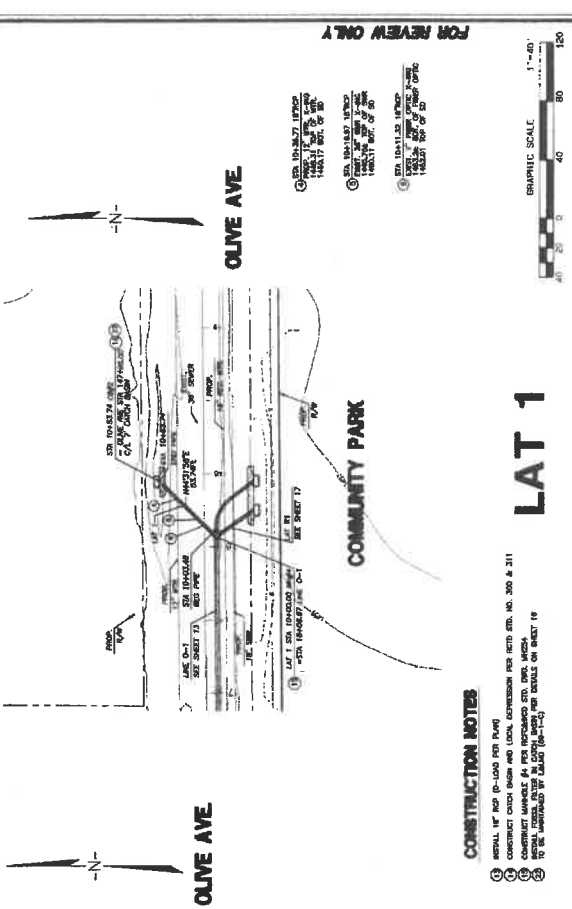
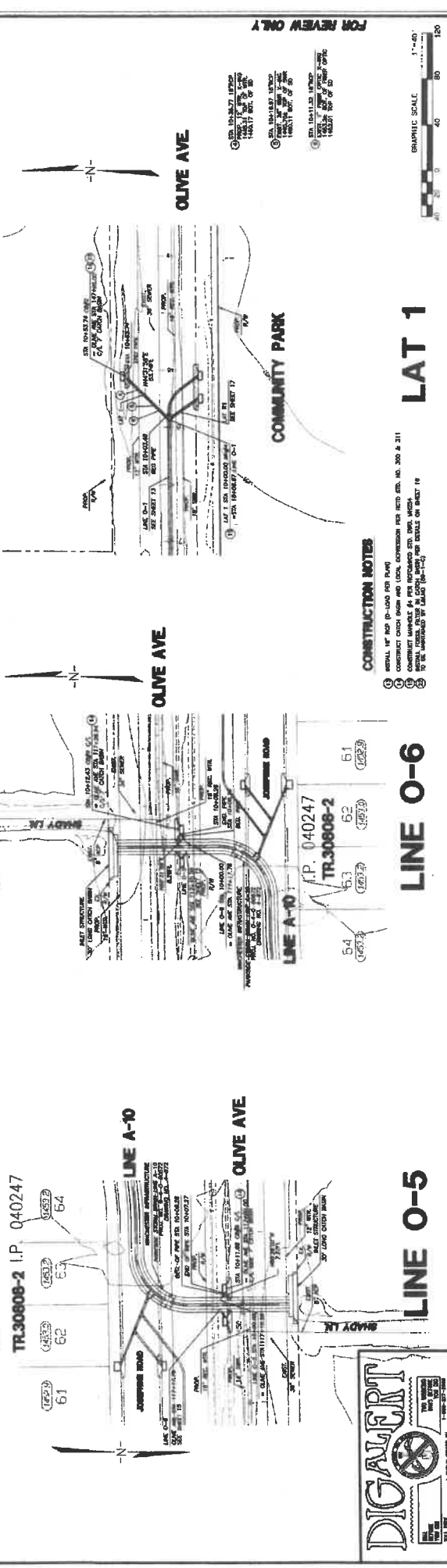
LINE 0-6

LINE 0-5

10

10

10

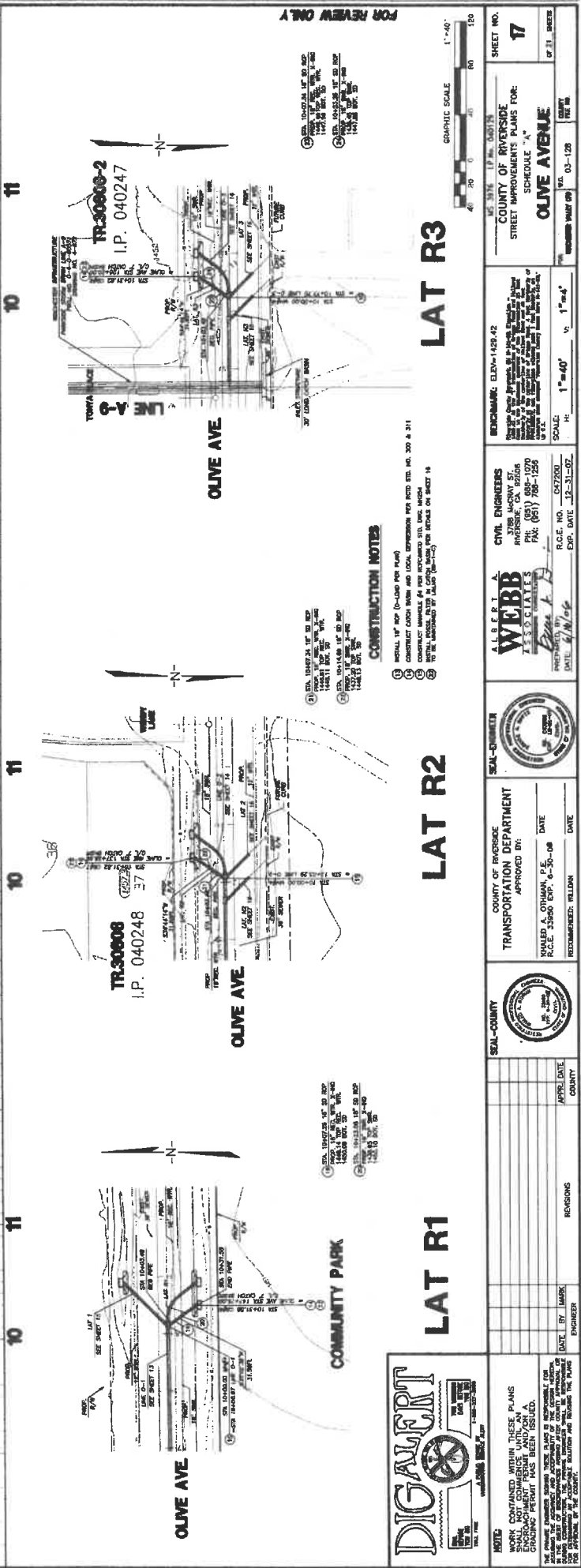
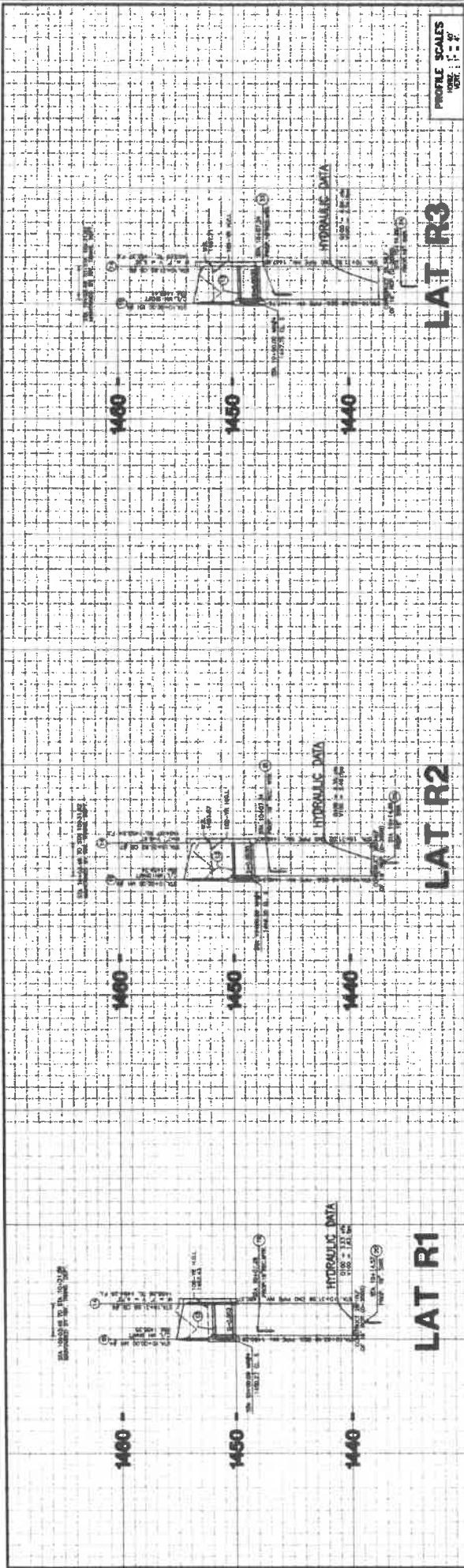


TR-30808-2 I.P. 040247
5.4 (467.3) 5.3 (467.3) 5.2 (467.3) 5.1 (467.3)

150 80 40 0 40 80 120
GRAPHIC SCALE 1"=40'

150 80 40 0 40 80 120
GRAPHIC SCALE 1"=40'

150 80 40 0 40 80 120
GRAPHIC SCALE 1"=40'



<p>DIGALERT 1-800-451-4242</p> <p>NOTE: WORK CONTAINED WITHIN THESE PLANS IS SUBJECT TO THE EXISTING PERMIT AND/OR A PERMIT TO BE OBTAINED FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. THE USER ASSUMES FULL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION FOR THE PROJECTS IN THIS COUNTY.</p>	<p>DATE BY: _____ ENGINEER</p>	<p>DATE BY: _____ REVISIONS</p>	<p>APPROVAL DATE: _____ COUNTY</p>	<p>SEAL-COUNTY</p>	<p>SEAL-COUNTY</p>	<p>TRANSPORTATION DEPARTMENT APPROVED BY: _____ DATE: _____ WALTER A. OTHMAN, P.E. R.C.E. 33980 EXP. 6-30-08</p>	<p>SEAL-COUNTY</p>	<p>TRANSPORTATION DEPARTMENT APPROVED BY: _____ DATE: _____ WALTER A. OTHMAN, P.E. R.C.E. 33980 EXP. 6-30-08</p>	<p>SEAL-COUNTY</p>	<p>CIVIL ENGINEERS WEBB ENGINEERS & ARCHITECTS PROFESSIONAL CORPORATION PH: (817) 688-1070 FAX: (817) 788-1256</p> <p><i>David A. Webb</i> DATE: 1/11/08</p> <p>R.C.E. NO. 047200 EXP. DATE 12-31-07</p>	<p>BENCHMARK: ELEV=1428.42</p> <p>DATE OF SURVEY: 11/11/07</p> <p>DATE OF PLAN: 1/11/08</p> <p>DATE OF SCALE: 1"=40'</p> <p>SCALE: H: 1"=40' V: 1"=4'</p>	<p>BENCHMARK: ELEV=1428.42</p> <p>DATE OF SURVEY: 11/11/07</p> <p>DATE OF PLAN: 1/11/08</p> <p>DATE OF SCALE: 1"=40'</p> <p>SCALE: H: 1"=40' V: 1"=4'</p>	<p>RECOMMENDED: MAY 09 NO. 03-128 SHEET NO. 17 OF 31 SHEETS</p> <p>STREET IMPROVEMENT PLANS FOR: SCHEDULE "A" OLIVE AVENUE</p> <p>KOENIGS BLVD. TO RIVERSIDE COUNTY OF RIVERSIDE</p>	<p>FOR REVIEW ONLY</p>
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FOR REVIEW ONLY

PROFILE SCALES
HORIZ. 1" = 40'
VERT. 1" = 4'



PROJECT NO. 03-128
SHEET NO. 18
COUNTY OF RIVERSIDE
STREET IMPROVEMENT PLANS FOR
SCHEDULE "A"
OLIVE AVENUE

DATE: 1/14/08
PREPARED BY: [Signature]
R.C.E. NO. C47200
EXP. DATE 12-31-07

ALBERT A. WEBB
CIVIL ENGINEERS
3778 McBRAY ST.
RIVERSIDE, CA 92506
R.C.E. NO. C47200
EXP. DATE 12-31-07



COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY: [Signature]
DATE: [Blank]
RECOMMENDED: WILLIAM [Blank]



REVISIONS	DATE	BY	MARK	COURTESY

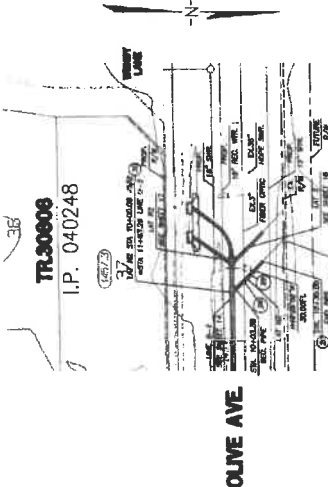
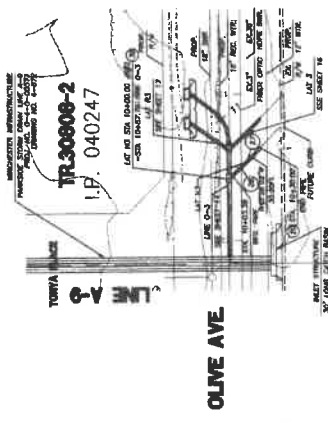
NOTE: CONTRACTED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN APPROVED GRADING PERMIT HAS BEEN ISSUED. THE OWNER'S RESPONSIBILITY IS TO OBTAIN ALL NECESSARY PERMITS AND TO OBTAIN A COPY OF THE PERMITS FROM THE COUNTY ENGINEER'S OFFICE. THE PLANS FOR RIVERSIDE IN THE COUNTY.



CONSTRUCTION NOTES

- 1. SHALL BE SET (2-1/2" DIA) (18" DIA)
- 2. PROVIDE CONCRETE BALUSTRADES FOR RETAINED WALLS, 18" DIA, 18" HIGH
- 3. CONSTRUCT JUNCTION STRUCTURE AS PER IMPROVED STD. DRG. 30 217

- 1. SEE EXISTING MAPS FOR ALL UTILITIES
- 2. SEE EXISTING MAPS FOR ALL UTILITIES
- 3. SEE EXISTING MAPS FOR ALL UTILITIES

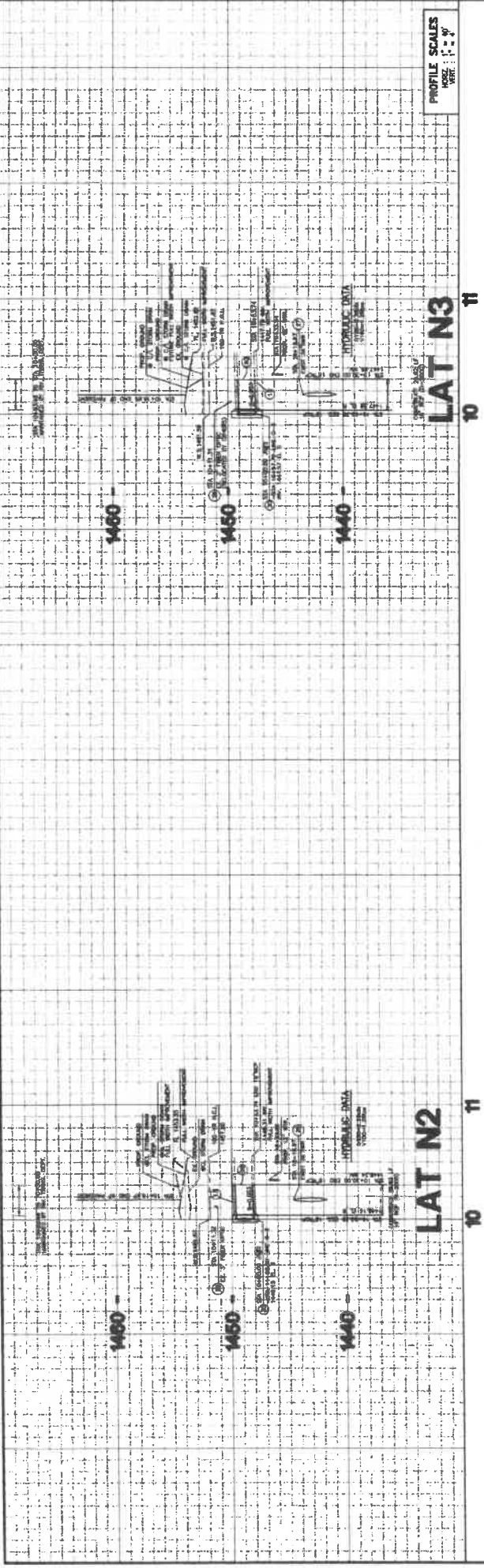


LAT N3
10 11

LAT N2
10 11

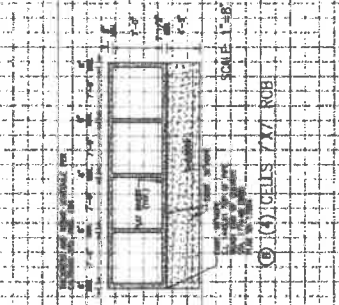
1460 -
1450 -
1440 -

1460 -
1450 -
1440 -



FOR REVIEW ONLY

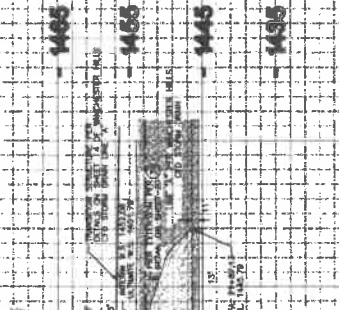
PROFILE SCALES
VERT. 1" = 8'



- ① EX. 12" WALL LINE 'X'
- ② EX. 12" WALL LINE 'Y'
- ③ EX. 12" WALL LINE 'Z'
- ④ EX. 12" WALL LINE 'W'
- ⑤ EX. 12" WALL LINE 'V'
- ⑥ EX. 12" WALL LINE 'U'
- ⑦ EX. 12" WALL LINE 'T'
- ⑧ EX. 12" WALL LINE 'S'
- ⑨ EX. 12" WALL LINE 'R'
- ⑩ EX. 12" WALL LINE 'Q'

CONSTRUCTION NOTES

- ① CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AS SHOWN ON SHEET 10.
- ② CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AS SHOWN ON SHEET 10.
- ③ CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AS SHOWN ON SHEET 10.
- ④ CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AS SHOWN ON SHEET 10.
- ⑤ CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AS SHOWN ON SHEET 10.



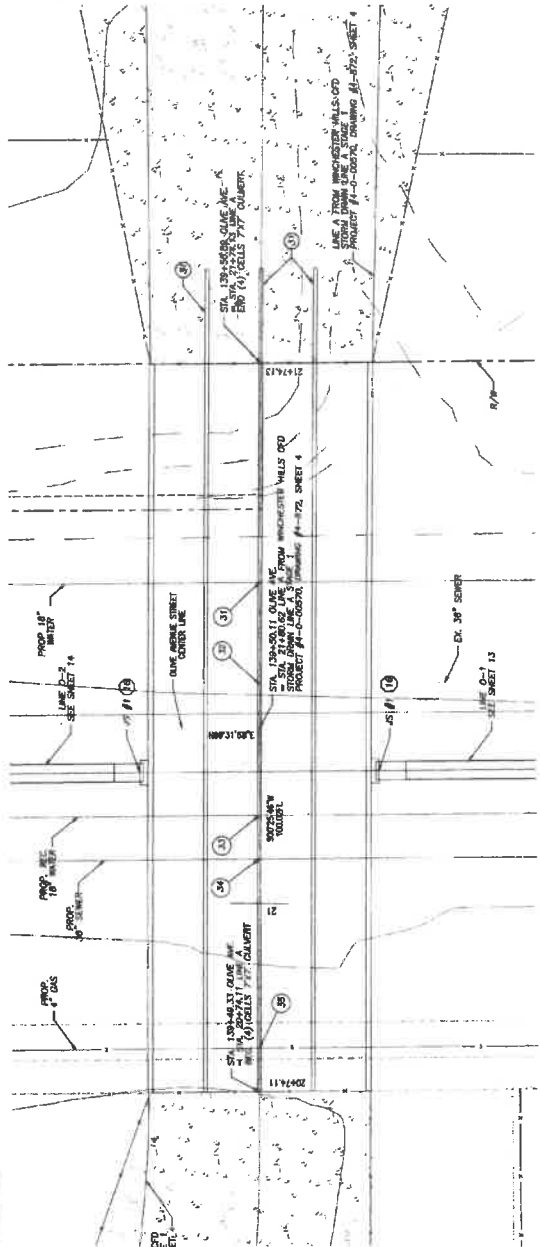
22+00

21+50

21+00

20+50

LINE A
(FACING WEST)



OLIVE AVE

LINE A FROM WINCHESTER WALLS LTD
PROJECT #A-D-00270, DRAWING #A-72, SHEET 4

SHEET 0020
A 05/07/07
B 05/07/07
C 05/07/07
D 05/07/07



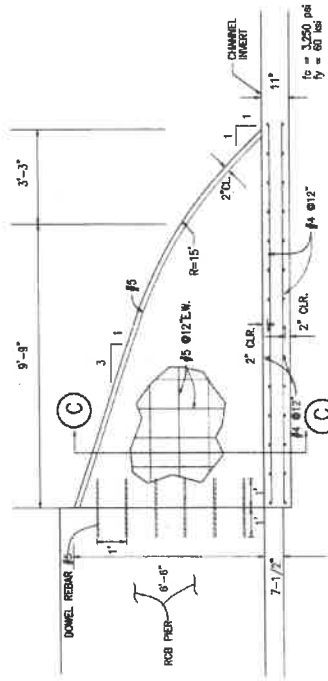
NOTE:
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IS THE PROPERTY OF DIGALERT, INC.
NO PART OF THESE PLANS IS TO BE REPRODUCED,
COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS,
ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM DIGALERT, INC.
FOR AGENCY OF THE COUNTY.

SEAL-COUNTY
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY: _____ DATE: 2/11/05
HAILED A. OTHMAN, P.E. 6-30-09
R.C.E. 10/10/09
REDESIGNED: HUDSON

SEAL-ENGINEER
COUNTY OF RIVERSIDE
TRANSPORTATION DEPARTMENT
APPROVED BY: _____ DATE: 2/11/05
HAILED A. OTHMAN, P.E. 6-30-09
R.C.E. 10/10/09
REDESIGNED: HUDSON

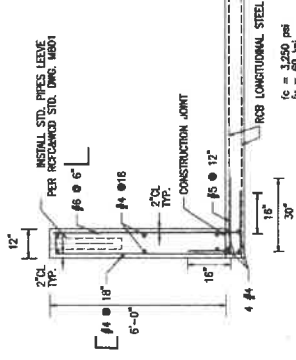
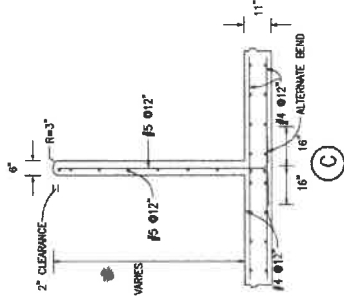
ALBERT WEBB
ASSOCIATES
INCORPORATED
CIVIL ENGINEERS
RIVERSIDE, CA 92506
PH: (951) 898-1070
FAX: (951) 898-1256
PROJECT NO. 042220
EXP. DATE 12-31-07

WEST 17th St. 040128
COUNTY OF RIVERSIDE
STREET IMPROVEMENTS PLANS FOR:
SCHEDULE "A"
OLIVE AVENUE
SHEET NO. 10
DATE 01-1-28
SCALE 1" = 8'

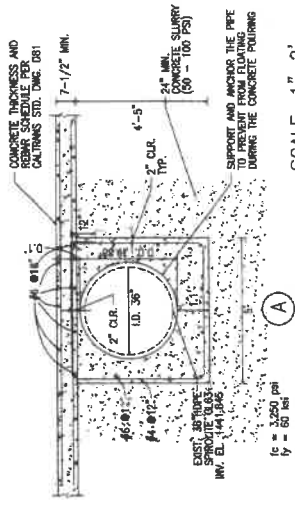


PIER EXTENSION DETAIL

SCALE: 1"=2'



PARAPET DETAIL SCALE: 1"=2'



SCALE: 1"=2'



NOTES:
 1. WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ANCHORAGE PERMIT HAS BEEN ISSUED.
 2. THE DESIGN ENGINEER ASSUMES THE USER HAS A RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE COUNTY OF RIVERSIDE, CALIFORNIA.
 3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE COUNTY OF RIVERSIDE, CALIFORNIA.

DATE	BY	MARK	REVISIONS



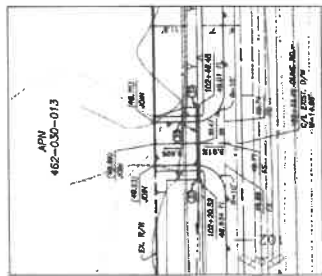
COUNTY OF RIVERSIDE
 TRANSPORTATION DEPARTMENT
 APPROVED BY: *[Signature]* DATE: *1/10/16*
 R.C.E. NO. *14413848*
 REGISTERED PROFESSIONAL ENGINEER



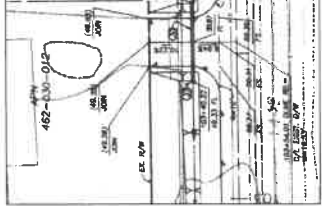
ALBERT A. WEBB
 CIVIL ENGINEERS
 3708 MCKAY ST.
 RIVERSIDE, CA 92506
 P.O. BOX 788-1228
 RIVERSIDE, CA 92507
 DATE: *1/10/16*
 R.C.E. NO. *547200*
 EXP. DATE *12-31-17*

BENCHMARK ELEVATION: 1420.42
 COUNTY OF RIVERSIDE
 STREET IMPROVEMENTS PLANS FOR:
 SCHEDULE 'A'
OLIVE AVENUE
 SHEET NO. **20**
 OF 21 SHEETS

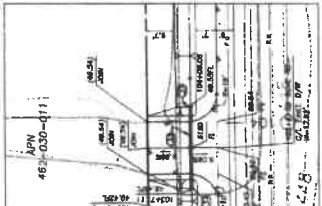
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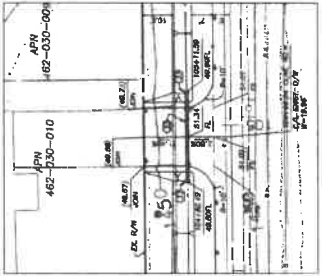
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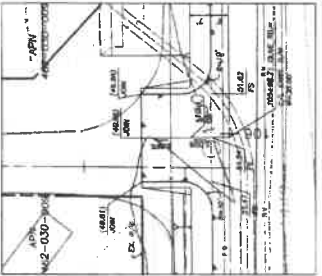
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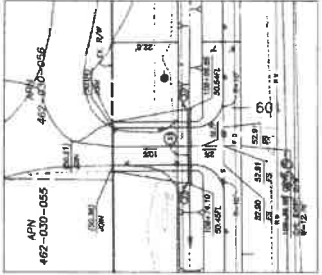
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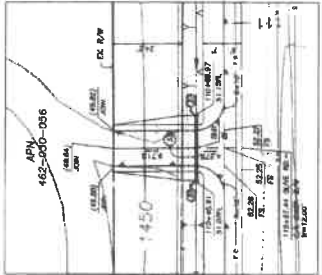
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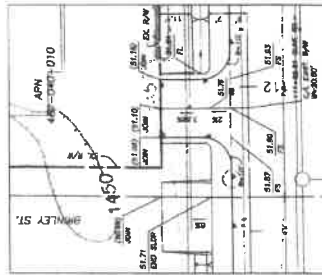
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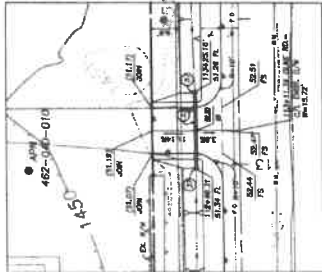
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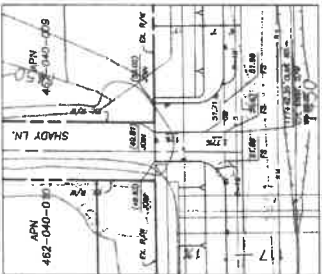
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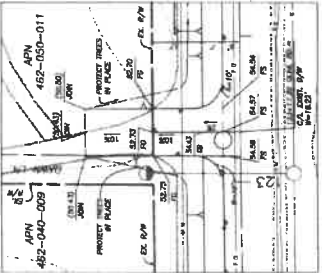
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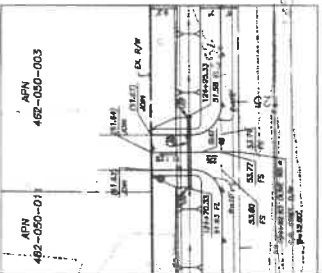
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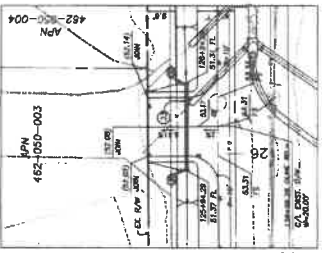
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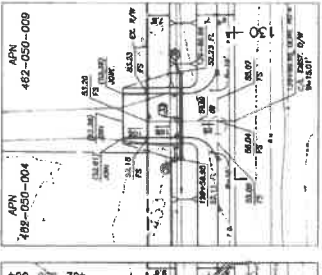
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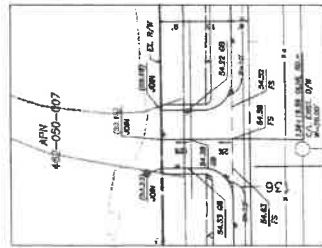
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462-050-003



APN
462-050-009



APN
462-050-007

CONSTRUCTION NOTES
 1. CONTRACTOR SHALL CONSTRUCT C/S (SEE PLAN)
 2. THINK CONCRETE ENCASUREMENT PER SHEET 4.
 3. CONTRACTOR SHALL MAINTAIN PER DETAIL SHEET 4.



NOTE: CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND (IF APPLICABLE) A CONSTRUCTION PERMIT HAS BEEN OBTAINED FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF THE PUBLIC AND THE ENVIRONMENT. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC AND THE ENVIRONMENT.

APPROVAL DATE	COUNTY
REVISIONS	
DATE	
ENGINEER	

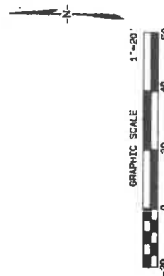


SEAL-COUNTY
 COUNTY OF RIVERSIDE
 TRANSPORTATION DEPARTMENT
 APPROVED BY:
 KHALED A. OTTAMAN, P.E.
 R.C.E. 33950 EXP. 6-30-08
 DATE



SEAL-ENGINEER
 ALBERT A. WEBB
 CIVIL ENGINEER
 RIVERSIDE, CA 92506
 PH: (951) 886-0700
 FAX: (951) 788-1258
 R.C.E. NO. C85678
 EXP. DATE 6-30-07

REMARKS: E.L.D. 1-10-02
 COUNTY OF RIVERSIDE
 STREET IMPROVEMENTS PLANS FOR:
 CLIVE AVENUE
 DRIVEWAY DETAILS
 SHEET NO. 21
 OF 21 SHEETS
 DATE: 03-13-01



GRAPHIC SCALE 1"=20'
 0 20 40 60

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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez
Agency Director*



10/29/18, 11:57 am

TR30322A01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR30322A01. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan TR30322A01 and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

The land division hereby permitted is to develop 272 residential lots on 64.82 gross acres; consisting of 141 lots on 30.28 gross acres in Planning Area [PA] 29 and 131 lots on 32.71 gross acres in PA 34.

Advisory Notification. 3 AND - Exhibits

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

TENTATIVE MAP = Tentative Tract Map No. 30322, Amended No. 4, dated February 26, 2004.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP-G1.2 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 & Safety Department.

BS-Grade. 2 0010-BS-Grade-MAP-G1.3 DISTURBS NEED G/PMT

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 2 0010-BS-Grade-MAP-G1.3 DISTURBS NEED G/PMT
(cont.)

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-G1.6 DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading.

BS-Grade. 4 0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS

Observe slope setbacks from buildings and property lines per the California Building Code - as amended by Ordinance 457.

BS-Grade. 5 0010-BS-Grade-MAP-G2.5 2:1 MAX SLOPE RATIO

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

BS-Grade. 6 0010-BS-Grade-MAP-G2.8 MINIMUM DRAINAGE GRAD

Minimum drainage grade shall be 1% except on portland cement concrete where 0.35% shall be the minimum.

BS-Grade. 7 0010-BS-Grade-MAP-G2.9 DRAINAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "Grading."

BS-Grade. 8 0010-BS-Grade-MAP-GIN INTRODUCTION

Improvement 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 Grading Division conditions of approval.

Fire

Fire. 1 0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

Fire. 2 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,

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 2 0010-Fire-MAP-#50-BLUE DOT REFLECTORS (cont.)
placement of markers must be approved by the Riverside County Fire Department.

Flood

Flood. 1 0010-Flood-MAP BMP - ENERGY DISSIPATOR

Energy Dissipators, such as rip-rap, shall be installed at the outlet of a storm drain system that discharges runoff flows into a natural channel or an unmaintained facility. The dissipators shall be designed to minimize the amount of erosion downstream of the storm drain outlet.

Flood. 2 0010-Flood-MAP BMP - TRASH RACKS

Trash Racks shall be installed at all inlet structures that collect runoff from open areas with potential for large, floatable debris.

Flood. 3 0010-Flood-MAP CONSTRUCT MDP FACILITIES

The applicant shall construct the approved Winchester Hills MDP drainage facilities along this site and construct the necessary MDP facilities upstream of Newport Road that would provide adequate collection of tributary storm flows into the MDP facilities.

Flood. 4 0010-Flood-MAP FEMA PANEL NO

Tract 30322 is within the 100 year Zone A flood plain limits for Salt Creek as delineated on Panel No. 060245 2125 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA).

Flood. 5 0010-Flood-MAP FLOOD HAZARD RPT

This is a proposal to subdivide 64.21 acres into 272 residential lots and 10 open space lots in the Winchester area. The site is located on the southeast corner of Olive Avenue and Beeler Road. This tract is within the Winchester Hills Specific Plan (SP 293).

The northern two-thirds of the site is located within the 100 year Zone A floodplain limits for Salt Creek as delineated on Panel No. 060245 2125 of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The District is currently constructing Stage 6 of the Salt Creek Channel through this site. This site may be still subject to Salt Creek overflows until the existing undersized box culvert at Rice Road is removed as an impediment. The removal of this culvert is not part of the Salt Creek Channel Stage 6 contract. The developer will be required to obtain a Conditional Letter of Map Revision (CLOMR) from FEMA prior to recordation of the final map unless the map has already been revised by the District.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 5 0010-Flood-MAP FLOOD HAZARD RPT (cont.)

The developer has submitted a preliminary hydrology study for this tract. This study shows that flows from the large watershed to the north trend westerly and do not impact this site.

A drainage area of approximately 130 acres is tributary to the site from the south. The tentative tract map shows a storm drain in Newport Road and also in Beeler Road and Adams Street. This differs from the current version of the Master Drainage Plan for Winchester Hills CFD which does not show any proposed drainage facility within Newport Road. The applicant shall construct the approved MDP drainage facilities along this site and construct the necessary MDP facilities upstream of Newport Road that would provide adequate collection of tributary storm flows into the MDP facilities. This would require some offsite improvements which shall be addressed in the environmental assessment for this tract.

The site is located within the bounds of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment.

Flood. 6 0010-Flood-MAP PERP DRAINAGE PATTERNS-FAC

Development of this property shall be coordinated with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of temporary drainage facilities or offsite construction and grading.

Flood. 7 0010-Flood-MAP WQMP REQUIRED FOR EOT3

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

Flood. 8 0010-Flood-XXM-10 YR CURB - 100 YR ROW

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. All lots shall be graded to drain to the adjacent street or an adequate outlet.

Flood. 9 0010-Flood-XXM-100 YR SUMP OUTLET

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

Flood. 10 0010-Flood-XXM-DRAIN TO STREET

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 10 0010-Flood-XXM-DRAIN TO STREET (cont.)
All lots shall be graded to drain to the adjacent street or an adequate outlet.

General

General. 1 0100-Planning-SP - SALT CREEK IMPROVEMENTS

Prior to the issuance of the 200th permit within Tract 30322, all Trail improvements along the Salt Creek Channel required by the Winchester Hills Specific Plan (SP00293) shall be constructed per the Specific Plan.

Planning

Planning. 1 0010-Planning-MAP - DESIGN STANDARDS

The design standards for the subject parcels are as follows:

- a. Lots created by this map shall conform to the design standards of the SP zone.
- b. The front yard setback is 20 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 50 feet.
- g. The maximum height of any building is 35 feet.
- h. The minimum parcel size is 6,000 square feet.
- i. No more than 50% of the lot shall be covered by a single story structure, and no more than 40% of the lot shall be covered by a two-story structure.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK WITHOUT A SETBACK ADJUSTMENT OR VARIANCE.

Planning. 2 0010-Planning-MAP - DIST DSGN STDS

The land divider shall comply with the "DESIGN STANDARDS & GUIDELINES, COUNTY OF RIVERSIDE," adopted by the Board of Supervisors, January 13, 2004.

Planning. 3 0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 4 0010-Planning-MAP - FINAL PLAN OF DEVELOPMNT

Model home complex plot plans shall not be approved without prior or concurrent Final

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - FINAL PLAN OF DEVELOPMNT
(cont.)

Plan of Development approvals.

Planning. 5 0010-Planning-MAP - GEOLOGIST'S COMMENTS

County Geologic Report (GEO) No. 1164 was prepared for this project by EnGen Corporation, and is entitled "Geotechnical/Geological Engineering Study, Winchester Valley 63, Assessor's Parcel Numbers: 461-200-008 and 461-200-009, Olive Avenue, Patton Avenue, Winchester Area, County of Riverside, California", dated May 29, 2003.

GEO No. 1164 concluded:

- 1.The potential for liquefaction of the site is considered to be moderate-to-high.
- 2.The potential for liquefaction-induced ground settlement was calculated to be 3.75 inches.
- 3.There are no active faults on the site.
- 4.The potential for earthquake-induced landslides or rockfalls is considered low.

GEO No. 1164 recommended:

- 1.A compacted blanket of engineered fill is expected to aid in mitigating the potential effects of liquefaction.

GEO No. 1164 satisfies the requirement for liquefaction study for planning purposes. Final Planning Department approval of GEO No. 1164 is hereby granted. Additional review may be required by the Building and Safety Department upon application for grading plans.

An environmental constraints sheet shall be prepared relative to the potential for liquefaction at the site as further described elsewhere in this conditions set.

Planning. 6 0010-Planning-MAP - LANDSCAPE MAINTENANCE

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

Planning. 7 0010-Planning-MAP - MAP ACT COMPLIANCE

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule A, unless modified by the conditions listed herein.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 0010-Planning-MAP - NO OFFSITE SIGNAGE (cont.)

Planning. 8 0010-Planning-MAP - NO OFFSITE SIGNAGE

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

Planning. 9 0010-Planning-MAP - NPDES COMPLIANCE (1)

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

Planning. 10 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. 11 0010-Planning-MAP - ORD 810 OPN SPACE FEE

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 12 0010-Planning-MAP - ORD NO. 659 (DIF)

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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 25 0040-Planning-MAP - CONCEPTUAL PHASE GRADING
(cont.)

Planning. 25 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. 26 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.

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

Planning-All. 2 0010-Planning-All-MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 30322 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract] Map No. 30322, Amended No. 4, dated February

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - DEFINITIONS (cont.)
26, 2004.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

Planning-All. 3 0010-Planning-All-MAP - HOLD HARMLESS

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (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 an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the subdivider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the subdivider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the subdivider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Planning-All. 4 0010-Planning-All-MAP - PROJECT DESCRIPTION

The land division hereby permitted is to develop 272 residential lots on 64.82 gross acres; consisting of 141 lots on 30.28 gross acres in Planning Area [PA] 29 and 131 lots on 32.71 gross acres in PA 34.

Transportation

Transportation. 1 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. 2 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. 3 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)
(cont.)

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. 4 0010-Transportation-MAP - TS/CONDITIONS 1

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 Comprehensive General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed with Board of Supervisors' approval in urban areas at intersections of any combination of major highways, arterials, expressways or state highways within one mile of a freeway interchange.

The study indicates that it is possible to achieve a Level of Service 'C' (or Level of Service 'D' within one mile of a freeway interchange) for the following intersections based on the traffic study assumptions.

- I-215 NB Ramps at: Newport Road
- I-215 SB Ramps at: Newport Road
- Leon Road at: Newport Road
- Leon Road at: Olive Avenue
- Beeler Road at: Newport Road
- Adam Street at: Newport Road
- Rice Road at: Newport Road
- Rice Road at: Olive Road
- SR-79 at: Domenigoni Parkway
- Loop Road at Newport Road (Future Intersection)

As such, the proposed project is consistent with this General Plan policy.

The associated conditions of approval incorporate mitigation measures identified in the traffic study, which are necessary to achieve or maintain the required level of service.

Transportation. 5 0010-Transportation-MAP - UTILITY INSTALL. 1

Electrical power, telephone, communication, street lighting, and cable television lines

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5 0010-Transportation-MAP - UTILITY INSTALL. 1 (cont.)
shall be placed underground in accordance with Ordinance 460 and 461. This also applies to existing overhead lines which are 33.6kilovolts or below along the project frontage and within the project boundaries.

Transportation. 6 0040-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. 7 Off-Site Access - Prior to Issuance of 71st Building Permit

Prior to issuance of the 71st occupancy permit, the westerly extension (off-site) of Olive Avenue to County maintained Leon Road shall be improved with double chip seal. Said road shall be improved with a 32-foot section within 60' road right-of-way. The section shall provide sufficient load bearing capacity to support fire apparatus and emergency response vehicles.

Or as approved by the Director of Transportation.

Plan: TR30322A01

Parcel: 461230001

50. Prior To Map Recordation

E Health

- 050 - E Health. 1 0050-E Health-MAP - ANNEX FINALIZED Not Satisfied
Annexation proceedings must be finalized with the applicable purveyor for sanitation service.
- 050 - E Health. 2 0050-E Health-MAP - MONEY Not Satisfied
Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.
- 050 - E Health. 3 0050-E Health-MAP - SEWER PLAN - COUNTY Not Satisfied
A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.
- 050 - E Health. 4 0050-E Health-MAP - SOILS RPT ACCEPT Not Satisfied
An acceptable BIOSOLID report shall be submitted for review and approval by the Department of Environmental Health IF THE LAND HAD APPLICATION OF CLASS B BIOSOLIDS IN THE PAST THREE YEARS.
- 050 - E Health. 5 0050-E Health-MAP - WATER PLAN Not Satisfied
A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

Fire

- 050 - Fire. 1 0050-Fire-MAP-#43-ECS-ROOFING MATERIAL Satisfied
ECS map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class "B" material as per the California Building Code.
- 050 - Fire. 2 0050-Fire-MAP-#46-WATER PLANS Satisfied
The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.
- 050 - Fire. 3 0050-Fire-MAP-#47-SECONDARY ACCESS Satisfied
In the interest of Public Safety, the project shall provide an Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department.
- 050 - Fire. 4 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Satisfied
Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.
- 050 - Fire. 5 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Satisfied
Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without

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50. Prior To Map Recordation

Fire

050 - Fire. 5	0050-Fire-MAP-#67-ECS-GATE ENTRANCES (cont.)	Satisfied
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obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

050 - Fire. 6	0050-Fire-MAP-#88-ECS-AUTO/MAN GATE	Satisfied
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Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic or manual minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

Flood

050 - Flood. 1	0050-Flood-MAP OFFSITE EASE OR REDESIGN	Not Satisfied
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Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.

050 - Flood. 2	0050-Flood-MAP ONSITE EASE ON FINAL MAP	Not Satisfied
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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. 3	0050-Flood-MAP WQMP REQUIRED FOR EOT3	Not Satisfied
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In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

050 - Flood. 4	0050-Flood-XXM-3 ITEMS TO ACCEPT SD	Not Satisfied
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Inspection and maintenance of the storm drain system to be constructed with this tract must be performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed storm drain system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to Warren D. Williams, General Manager-Chief Engineer, Attn: Stuart E. McKibbin, Chief of the Planning Division.

If the District is willing to maintain the proposed drainage system items must be accomplished prior to

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50. Prior To Map Recordation

Flood

- | | | |
|--|---|---------------|
| 050 - Flood. 4 | 0050-Flood-XXM-3 ITEMS TO ACCEPT SD (cont.) | Not Satisfied |
| <p>recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement. An application to draw up an agreement must be submitted to the attention of Mark Wills. All right of way transfer issues must be coordinated with Morris Reynolds of the District's Right of Way Section.</p> <p>The engineer/developer will need to submit proof of flood control facility bonds and a certificate of insurance to the District's Inspection section before a pre-construction meeting can be scheduled.</p> | | |
| 050 - Flood. 5 | 0050-Flood-XXM-EAS-KEPT FREE OF BUILDIN | Not Satisfied |
| <p>Onsite drainage facilities located outside of road right of way shall be contained within drainage easements. Drainage easements shall be kept free of buildings and obstructions.</p> | | |
| 050 - Flood. 6 | 0050-Flood-XXM-SUBMIT PLANS | Not Satisfied |
| <p>A copy of the improvement plans, grading plans, final map, environmental constraint sheet and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to recordation. 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.</p> | | |
| 050 - Flood. 7 | 0050-Flood-XXM-WATERS OF U.S.-HEC, PERM | Not Satisfied |
| <p>portion of the proposed project is in a floodplain and may affect "waters of the United States", "wetlands" or "jurisdictional streambeds", therefore, in accordance with the requirements of the National Flood Insurance Program and Related Regulations (44 CFR, Parts 59 through 73) and County Ordinance No. 458:</p> <p>a. A flood study consisting of HEC-2/HEC-RAS calculations, cross sections, maps and other data should be prepared to the satisfaction of the Federal Emergency Management Agency (FEMA) and the District for the purpose of revising the effective Flood Insurance Rate Map of the project site. The study shall be submitted with the related project improvement plans. Grading permits shall not be issued and</p> | | |

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50. Prior To Map Recordation

Flood

050 - Flood. 7 0050-Flood-XXM-WATERS OF U.S.-HEC, PERM (cont.) Not Satisfied

final maps shall not record until a Conditional Letter of Map Revision (CLOMR) has been received from FEMA. Final Building Inspections for lots impacted by the FEMA floodplain shall not be issued until a Letter of Map Revision (LOMR) is obtained from FEMA.

The applicant shall be responsible for payment of all processing fees required by FEMA for the CLOMR and LOMR. FEMA submittals for a CLOMR shall be reviewed by the District on a fee for service basis. A fee in conformance with the requirements of 44 CFR Parts 65, 70 and subsequent final rules shall be required prior to final map approval to cover the cost of processing the LOMR. Payment of all District fees and deposits for processing of FEMA submittals shall be made directly to the District. Fees for processing FEMA submittals shall be in addition to regular District plan check fees.

b. A copy of appropriate correspondence and necessary permits from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) should be provided to the District prior to the final District approval of the project.

050 - Flood. 8 ADP Fee Notice Satisfied

A notice of drainage fees shall be placed on the Environmental Constraint Sheet and final map. The exact wording of the note shall be as follows:

NOTICE OF DRAINAGE FEES

Notice is hereby given that this property is located in the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area. Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

Planning

050 - Planning. 1 0050-Planning-MAP - QUIMBY FEES (1) Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley-Wide Parks and Recreation District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

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Transportation

050 - Transportation. 1 0050-Transportation-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Newport Road and Olive Avenue and so noted on the final map.

050 - Transportation. 2 0050-Transportation-MAP - ASSESSMENT DIST Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district unless said fees are deferred to building permit.

050 - Transportation. 3 0050-Transportation-MAP - DEDICATIONS Not Satisfied

Newport Road shall be improved within the dedicated right-of-way in accordance with County Standard No. 100A. (55'/76') (modified)

NOTES

- 1.) This will require a curbed landscaped median.
- 2.) Sidewalk/bike path to be 12' wide adjacent to right of way.

Olive Avenue shall be improved within the dedicated right-of-way in accordance with County Standard No. 102. (32'/50') (modified)

'A' Street shall be improved within the dedicated right-of-way in accordance with County Standard No. 103, Section A. (44'/74') (modified)

Entry portion of Beeler Road and Adams Street shall be improved within the dedicated right-of-way in accordance with County Standard No. 103, Section A. (46'/76') (modified)

NOTE With transistions as approved by the Transportation Department.

Entry portion of 'I' and 'K' Streets shall be improved within the dedicated right-of-way in accordance with County Standard No. 103, Section A. (50'/80') (modified)

All remaining interior streets shall be improved within the dedicated right-of-way in accordance with County Standard 104, Section A. (36'/56') (modified)

050 - Transportation. 4 0050-Transportation-MAP - EASEMENT/SUR Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

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Transportation

050 - Transportation. 5 0050-Transportation-MAP - GRAFFITI ABATEMENT Not Satisfied

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

050 - Transportation. 6 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 project boundaries 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.

050 - Transportation. 7 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All enterline 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. 8 0050-Transportation-MAP - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Newport Road, Olive Avenue and '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 to be annexed to 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. 9 0050-Transportation-MAP - LANDSCAPING APP. ANNEX Not Satisfied

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

050 - Transportation. 10 0050-Transportation-MAP - MAP.CORNER CUT-BACK I Not Satisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 11 0050-Transportation-MAP - OFF-SITE ACCESS 1 Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11 0050-Transportation-MAP - OFF-SITE ACCESS 1 (cont.) Not Satisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for three paved access roads to a paved and maintained road. Said access roads shall be constructed in accordance with County Standard No. 106, Section B (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

Said off-site access road shall be the easterly extension of Domenigoni Parkway to Winchester Road and the westerly extension of Domenigoni Parkway to Menifee Road.

Said off-site access road shall be the easterly extension of Olive Avenue to Rice Road.

Said off-site access road shall be the westerly extension of Western Hills Drive to Frontier Loop (East) and Frontier Loop (East) to Domenigoni Parkway.

050 - Transportation. 12 0050-Transportation-MAP - OFF-SITE INFO Not Satisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation. 13 0050-Transportation-MAP - PART-WIDTH Not Satisfied

Beeler Road and Adams Road shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard No. 104, Section A. (20'/30')

050 - Transportation. 14 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. 15 0050-Transportation-MAP - STREET LIGHT 1 CERT. Not Satisfied

Prior to RECORDATION, the landowner shall receive and provide to Transportation Permits, a Certificate of Completion for street lights from LAFCO, for those projects within a County Service Area.

050 - Transportation. 16 0050-Transportation-MAP - STREET LIGHTS-L&LMD Not Satisfied

The project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

1. Completed Transportation Department application
2. Appropriate fees for annexation.
3. (2)Sets of street lighting plans approved by Transportation Department.
4. "Streetlight Authorization" form from SCE, IID or other electric provider.

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50. Prior To Map Recordation

Transportation

050 - Transportation. 16 0050-Transportation-MAP - STREET LIGHTS-L&LMD (cont.) Not Satisfied

050 - Transportation. 17 0050-Transportation-MAP - STREET NAME SIGN Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 18 0050-Transportation-MAP - STREET SWEEPING Not Satisfied

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

050 - Transportation. 19 0050-Transportation-MAP - STREETLIGHT PLAN Not Satisfied

A separate streetlight plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Street Light Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 20 0050-Transportation-MAP - 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. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 21 0050-Transportation-MAP - TRAFFIC SIGNALS 2 EOT2 Not Satisfied

The project proponent shall comply in accordance with traffic signal requirements within public road rights-of-way, as directed by the Transportation Department. Assurance of traffic signal maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for the required traffic signal(s).

050 - Transportation. 22 0050-Transportation-MAP - TS/DESIGN Not Satisfied

The proponent shall be responsible for the design of a traffic signal at the intersection of:

Newport Road/Loop Road (East)

or as approved by the Transportation Department.

050 - Transportation. 23 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street

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50. Prior To Map Recordation

Transportation

050 - Transportation. 23 0050-Transportation-MAP - UTILITY PLAN (cont.) Not Satisfied

lighting, and cable television lines shall be designed to be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

050 - Transportation. 24 0050-Transportation-MAP-NEWPORT EXT CFD MENIFEE-79 Not Satisfied

Prior to the recordation of the final map, a Community Facilities District (CFD) or other funding mechanism acceptable to the Transportation Department shall be formed and ready to fund for the construction of the extension of Newport Road from Meniffee Road to SR-79, as determined by the Transportation Department.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - EOT3 APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - EOT3 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2 0060-BS-Grade-MAP - EOT3 NPDES/SWPPP (cont.) Not Satisfied
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. 3 0060-BS-Grade-MAP- EOT3 BMP CONST NPDES PERM Not Satisfied

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

060 - BS-Grade. 4 0060-BS-Grade-MAP-G1.4 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 OCTOBER 1, 1992, OWNER OPERATORS OF 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 CONSTRUCTION PERMIT REQUIREMENT APPLIES TO CONSTRUCTION SITES OF FIVE ACRES AND LARGER OR SITES OR LESS THAN FIVE ACRES IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. 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 (916) 657-1146.

AT THE TIME THE COUNTY ADOPTS, AS PART OF ANY ORDINANCE, REGULATIONS SPECIFIC TO N.P.D.E.S., THIS PROJECT (OR SUBDIVISION) SHALL COMPLY WITH THEM.

060 - BS-Grade. 5 0060-BS-Grade-MAP-G2.1 GRADING BONDS Not Satisfied

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6 0060-BS-Grade-MAP-G2.14OFFSITE 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. 7 0060-BS-Grade-MAP-G2.2 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. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit 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.

060 - BS-Grade. 8 0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN Not Satisfied

Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

060 - BS-Grade. 9 0060-BS-Grade-MAP-G2.4GEOTECH/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. 10 0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation 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.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 10 0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100 (cont.) Not Satisfied
Quality Management Plan) required by Riverside County Flood
Control and Water Conservation District.

E Health

060 - E Health. 1 0060-E Health-MAP - WATER WELL DESTRUCTION Not Satisfied

THE EXISTING WATER WELL SHALL BE PROPERLY DESTROYED
UNDER PERMIT FROM THE DEH.
THIS WELL IS LOCATED IN THE NE CORNER OF THE TRACT NEXT
TO PM31984 AND IS LOCATED IN PA 29.
A FINAL SIGN OFF FROM THE WELL ENGINEERING PROGRAM OF THE
DEH SHALL CONSTITUTE DESTRUCTION OF THIS WELL AND THE
CONDITION SHALL THEREFORE BE MET.

Flood

060 - Flood. 1 0060-Flood-MAP BMP - FILTRATION Not Satisfied

Impervious areas shall be graded or constructed to drain to
a filtration BMP or equally effective alternative.
Filtration BMPs can be found in the attachment to
Supplement A, "Selection and Design of Stormwater Quality
Controls".

060 - Flood. 2 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD Not Satisfied

Temporary erosion control measures shall be implemented
immediately following rough grading to prevent deposition
of debris onto downstream properties or drainage
facilities. Plans showing these measures shall be submitted
to the District for review.

060 - Flood. 3 0060-Flood-MAP OFFSITE EASE OR REDESIGN Not Satisfied

Offsite drainage facilities shall be located within
dedicated drainage easements obtained from the affected
property owner(s). Document(s) shall be recorded and a
copy submitted to the District prior to recordation of the
final map. If the developer cannot obtain such rights,
the map should be redesigned to eliminate the need for the
easement.

060 - Flood. 4 0060-Flood-MAP PHASING Not Satisfied

If the tract is built in phases, each phase shall be
protected from the 1 in 100 year tributary storm flows.

060 - Flood. 5 0060-Flood-XXM-SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans and any
other necessary documentation along with supporting
hydrologic and hydraulic calculations shall be submitted
to the District for review. The plans must receive District
approval prior to issuance of grading permits. All
submittals shall be date stamped by the engineer and
include a completed Flood Control Deposit Based Fee

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 5 0060-Flood-XXM-SUBMIT PLANS (cont.) Not Satisfied
Worksheet and the appropriate plan check fee deposit.

060 - Flood. 6 ADP Fee - Map Satisfied

TR 30322A01 is located within the boundaries of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP 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 \$131 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning

060 - Planning. 1 0060-Planning-MAP - ARCHAEOLOGIST RETAINED Satisfied

Prior to the issuance of grading permits, a qualified archaeologist shall be retained by the land divider for monitoring the proposed grading with respect to potential impacts to sub-surface cultural resources. Should the archaeologist find the potential is high for impact to significant cultural resources, a pre-grade meeting between the archaeologist and the excavation and grading contractor shall take place. During grading operations, when deemed necessary in the professional opinion of the retained archaeologist (and/or as determined by the Planning Director), the archaeologist, the archaeologist's on-site representative(s) actively monitor all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of cultural remains. Prior to the issuance of grading permits, the NAME, ADDRESS and TELEPHONE NUMBER of the retained archaeologist shall be submitted to the Planning Department and the B&S Grading Division. If the retained archaeologist finds no potential for impacts to sub-surface cultural resources, a letter shall be submitted to the Planning Department certifying this finding by the retained qualified archaeologist. The Pechanga Cultural Resources Center has written they do not want to monitor this site.

060 - Planning. 2 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, as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4 0060-Planning-MAP - GRADING PLAN REVIEW Not Satisfied

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

060 - Planning. 5 0060-Planning-MAP - NPDES COMPLIANCE (2) Not Satisfied

Since this project will disturb one (1) or more acres,

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Parcel: 461230001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 0060-Planning-MAP - NPDES COMPLIANCE (2) (cont.) Not Satisfied

it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Planning. 6 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. 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, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 7 0060-Planning-MAP - PLANNING DEPT REVIEW Not Satisfied

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

060 - Planning. 8 0060-Planning-MAP - SALT CREEK TRAIL IMPROVE Not Satisfied

FROM DEFERRED CONDITION 50.PLANNING 045.

Note: Condition seeks to have approved agreement between Flood and Valleywide for the trail along Salt Creek so improvement plans may be approved.

"PRIOR TO RECORDATION of the final map, the developer shall submit plans to the Riverside County Planning, Flood, and Parks Departments for review and approval of the proposed trail improvements along the north and south edge of the Salt Creek Channel. Additionally these improvements shall be shown as a part of the final recorded map."

060 - Planning. 9 0060-Planning-MAP - SECTION 1601/1603 PERMIT 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.

Plan: TR30322A01

Parcel: 461230001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10 0060-Planning-MAP - SECTION 404 PERMIT 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. 11 0060-Planning-MAP - TRIBAL MONITOR EOT3 Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract and retain a Tribal Monitor. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. It should be noted that Tribal Monitoring is not required for mitigation on this project as monitoring by a qualified Archaeologist is required for such mitigation.

The Tribal 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, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the appropriate Cultural Resources Professional such as an Archaeologist, Historic Archaeologist, Architectural Historian and/or Historian.

The developer/permit applicant shall submit a fully executed copy of the contract to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

NOTE:

- 1)The Cultural Resources Professional is responsible for implementing mitigation and standard professional practices for cultural resources. The Professional shall coordinate with the County, developer/permit applicant and SI Monitors throughout the process.
- 2)Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.
- 3)The developer/permit applicant shall not be required to further pursue any agreement for special interest monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the SI Monitors. A

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Parcel: 461230001

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11 0060-Planning-MAP - TRIBAL MONITOR EOT3 (cont.) Not Satisfied

good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4)Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 12 0060-Planning-PRJ - SP SKR FEE CONDITION Not Satisfied

PRIOR TO THE ISSAUNCE OF GRADING PERMITS, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 64.82 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 13 0060-Planning-PRJ*- SP ARCHAEO M/M PROGRAM Not Satisfied

This condition implements condition 30.PLANNING.6 of the SPECIFIC PLAN.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - EOT3 MBTA SURVEY Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other

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Parcel: 461230001

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD-EPD - EOT3 MBTA SURVEY (cont.) Not Satisfied

potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT Not Satisfied

Prior to issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Grading Division of the Building and Safety Department.

BS-Plan Check

080 - BS-Plan Check. 1 0080-BS-Plan Check-BP - SCHOOL FEES REQD Not Satisfied

Prior to the issuance of building permits, applicants are required to pay impact mitigation fees to the appropriate school district(s). Written evidence from the appropriate school district(s) to Building & Safety authorizing the issuance of building permits for this project is required.

Fire

080 - Fire. 1 0080-Fire-MAP - SECONDARY/ALTER ACCESS Not Satisfied

In the interest of Public Safety, the project shall provide

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1 0080-Fire-MAP - SECONDARY/ALTER ACCESS (cont.) Not Satisfied

An Alternate or Secondary Access(s). Said Alternate or Secondary Access(s) shall have concurrence and approval of both the Transportation Department and the Riverside County Fire Department. Alternate and/or Secondary Access(s) shall be completed and inspected per the approved plans.

080 - Fire. 2 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

080 - Fire. 3 0080-Fire-MAP-RES FIRE SPRINKLER EOT3 Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

Flood

080 - Flood. 1 0080-Flood-XXM-SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to issuance of building permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

080 - Flood. 2 ADP Fee - Map Satisfied

TR 30322A01 is located within the boundaries of the Salt Creek Channel/Winchester/North Hemet Area Drainage Plan (ADP) for which the Board of Supervisors has adopted drainage fees pursuant to Ordinance No. 460. Applicable ADP 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 \$131 per acre, the fee due will be based on the fee in effect at the time of payment. Drainage fees shall be paid with cashier's check or money order only to the District.

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY Not Satisfied

The land divider/permit holder shall cause an acoustical study to be performed by an acoustical engineer to

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 1 0080-Planning-MAP - ACOUSTICAL STUDY (cont.) Not Satisfied
 establish appropriate mitigation measures

that shall be applied to individual dwelling units within the subdivision to reduce the first and second story ambient interior and exterior levels to 45 Ldn and 65 Ldn, respectively. The study shall be submitted, along with the appropriate fee, to the County Environmental Health Department - Industrial Hygiene Division for review and approval. The approved mitigation measures, if any, shall be forwarded from the Environmental Health Department to the County Department of Building and Safety and the County Planning Department for implementation into the final building plans.

080 - Planning. 2 0080-Planning-MAP - BUILDING SEPARATION Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Fireplaces may encroach two (2) feet into the side yard setback. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 3 0080-Planning-MAP - CONFORM FINAL SITE PLAN Not Satisfied

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 4 0080-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 5 0080-Planning-MAP - FINAL SITE OF DEVELOPMNT 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.

A. The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, fencing, entry monuments (location and elevation), mechanical equipment, and the house floor plan and elevation assignments on individual lots.

2. One (1) color and materials sample board containing

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 0080-Planning-MAP - FINAL SITE OF DEVELOPMNT (cont.) Not Satisfied

precise color texture and material swatches or photographs (which may be from supplier's brochures). Indicate on the sample board the name, address and phone number of the preparer and the project applicant, the tract number, and the manufacturer and product numbers where possible (trade names also acceptable).

3. One (1) set of architectural elevations colored to represent the selected color combinations, with symbols keyed to the color and materials sample board. Brief written color and material descriptions shall be located on the colored elevations. No landscaping or other enhancements shall be shown on the elevations.

4. 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.

B. Model home complex plot plans shall not be approved without Final Site Plan approval. The submittal and approval of plot plans may be phased provided:

1. A subdivision phasing plan has been approved.

2. A separate plot plan shall be submitted to the Planning Department for each approved tract phase along with the current fee.

3. Each individual plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

C. Subdivision development shall conform to the approved map and shall conform to the design guidelines and requirements found in the approved Specific Plan No. 293.

080 - Planning. 6 0080-Planning-MAP - FRONT YARD LANDSCAPING Not Satisfied

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

080 - Planning. 7 0080-Planning-MAP - LANDSCAPE PLANS Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 0080-Planning-MAP - LANDSCAPE PLANS (cont.) Not Satisfied
project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

080 - Planning. 8 0080-Planning-MAP - LANDSCAPING SECURITIES Not Satisfied

Performance securities, in amounts to be determined by the Director of Building and Safety to guarantee the installation of plantings, irrigation system, walls and/or fences, in accordance with the approved plan, shall be filed with the Department of Building and Safety. Securities may require review by County Counsel and other staff. Permit holder is encouraged to allow adequate time to ensure that securities are in place. The performance security may be released one year after structural final, inspection report, and the One-Year Post Establishment report confirms that the planting and irrigation components have been adequately installed and maintained. A cash security shall be required when the estimated cost is \$2,500.00 or less.
EOT2

080 - Planning. 9 0080-Planning-MAP - PARKING/LANDSCAPING PLAN Not Satisfied

Prior to issuance of building permits, seven (7) copies of a Shading, Parking, Landscaping, and Irrigation Plan shall be submitted to and approved by the Planning Department. The location, number, genus, species, and container size of plants shall be shown. Plans shall meet all requirements of the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 348, Sections 18.12, and 19.300 through 19.304 and as specified herein, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. The irrigation plan shall include a smart controller which is capable of adjusting watering schedule based on weather data. In addition, the plan will incorporate the use of in-line check valves, or sprinkler heads containing check valves to prohibit low head drainage.
EOT2

080 - Planning. 10 0080-Planning-MAP - PLANNING CLEARANCE PRIOR Not Satisfied

This condition implements condition 30.PLANNING.27.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10 0080-Planning-MAP - PLANNING CLEARANCE PRIOR (cont.) Not Satisfied

080 - Planning. 11 0080-Planning-MAP - PLN AREA 32 PARK PLANS Not Satisfied

No building permits shall be issued until detailed park plans for the park described as planning area 32 are submitted and approved by the Planning Department. Park plans shall include landscape and irrigation plans and documentation evidencing a permanent maintenance mechanism for the park and its facilities.

080 - Planning. 12 0080-Planning-MAP - PLNG AREA 37 PARK PLANS Not Satisfied

Prior to issuance of building permits, detailed park plans shall be submitted and approved by the planning department for the park described as planning area 37.

080 - Planning. 13 0080-Planning-MAP - SUBMIT BUILDING PLANS Not Satisfied

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

080 - Planning. 14 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 15 0080-Planning-MAP - WALLS/FENCING PLANS Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 16 0080-Planning-PRJ - HEMET USD MITIGATION Not Satisfied

PRIOR TO BUILDING PERMITS, impacts to the Hemet Unified School District will be mitigated in accordance with state law.

This condition implements condition 30.PLANNING.33 of the SPECIFIC PLAN.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - GARAGE DOORS Not Satisfied

Garage door setbacks for all residential zones shall be 24 feet for a conventional door or 20 feet for a roll-up door, measured from the back of the sidewalk to the face of garage door or the face of the curb if no sidewalk is required, or 20 feet from the street right-of-way, whichever setback is greater.

080 - Transportation. 2 0080-Transportation-MAP - R & B B D Not Satisfied

DEFERRED FROM 50.TRAN.1

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone E of the Menifee Valley Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time of issuance of a building permit. Fees which are deferred shall be based upon the fee schedule in effect at the time of issuance of the permit.

080 - Transportation. 3 0080-Transportation-MAP - TS/GEOMETRICS 1 Not Satisfied

The intersection of Newport Road/Loop Road (East) shall be improved to provide the follow geometrics:

Northbound: One left turn lane, one through.

Southbound: One left turn lane, one through.

Eastbound: One left turn lane, three through lanes.

Westbound: One left turn lane, three through lanes.

The intersection of Newport Road/Beeler Road shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One right turn lane.

Eastbound: Three through lanes.

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Parcel: 461230001

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 0080-Transportation-MAP - TS/GEOMETRICS 1 (cont.)
Westbound: Three through lanes.

Not Satisfied

The intersection of Newport Road/Adam Street shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One right turn lane.

Eastbound: Three through lanes.

Westbound: Three through lanes.

The intersections of Newport Road/Beeler Road and Newport Road/Adams shall be improved to provide righth in/right out only access controlled through installation of a rised median along the project frontage on Newport Road as described in 50 TRANS 2.

or approved by the Transportation Department. Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - EOT3 IF WQMP REQUIRED

Not Satisfied

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

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

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

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

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - EOT3 IF WQMP REQUIRED (cont.) Not Satisfied
inspections.

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

090 - BS-Grade. 2 0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER Not Satisfied

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

090 - BS-Grade. 3 0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN Not Satisfied

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

Fire

090 - Fire. 1 0090-Fire-MAP - FIRE SPRINK SYST EOT3 Not Satisfied

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

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.

Plan: TR30322A01

Parcel: 461230001

90. Prior to Building Final Inspection

Flood

090 - Flood. 1 0090-Flood-MAP BMP - EDUCATION (cont.) Not Satisfied

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

The District will not release occupancy permits for any lot exceeding the 80% of the total recorded residential lots within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

090 - Flood. 3 0090-Flood-XXM-OBTAIN LOMR Not Satisfied

A Letter of Map Revision shall be obtained from FEMA for all lots impacted by a FEMA floodplain.

Planning

090 - Planning. 1 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied

The land divider/permit holder shall construct an eight (8) foot high decorative block wall or combination berm/wall along the southern site boundary (Patton Ave.) (lots 89, 99 - 114 and 131. A six (6) foot decorative wall shall be required along the northern site boundary (Olive Ave.) (lots 132-143, 252-256). The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2 0090-Planning-MAP - COMPLY W/ LNDSCP/IRRIG Not Satisfied

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping, Irrigation, and Shading Plans, and the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto) provided that said ordinance has been amended to address residential tracts. All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.
EOT2

090 - Planning. 3 0090-Planning-MAP - CONCRETE DRIVEWAYS Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 4 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

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Parcel: 461230001

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 0090-Planning-MAP - FENCING COMPLIANCE (cont.) Not Satisfied

090 - Planning. 5 0090-Planning-MAP - LANDSCAPING COMPLIANCE Not Satisfied

The land divider/permit holder's landscape architect or the party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscap and irrigation system has been installed in compliance with the approved landscaping and irrigation plans.

090 - Planning. 6 0090-Planning-MAP - LNDSCP/IRRIG INSTALL INS Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled "MAP-LANDSCAPING SECURITIES and MAP- LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. Costs associated with the Installation Inspection will be charged to the respective building permit.
EOT2

090 - Planning. 7 0090-Planning-MAP - MITIGATION MONITORING Not Satisfied

The land divider/permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all these conditions of approval and mitigation measures of this permit and Environmental Assessment No. 38476 and EIR #380.

The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 8 0090-Planning-MAP - QUIMBY FEES (2) Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-Wide Recreation and Park District.

090 - Planning. 9 0090-Planning-MAP - SPECIMEN TREES REQUIRED Not Satisfied

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within

Plan: TR30322A01

Parcel: 461230001

90. Prior to Building Final Inspection

Planning

090 - Planning. 9 0090-Planning-MAP - SPECIMEN TREES REQUIRED (cont.) Not Satisfied
the parking areas. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.
EOT2

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 routes shall be completed in accordance with the improvement plans and as noted elsewhere in these conditions.
- 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.
- 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 - GRAFFITI ABATEMENT 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 for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

090 - Transportation. 3 0090-Transportation-MAP - LANDSCAPING Not Satisfied
Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District N. 89-1-Consolidated, County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance within public road rights-of-way, in accordance with Ordinance 461.

090 - Transportation. 4 0090-Transportation-MAP - STREET LIGHTS INSTALL Not Satisfied

Plan: TR30322A01

Parcel: 461230001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 0090-Transportation-MAP - STREET LIGHTS INSTALL (cont.) Not Satisfied

Install street lights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. For projects within Imperial Irrigation District (IID) use (IID's) pole standard.

Street light annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 5 0090-Transportation-MAP - STREET SWEEPING Not Satisfied

Street sweeping annexation or inclusion into CSA 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).

090 - Transportation. 6 0090-Transportation-MAP - TRAFFIC SIGNAL 2 EOT2 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 for maintenance of traffic signals within public road rights-of-way for the required traffic signal(s).

090 - Transportation. 7 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied

The project proponent shall be responsible for the construction and installation of traffic signals at the following locations and with the accompanying conditions:

Newport Road/Loop Road (East)

or as approved by the Transportation Department.

090 - Transportation. 8 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

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

090 - Transportation. 9 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

Plan: TR30322A01

Parcel: 461230001

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 9 0090-Transportation-MAP - WRCOG TUMF (cont.) 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. 10 Off-Site Access - Prior to Issuance of 71st Building Permit Not Satisfied

Prior to issuance of the 71st occupancy permit, the westerly extension (off-site) of Olive Avenue to County maintained Leon Road shall be improved with double chip seal. Said road shall be improved with a 32-foot section within 60' road right-of-way. The section shall provide sufficient load bearing capacity to support fire apparatus and emergency response vehicles.

Or as approved by the Director of Transportation.



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: June 11, 2018

TO:

Riv. Co. Transportation Dept.
Riv. Co. Fire Department (Riv. Office)

TENTATIVE TRACT MAP NO. 30322 AMENDED FINAL MAP NO. 1 – Applicant: Lansing Stone Star LLC – Engineer/Representative: Trip Hord – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD:MDR) (2-5 DU/AC) – Location: southerly of Olive Avenue, easterly of Leon Road, westerly of Rice Road, northerly of Domenigoni Parkway and Salt Creek – Zoning: Specific Plan (SP 293, Planning Area 29) – 64.82 acres - **REQUEST:** The **AMENDED FINAL MAP** is a Schedule “A” subdivision of 64.82 gross acres into 272 single-family residential lots with a minimum lot size of 6,000 square feet. The Amended Final Map Specifically requests to modify the requirement for paving the secondary access for the project of Olive Avenue to Leon Road as stated in condition 50.TRANS.22. Olive Avenue from the project site to Leon Road is currently a County maintained dirt road that would still provide secondary access. If secondary access were to be paved by the project at this time based on existing grade of the road, it would be an interim improvement that would be removed upon completion of ultimate improvements to Olive Avenue which require that the road grade be raised to address current flooding that occurs on the road. These improvements to Olive Avenue west of the project site to Leon Road would be the responsibility of approved subdivisions along the frontage of Olive Avenue between the project site to Leon Road. Primary access to Winchester Road would be paved at a minimum width of 32 feet from the project to Winchester Road. Related Cases: TR30322. **BBID: 801-919-626**

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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 Public Land Use System (PLUS) 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 PLUS routing on or before the above date. This case is scheduled for a **DAC internal review on June 21, 2018**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to Russell Brady, Project Planner at (951) 955-3025, or e-mail at rbrady@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.

Winchester-Homeland Municipal Advisory Council

www.WinchesterMac.org

September 19, 2018

Russell Brady, Project Planner
Riverside County Planning Department
4080 Lemon St., 12th Floor
Riverside, CA 92501

Dear Mr. Brady

Re: Tract No. 30322-1

With regards to Tract No. 30322-1, this item was discussed at the September 13, 2018 Winchester-Homeland MAC meeting. The Winchester-Homeland MAC Board of Directors wholeheartedly agreed with the recommendation put forth by the Winchester-Homeland Land Use Committee and the Winchester-Homeland Town Association, their letter dated, September 12, 2018, is attached. We feel it is irresponsible of the county to put the future residents of this development onto pavement then dirt road leading west. This road and area is known to flood at times becoming impassable. If there is ever an issue making it difficult or impossible to get to Winchester Road, what are these residents to do if Olive Road to the west is flooded? We strongly urge the Planning Commission and the Board of Supervisors to reconsider this reduction of this Condition of Approval. Olive Road should be built to full county standards from Winchester Road to Leon Road as per the original Conditions of Approval.

Mr. Brady, we appreciate the opportunity to express our concerns. Please see that these letters are included in your staff report. We would also appreciate being notified when this comes up for hearing.

Respectfully,



Dirk Meredith
Co-Chairman
Winchester-Homeland MAC

CC: Supervisor Chuck Washington

Winchester-Homeland Town Association

P. O. Box 122
Winchester, CA 92596

501(c) Tax ID # 95-3604267

September 12, 2018

Winchester-Homeland Municipal Advisory Council

Re: Tract No. 30322-1

Dear Municipal Advisory Council Members:

The Winchester-Homeland Land Use Committee met with the project representative Trip Hord, on 8/30/2018, regarding the above project planned in Winchester off of Olive Avenue. This is a recorded final map. Our understanding is that the developer is requesting a modification to a condition. At the meeting we were provided a letter dated 11/30/2017, from Michael Muetting from Riverside County Transportation Department to CalFire. Upon reviewing the letter and map supplied (see Exhibit "C" attached) we are unable to support the recommendation to reduce the conditions for improving Olive Avenue to Leon.

Our reasons are as follows:

- Olive Avenue from the project site to the west is a dirt road. It has and does flood and become impassible during heavy rain occurrences. This is a health and safety issue to our community.
- We support the original project condition for Olive Avenue. See Exhibit "A" attached.
Original Condition placed on Olive Avenue for TR30322 was:
Olive Avenue required to be constructed per county standards, No. 160, Section B (32'/60') from Winchester to Leon (page. 23 OFF-SITE ACCESS).
- Further review indicated that this is not the first change made to this condition:
1st Change of condition dated 11-19-2012 – See Exhibit "B" attached.
11-19-2012 - Condition was revised to not require paving to Leon until after 80% of the approved 141 are built on.
2nd Change of condition dated 11-30-2017 – See Exhibit "C" attached.
11-30-2017 – Per letter, condition would be upon pulling building permit for 113th lot. Developer would be required to make temporary A/C pavement. It would still not be an all weather road and it would be torn out when another developer comes in to build along Olive and Leon. See Exhibit "C".

Bottom line, if lot 113th – 141 of this tract map does not get built, the builder will have been relieved of paving Olive to Leon.

The Town Association took this matter up at its September 6th general meeting and requested this letter and recommendation be brought to the Winchester-Homeland Municipal Advisory Committee for its September 13th meeting. We would request it be forwarded to the Board of Supervisors.

Thank you,

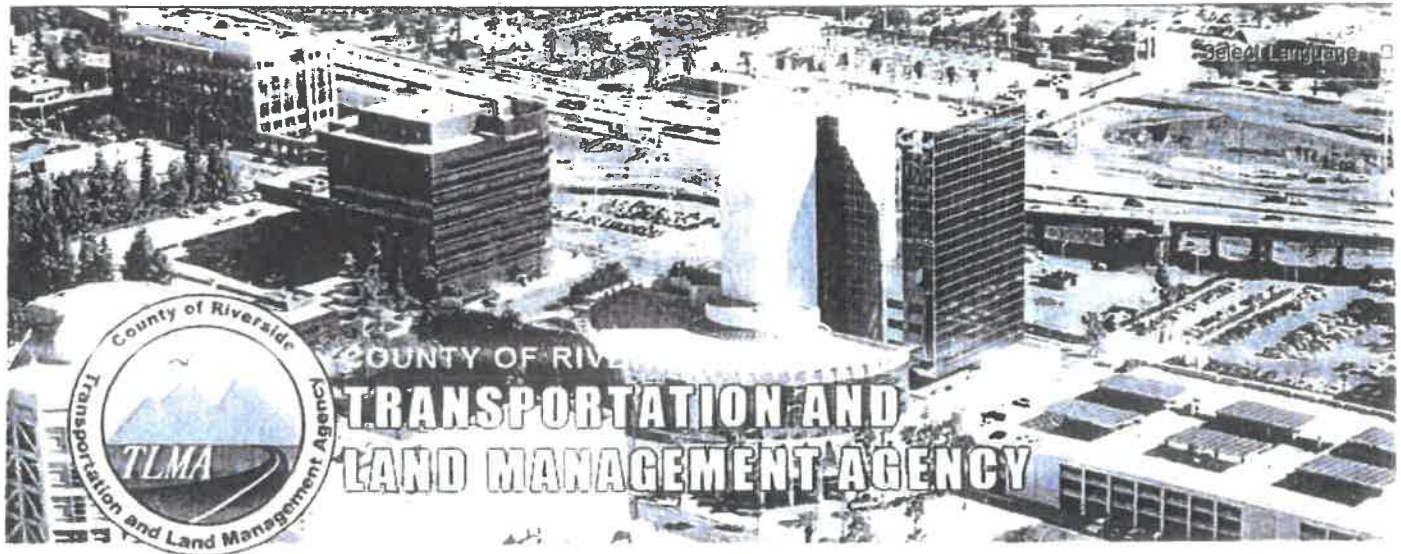


Angela Little
President

Exhibit "A"



Choose a department . . .



HOME COUNTER SERVICES DEPARTMENTS ONLINE SERVICES QUICK LINKS

CONTACT US SHORT TERM RENTALS CONDITIONS OF APPROVAL FOR tr30322

Online Services

Results for tr30322 as of 8/31/2018 4:27:42 AM

015 - BS-Grade
UNKNOWN

Grade-MAP-G1.2 OBEY ALL GDG REGS

Status
Unsatisfied

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 & Safety Department.

015 - BS-Grade
UNKNOWN

Grade-MAP-G1.3 DISTURBS NEED G/PMT

Status
Unsatisfied

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

015 - BS-Grade
UNKNOWN

Grade-MAP-G1.6 DUST CONTROL

Status
Unsatisfied

All necessary measures to control dust shall be implemented by the developer during grading.

050 - Transportation
Prior To Map Recordation

MAP - LANDSCAPING APP. ANNEX

Status
Unsatisfied

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

050 - Transportation
Prior To Map Recordation

MAP - MAP.CORNER CUT-BACK I

Status
Unsatisfied

All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation
Prior To Map Recordation

MAP - OFF-SITE ACCESS 1

Status
Unsatisfied

The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for three paved access roads to a paved and maintained road. Said access roads shall be constructed in accordance with County Standard No. 106, Section B (32'/60') at a grade and alignment as approved by the Transportation Department. Should the applicant fail to provide/acquire said off-site right-of-way, the map shall be returned for redesign. The applicant shall provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans. Said off-site access road shall be the easterly extension of Newport Road to Winchester Road and the westerly extension of Newport Road to Menifee Road. Said off-site access road shall be the easterly extension of Olive Avenue to Rice Road and the westerly extension of Olive Avenue to Leon Road. Said off-site access road shall be the westerly extension of 'A' Street to Loop Road (East) and Loop Road (East) to Newport Road.

050 - Transportation
Prior To Map Recordation

MAP - OFF-SITE INFO

Status
Unsatisfied

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public if not already accepted.

050 - Transportation
Prior To Map Recordation

MAP - PART-WIDTH

Status
Unsatisfied

Beeler Road and Adams Road shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard No. 104, Section A. (20'/30')

050 - Transportation
Prior To Map Recordation

MAP - R & B B D

Status
Satisfied

Prior to the recordation of the final map, or any phase thereof, the project proponent shall pay fees in accordance with Zone E4 of the Menifee Valley Road and Bridge Benefit District. Should the project proponent choose to defer the time of payment, a written request shall be submitted to the County, deferring said payment to the time



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY



Transportation Department

Juan C. Perez, P.E., T.E.
Director of Transportation

November 14¹⁹, 2012

Mr. Gregory P. Lansing
President
Lansing Companies
12671 High Bluff Drive
Suite 150
San Diego, CA 92130



Re: Tract Map No. 30322-1; Creekside Estates at Menifee
Offsite and Onsite Improvements

Dear Mr. Lansing:

This letter will confirm our understanding regarding the remaining improvements needed offsite along Olive Avenue (the "Offsite Improvements") and those needed onsite (the "Onsite Improvements") at Tract Map No. 30322-1 (the "Project").

Offsite Improvements

The Riverside County Transportation Department has reviewed the documentation provided by Webb Engineering dated February 21, 2012 and provided comments dated, which establish the interim improvements for Olive Avenue (the "Olive Avenue Interim Improvements for TR 30322-1"); the cover sheet of these improvement plans is attached to this letter as Attachment 1. Additionally, plans for the ultimate improvements for Olive Avenue (the "Olive Avenue Ultimate Road Improvements for TR 30322-1") have also been reviewed by the Riverside County Transportation Department; the cover sheet of these improvement plans is attached to this letter as Attachment 2. Before any occupancy permits are issued, with respect to both the interim improvements and the ultimate improvements for Olive Avenue, you will have to: (i) sign Agreements for the Construction of Road/Drainage Improvements (the "Improvement Agreements") in the form attached hereto as Attachments 3; and (ii) post the Faithful Performance and Materials and Labor Bonds. Once (i) and (ii) are completed and the Comments on the interim improvement plans have been met, the County will sign the Olive Avenue Interim Improvement drawings and you or your successor will be permitted to secure a grading permit and building permits.

If you or your successor would like to obtain building permit occupancy for more than eighty percent (80%) of the lots within the Project, you or your successor must either have completed construction of the Olive Avenue Ultimate Road Improvements or have deposited a Cash In Lieu payment totaling \$4,235,722 in cash with the County for the Olive Avenue Ultimate Road Improvements.

Onsite Improvements

The remaining Onsite Improvements are, at this time, still subject to certain performance bonds that total as follows:

Road	Water	Sewer	Mon
\$1,911,000.00	\$329,000.00	\$356,000.00	\$78,800.00

However, given that the Onsite Improvements are approximately thirty percent (30%) complete, in order to finish the Onsite Improvements (a list of incomplete improvements described in County's List of Pending Improvements attached as Attachment 4), you or your successor will only need to post performance bonds equal to the actual value of the remaining improvements to be completed. Therefore, the value of bonds related to the pending improvements would be:

Road	Water	Sewer	Mon
\$1,680,200.00	\$230,300.00	\$249,200.00	\$78,800.00

These amounts apply only if the existing improvements are maintained and protected from the elements by you or your successor as would typically be required during construction. The amounts above may be increased in the event that the existing improvements are allowed to deteriorate without proper maintenance. Since the profile of Olive Avenue will be raised as a result of the Olive Avenue Required Improvements, any property wall adjoining these improvements must be constructed to result in a height that is six (6) feet above the ultimate Olive Avenue profile. If a wall has already been constructed that will not be six (6) feet above the ultimate Olive Avenue profile, the developer will retrofit the wall to attain this height prior to obtaining occupancy permits for any of the lots adjoining the Olive Avenue Required Improvements. Additionally, if any properties are sold prior to the actual construction of the Olive Avenue Required Improvements, a written disclosure shall be provided to each buyer of such lots that the profile of Olive Avenue will be raised when the ultimate Olive Avenue improvements are implemented.

Sincerely,

Alan French For
Farah Khorashadi



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Transportation Department

MEMORANDUM

To: Cecilia Buckley, CALFIRE

From: Mike Mueting, Transportation Plan Check

Date: November 30, 2017

Regarding: Tract No. 30322-1, Secondary access, Olive Road to Leon Road

Cecilia,

Thank you for discussing the access requirements for this Tract this morning. For this tract, Transportation has conditioned at least two paved access roads. However, Transportation is willing to accept just one paved access based on the following reasons:

- The secondary access, Olive Road to Leon Road, is County maintained.
- Olive Road adjacent to the tract will be improved to 32' AC.
- The primary access, Olive Road to Winchester Road, will be widen to 28'. From Rice Road to Winchester Road the existing AC 24'.
- County Fire Station No. 34 is within 1 mile and has direct access to the tract.
- Even with temporary AC pavement to Leon Road, Olive Road would be subject to flooding. The ultimate improvement of this portion of Olive Road will accommodate the road flooding issues.
- Transportation has had recent discussions with other developers that may lead to the ultimate improvement of Olive Road to Leon Road.

Attached is an exhibit by Transportation with access improvements recommended by the project engineer.

Please call me if you want to discuss.

Thanks,

Mike

Michael O. Mueting, PE, PLS
 Transportation Plan Check
 Riverside County Transportation Dept
 4080 Lemon Street, 8th Floor
 Riverside, CA 92501
 (951) 955-1642

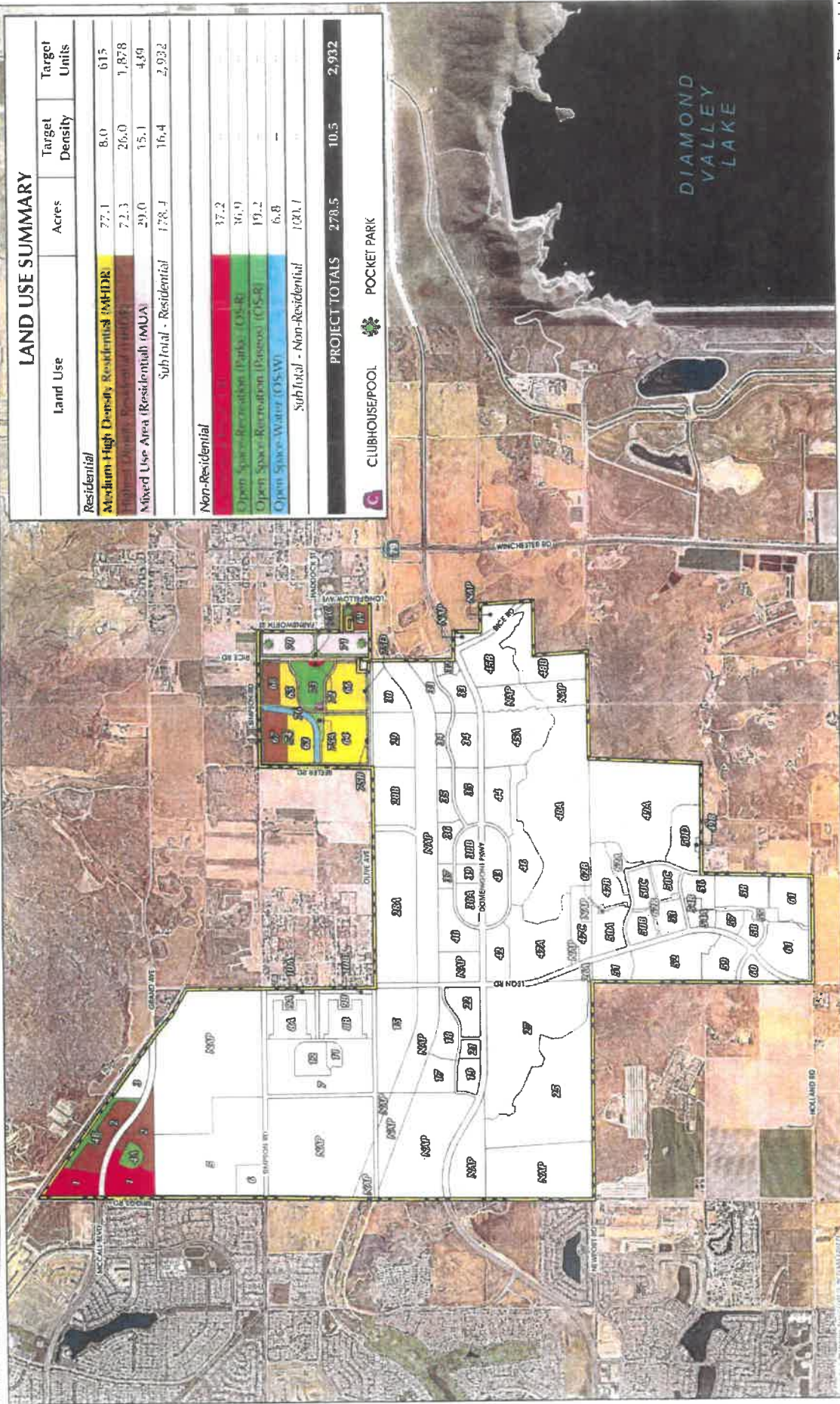
mueting@rivco.org



OLIVE ROAD
PRIMARY AND
SECONDARY ACCESS
EXHIBIT

I. SUMMARY OF CHANGES

WINGCHESTER HILLS



LAND USE SUMMARY

Land Use	Acres	Target Density	Target Units
Residential			
Medium High Density Residential (MHDR)	77.1	8.0	615
High Density Residential (HDR)	72.3	26.0	1,878
Mixed Use Area (Residential) (MUA)	29.0	15.1	434
Sub Total - Residential	178.4	16.4	2,922
Non-Residential			
Open Space/Restoration (Parks) (OSR)	37.2	-	-
Open Space/Restoration (Bioswales) (OSR)	36.9	-	-
Open Space/Water (OSW)	19.2	-	-
Sub Total - Non-Residential	93.3	-	-
PROJECT TOTALS	278.5	10.5	2,932

CLUBHOUSE/POOL
 POCKET PARK

Figure I-1

Areas of Change

Page I-A





August 31, 2017

Via U.S. Mail

Riverside County Fire Department
Planning & Engineering
2300 Market Street Suite 150
Riverside, CA 92501

Re: Secondary Access; TR 30322-1

Dear Planning and Engineering Staff:

Olive Avenue is a Dirt Surface County Maintained Road along the northerly boundary of FSM 30322-1. The County's road maintenance responsibility extends from the Tract Boundary along Olive Avenue westerly to Leon Road. KB Home is completing its Due Diligence for the purpose of constructing Single Family Homes on the first 80 percent (112 Lots) of the subdivision. In order to complete the investigation of the cost associated with acquiring construction building permits for the 112 Lots, KB Home and Lansing Stone Star LLC ("Owner") are asking for verification that the existing Olive Avenue County Maintained roadway is adequate for secondary access for the 80 percent build-out of the Tract.

According to KB Home projections, the 112 Lots would be absorbed in the market at a rate of 2-3 homes per month. The 112 unit project would, therefore, be built-out between 4-5 years from commencement of sales. Following the successful completion of the 112 KB Home project, the Owner will attempt to sell the remaining 29 Lots which would then trigger the construction of ultimate improvements to Olive Avenue in place of the existing County Maintained Dirt Road. It is worth noting that the required Olive Avenue improvements to Leon Road will likely be constructed by others well before the KB Home build-out.

Please confirm that the existing Dirt Surface County Maintained Road is adequate secondary access for the proposed KB Home 112 Lot project.

Thank you for your consideration of this request. If you have any questions, please contact our Project Manager (Trip Hord – 951.684.9615) or Civil Engineer (Bruce Davis – 951.686.1070).

As always, should you have any questions or concerns, or wish to discuss the foregoing in further detail, please do not hesitate to contact the undersigned.

Sincerely,



Gregory P. Lansing
Lansing Stone Star, LLC



COUNTY OF RIVERSIDE
TRANSPORTATION AND
LAND MANAGEMENT AGENCY

Mojahed Salama, P.E.
Deputy for Transportation/Capital Projects
Richard Lantis, P.L.S.
Deputy for Transportation/Planning and
Development

Patricia Romo, P.E.
Director of Transportation

Transportation Department

MEMORANDUM

To: Cecilia Buckley, CALFIRE
From: Mike Mueting, Transportation Plan Check
Date: November 30, 2017

Regarding: Tract No. 30322-1, Secondary access, Olive Road to Leon Road

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- Even with temporary AC pavement to Leon Road, Olive Road would be subject to flooding. The ultimate improvement of this portion of Olive Road will accommodate the road flooding issues.
- Transportation has had recent discussions with other developers that may lead to the ultimate improvement of Olive Road to Leon Road.

Attached is an exhibit by Transportation with access improvements recommended by the project engineer.

Please call me if you want to discuss.

Thanks,

Mike

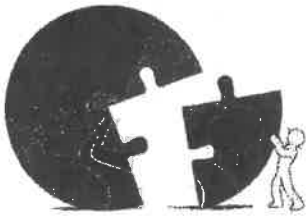
Michael O. Mueting, PE, PLS
 Transportation Plan Check
 Riverside County Transportation Dept.
 4080 Lemon Street, 8th Floor
 Riverside, CA 92501
 (951) 955-1642
mmueting@rivco.org

4080 Lemon Street, 8th Floor · Riverside, CA 92501 · (951) 955-6740
 P.O. Box 1090 · Riverside, CA 92502-1090 · FAX (951) 955-3198





**OLIVE ROAD
PRIMARY AND
SECONDARY ACCESS
EXHIBIT**



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.



Property Owner(s) Signature(s) and Date

Larry Liebel RB Home Coastal, Inc.

PRINTED NAME of Property Owner(s)

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION

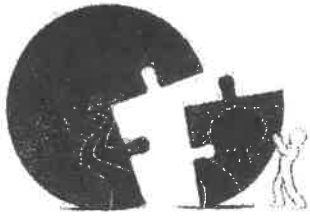
- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

ONLY FOR WIRELESS PROJECTS (SEE BELOW)

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- TENTATIVE TRACT MAP
- REVERSION TO ACREAGE
- AMENDMENT TO FINAL MAP

- TENTATIVE PARCEL MAP
- EXPIRED RECORDABLE MAP
- VESTING MAP

MINOR CHANGE Original Case No. _____

REVISED MAP Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Lansing Stone Star, LLC

Contact Person: Gregory P. Lansing E-Mail: glansing@lansingcompanies.ca

Mailing Address: 12671 High Bluff Drive, Suite 150

San Diego CA 92130

City State ZIP

Daytime Phone No: (858) 523-0719 Fax No: (858) 523-0826

Engineer/Representative Name: Trip Hord

Contact Person: Trip Hord E-Mail: ambrosehord@gmail.com

Mailing Address: P.O. Box 1235

Riverside CA 92502

City State ZIP

Daytime Phone No: (951) 684-9615 Fax No: (951) 789-4951

Property Owner Name: KB Home Coastal, Inc.

Contact Person: _____ E-Mail: _____

Mailing Address: _____

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P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-1811

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Palm Desert, California 92211
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APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Street

City

State

ZIP

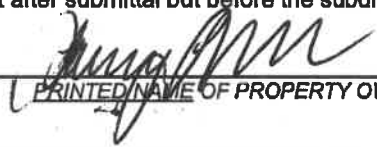
Daytime Phone No: (____) _____ Fax No: (____) _____

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 subdivision 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 subdivision is ready for public hearing.)



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): 461-230-001 through 461-230-004 and 461-231-01 through 461-231-02

Approximate Gross Acreage: 34

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Domenigoni Parkway, South of Olive Avenue, East of Leon Road, West of Rice Road.

SUBDIVISION PROPOSAL:

Map Schedule: _____ Minimum Developable Lot Size: _____
Number of existing lots: _____ Number of proposed developable lots: _____
Planned Unit Development (PUD): Yes No Vesting Map: Yes No
Number of proposed non-developable lots (excluding streets): _____ Subdivision Density: _____ dwelling units per acre.

Is there previous development application(s) filed on the same site: Yes No

If yes, provide Application No(s). _____
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) _____ EIR No. (if applicable): _____

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

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

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

- Santa Ana River/San Jacinto Valley
- Santa Margarita River
- Whitewater River

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: _____

Address: _____

Phone number: _____

Address of site (street name and number if available, and ZIP Code): _____

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: _____

Specify any list pursuant to Section 65962.5 of the Government Code: _____

Regulatory Identification number: _____

Date of list: _____

Applicant: _____ Date _____

This completed application form, together with all of the listed requirements provided on the Subdivision Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1011 Subdivision Condensed Application.docx
Created: 04/08/15 Revised: 06/07/16

NOTICE OF PUBLIC HEARING

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **Riverside County PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

TENTATIVE TRACT MAP NO. 30322 AMENDED FINAL MAP NO. 1 – No New Environmental Documentation Is Required – Applicant: Lansing Stone Star LLC – Engineer/Representative: Trip Hord – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Southerly of Olive Avenue, westerly of Rice Road, easterly of Leon Road, and northerly of Domenigoni Road and bisected by Salt Creek – Zoning: Specific Plan (SP 293, Planning Area 29) – 64.82 Acres – **REQUEST:** The **Amended Final Map** requests to modify the requirement for paving the secondary access for the project of Olive Avenue to Leon Road as stated in the conditions of approval for the project. Olive Avenue from the project site to Leon Road is currently a County maintained dirt road that would still provide secondary access. If secondary access were to be paved by the project at this time based on existing grade of the road, it would be an interim improvement that would be removed upon completion of ultimate improvements to Olive Avenue which require that the road grade be raised to address current flooding that occurs on the road. These improvements to Olive Avenue west of the project site to Leon Road would be the responsibility of approved subdivisions along the frontage of Olive Avenue between the project site to Leon Road. Primary access to Winchester Road would be paved at a minimum width of 32 feet from the project to Winchester Road.

TIME OF HEARING: **9:00 a.m. or as soon as possible thereafter**
DATE OF HEARING: **NOVEMBER 7, 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: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that 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. The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office, located at 4080 Lemon Street 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 19, 2018,

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

APN (s) or case numbers TR30322A01 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

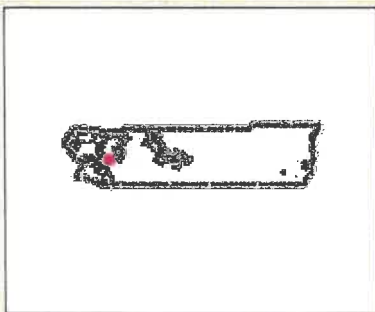
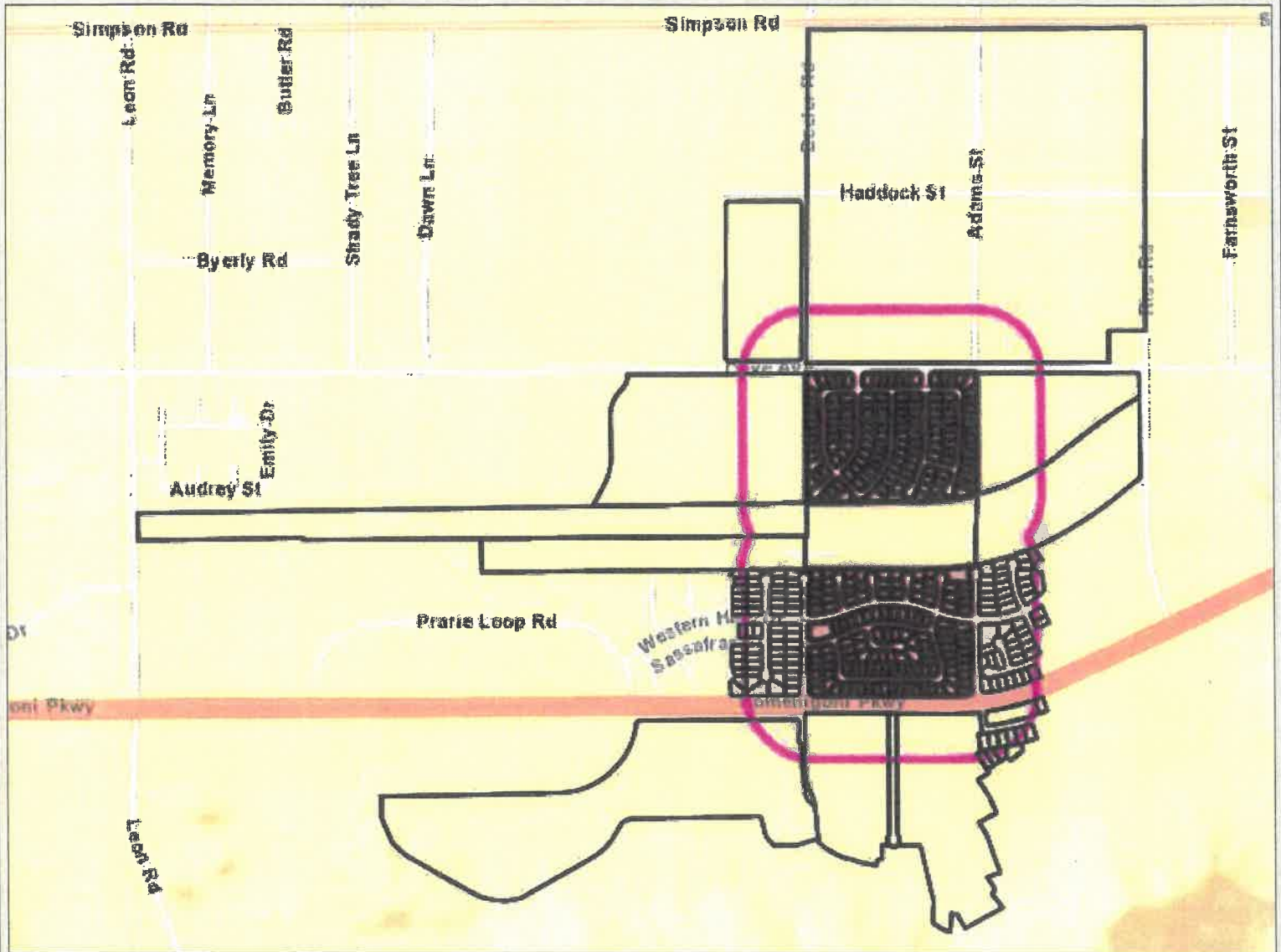
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

Riverside County GIS Mailing Labels

TR30322A01 (600 feet buffer)



Legend

- County Boundary
- Cities
- World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 9/19/2018 10:43:13 AM

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SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

461200034
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461200036
WFP PARTNERS 2
P O BOX 1978
RANCHO SANTA FE CA 92067

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RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

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461241035
KB HOME COASTAL INC
36310 INLAND VALLEY DR
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461241036
KB HOME COASTAL INC
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461241037
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461241038
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461241050
KB HOME COASTAL INC
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WILDOMAR CA 92595

461241051
VALLEY WIDE RECREATION & PARK DIST
537 E FLORIDA AVE
HEMET CA 92543

461241052
VALLEY WIDE RECREATION & PARK DIST
537 E FLORIDA AVE
HEMET CA 92543

461242001
KB HOME COASTAL INC
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461242002
KB HOME COASTAL INC
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461242003
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461242008
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461242015
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461242016
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461242017
KB HOME COASTAL INC
36310 INLAND VALLEY DR
WILDOMAR CA 92595

461250001
WOODS VENTURE
C/O C/O PACWEST GROUP INC
41391 KALMIA ST STE 200
MURRIETA CA 92562

461250002
WOODS VENTURE
C/O C/O PACWEST GROUP INC
41391 KALMIA ST STE 200
MURRIETA CA 92562

461250003
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C/O C/O PACWEST GROUP INC
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C/O C/O PACWEST GROUP INC
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MURRIETA CA 92562

461280016
RIVERSIDE COUNTY FLOOD CONTROL
1995 MARKET ST
RIVERSIDE CA 92501

461280017
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

461280027
NE CAL BANKCORP
C/O C/O MARK MOFFITT RANCON GROUP
41391 KALMIA ST STE 200
MURRIETA CA 92562

461300001
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461300002
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
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980 MONTECITO DR STE 300
CORONA CA 92879

461311027
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461311028
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461311029
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980 MONTECITO DR STE 300
CORONA CA 92879

461311030
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461311031
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CORONA CA 92879

461320031
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461320032
VALLEY WIDE REC & PARK DIST
P O BOX 907
SANJACINTO CA 92581

461321001
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461321002
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461330001
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461330002
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CORONA CA 92879

461330003
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CORONA CA 92879

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CORONA CA 92879

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LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461330026
LENNAR HOMES OF CALIF INC
980 MONTECITO DR STE 300
CORONA CA 92879

461330032
VALLEY WIDE REC & PARK DIST
P O BOX 907
SANJACINTO CA 92581

461390003
SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

461390004
SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

461391001
SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

461391002
SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

461391003
SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

461391004
SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

461391005
SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

461391006
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41391 KALMIA ST STE 200
MURRIETA CA 92562

461391007
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41391 KALMIA ST STE 200
MURRIETA CA 92562

461391008
SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

461391009
SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

461391010
SR CONESTOGA
41391 KALMIA ST STE 200
MURRIETA CA 92562

462060017
MIGHTY DEV
3296 E GUASTI RD STE 120
ONTARIO CA 91761

462090001
LIN CAPITAL 2010
1515 LOWER PASEO LA CRESTA
PLS VRDS EST CA 90274

Winchester-Homeland MAC
Attn: Andy Domenigoni, Chairperson
31851 Winchester Road
Winchester, CA 92596

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Winchester, CA 92596

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31851 Winchester Road
Winchester, CA 92596

Lansing Stone Star LLC
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

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

Lansing Stone Star LLC
12671 High Bluff Drive, Suite 150
San Diego, CA 92130

KB Home Coastal Inc
36130 Inland Valley Drive
Wildomar, CA 92592

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36130 Inland Valley Drive
Wildomar, CA 92592

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36130 Inland Valley Drive
Wildomar, CA 92592

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P.O. Box 1235
Riverside, CA 92502

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Riverside, CA 92502

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Riverside, CA 92502

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