



RIVERSIDE COUNTY PLANNING DEPARTMENT

9:30 A.M.

OCTOBER 16, 2019

**Planning
Commissioners
2019**

1st District
Carl Bruce
Shaffer

2nd District
Aaron Hake

3rd District
Ruthanne Taylor-
Berger

4th District
Bill Sanchez
Chairman

5th District
Eric Kroencke
Vice-Chairman

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

Legal Counsel
Michelle Clack
Deputy
County Counsel

AGENDA

REGULAR MEETING

RIVERSIDE COUNTY PLANNING COMMISSION

STEVE ROBBINS ADMINISTRATION BUILDING
Coachella Valley Water District - Administration Board Room
75515 Hovley Lane East, Palm Desert, CA 92211

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: 9:30 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)

1.1 FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36785 – Applicant: Global Investment Pool, LLC – Third Supervisorial District – Winchester Zoning Area – Sun City/Menifee Valley Area Plan: Community Development: Medium Density Residential (CD-MDR) (2 – 5 du/ac) – Open Space: Recreation (OS-R) – Location: Northerly of Wickerd Road, easterly of Heinz Lane, southerly of Garbani Road, and westerly of Brandon Lane – 170.8 Acres – Zoning: Planned Residential (R-4) – Approved Project Description: A Schedule "A" subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq.ft. minimum lot size and 25 lettered lots consisting of drainage basins, parks, paseos, and open space – **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36785, extending the expiration date to July 12, 2022. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org.

1.2 ADOPT PLANNING COMMISSION RESOLUTION RECOMMENDING DENIAL OF SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686, and CHANGE OF ZONE NO. 6915 – California Environmental Quality Act (CEQA) does not apply pursuant to State CEQA Guidelines Section 15270(a) – Applicant: GLC Enterprises, LLC – Specific Plan Representative: Danielan Associates – CEQA Consultant: Envicom Corporation – Engineer: KWC Engineers – Fourth Supervisorial District – Chuckwalla Zoning Area – Eastern Coachella Valley Area Plan – Open Space: Rural (OS-RUR) – Location: Westerly of Cotton Springs Road, northerly of Box Canyon Road, easterly of Interstate 10 Cactus City Rest Area, and southerly of Joshua Tree National Park, on either side of Interstate 10 – Zoning: Controlled Development Areas – Ten Acre Minimum (W-2-10) – Natural Assets (N-A) – **PROJECT: Specific Plan No. 339** is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million sq. ft. of non-residential uses within an approximately 1,848-acre development footprint divided between six (6) Villages within an overall 5,000-acre Specific Plan area. **General Plan Amendment No. 686** is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment to change the underlying Foundation from Open Space to Community Development and change the land use designation from Open Space: Rural (OS-RUR) to those as reflected in the Specific Plan land use plan, which include Open Space-Conservation Habitat (OS-CH), Open Space-Recreation (OS-R), Mixed Use (MU), Commercial Retail (CR), Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Highest Density Residential (HHDR), and Public Facilities

(PF) designations. **Change Of Zone No. 6915** is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, ten-acre minimum (W-2-10) and Natural Assets (N-A) to Specific Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. APNs: 713-031-004, 713-031-005, 713-031-006, 713-032-001, 713-040-002, 713-040-003, 713-040-004, 713-040-005, 713-040-006, 713-040-007, 713-050-002, 713-060-001, 713-060-002, 713-060-003, 713-060-004, 713-072-001. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:30 a.m. or as soon as possible thereafter
(Presentation available upon Commissioners' request.)

NONE

3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:30 a.m. or as soon as possible thereafter.

NONE

4.0 PUBLIC HEARING – NEW ITEMS: 9:30 a.m. or as soon as possible thereafter

4.1 **GENERAL PLAN AMENDMENT NO. 1201, CHANGE OF ZONE NO. 7946, CONDITIONAL USE PERMIT NO. 180007, PLOT PLAN NO. 180011, and PLOT PLAN NO. 180012 – Intent to Adopt a Mitigated Negative Declaration – CEQ180035 – Applicant: VanDorpe-Bettencourt Family Properties – Engineer/Representative: Michael Napolitano – Fifth Supervisorial District – Area Plan: Western Coachella Valley Area Plan – Zoning Area/District: Pass and Desert District – General Plan: Rural: Rural Desert – Location: Southerly of Dillion Road, northerly of Interstate 10, easterly of Highway 62, and westerly of Worsley Road – 22.31 Gross Acres – Zoning: Controlled Development – W-2 – **REQUEST:** The **General Plan Amendment No. 1201** (GPA1201) was initiated by the Board of Supervisors to amend the project sites (APN's: 668-200-018, 668-200-020 and 668-200-008) General Plan Foundation Component from Rural to Community Development and Land Use designations from Rural Desert to Light Industrial and Commercial Retail. The **Change of Zone No. 7946** (CZ07946) was submitted to change the zoning on the project site from W-2 (Controlled Development Areas) to C-P-S (Scenic Highway Commercial) on APN: 668-200-018, and from W-2 to IP (Industrial Park) on APN: 668-200-020 and 668-200-008. Three (3) Planning Entitlement applications have been submitted that would implement GPA1201 and CZ07946. The **Conditional Use Permit No. 180007** (CUP180007), APN: 668-200-018, an application to facilitate the establishment of a travel center. The proposed travel center includes: a gas station (approximately 2,400 sq. ft. convenience store with eight (8) fuel pumps under a 5,000 sq. ft. canopy), a car wash, and 5,600 sq. ft. drive-thru restaurant. The project would provide 110 parking spaces. **Plot Plan No. 180011** (PPT180011), APN: 668-200-020, an application to facilitate the construction of a light industrial development. The project proposes a total of seven (7) two-story buildings totaling approximately 106,850 sq. ft. The project also propose 36,000 sq. ft. of outdoor storage and staging area, and would provide 358 parking spaces. **Plot Plan No. 180012** (PPT180012), APN: 668-200-008, an application to facilitate the construction of a mini-warehouse development. The project proposes a total of 24, one-story buildings totaling approximately 133,450 sq. ft. The project also propose 49,400 sq. ft. of outdoor storage and would provide 16 parking spaces. In addition, an 1,800 sq. ft., two-story building including an administrative office and caretakers unit is also proposed. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.**

4.2 **CHANGE OF ZONE NO. 1900020 – Exempt from the California Environmental Quality Act (CEQA)**, pursuant to State CEQA Guidelines Section 15061(b)3 (General Rule) – Applicant: Carl Mauger – Engineer/Representative: Stefan Lanthier – Fifth Supervisorial District – Western Coachella Valley Area Plan (General Plan): Community Development: Light Industrial (CD-LI) – Pass & Desert District Zoning Area – Zoning: Controlled Development Areas (W-2) – Location: Northerly of Dillion Road, easterly of N. Indian Canyon Drive, southerly of 16th Avenue, and westerly of Little Morongo Road – Area: 2.42 Acres – **REQUEST:** the proposal is to change the existing zoning classification of approximately 2.42 acres from W-2 (Controlled Development Area) to M-SC (Manufacture Service Commercial) to be consistent with the existing General Plan designation. APN's 666-190-004 and 666-190-006. Project Planner: Travis Engelking at phone (951) 955-1417 or email at TEngelki@rivco.org.

5.0 WORKSHOPS:

5.1 **TEMPORARY EVENTS WORKSHOP**

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONERS' COMMENTS



COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.7

Planning Commission Hearing: October 16, 2019

PROPOSED PROJECT

Case Number(s): TR36785E01

Area Plan: Sun City/Menifee Valley

Zoning Area/District: Winchester Area

Supervisory District: Third District

Project Planner: Gabriel Villalobos

APNs: 466-210-029, 030, 031, 032, 033,
034, 035, 036, 038

Applicant(s):

Global Investment Pool LLC

c/o Jeff Enes



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 170.8 gross acres into 511 residential lots with a 5,500 sq.ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space.

The project is located north of Wickerd Road, east of Heinz Lane, south of Garbani Road, and west of Brandon Lane.

PROJECT RECOMMENDATION

APPROVAL of the **FIRST EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 36785**, extending the expiration date to July 12, 2022, 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. 36785 was originally approved at Planning Commission on June 15, 2016. It proceeded to the Board of Supervisors along with General Plan Amendment No. 1129 and Change of Zone No. 7856 where both applications were approved on July 12, 2016.

The First Extension of Time was received June 14, 2019, ahead of the expiration date of July 12, 2019.

The County Planning Department, as part of the review of this Extension of Time request, recommends the addition of seven (7) new conditions of approval, in order to be able to make a determination that the project does not adversely affect the general health, safety, and welfare of the public. The applicant was informed of these recommended conditions and has agreed to accept them. Included in this staff report package are the recommended conditions of approval, and the correspondence from the Extension of Time applicant (July 25, 2019) indicating the acceptance of the new recommended conditions of approval.

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.

Riverside County Tentative Map Extensions

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

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

This 1st extension will grant 3 years. The remaining number of years available to extend this tentative map after this approval will be 3 years and would expire on July 12, 2025.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become July 12, 2022. If a Final Map has not been recorded prior to this date, the next extension of time request must be filed 30-days prior to map expiration.

ENVIRONMENTAL REVIEW

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

FINDINGS

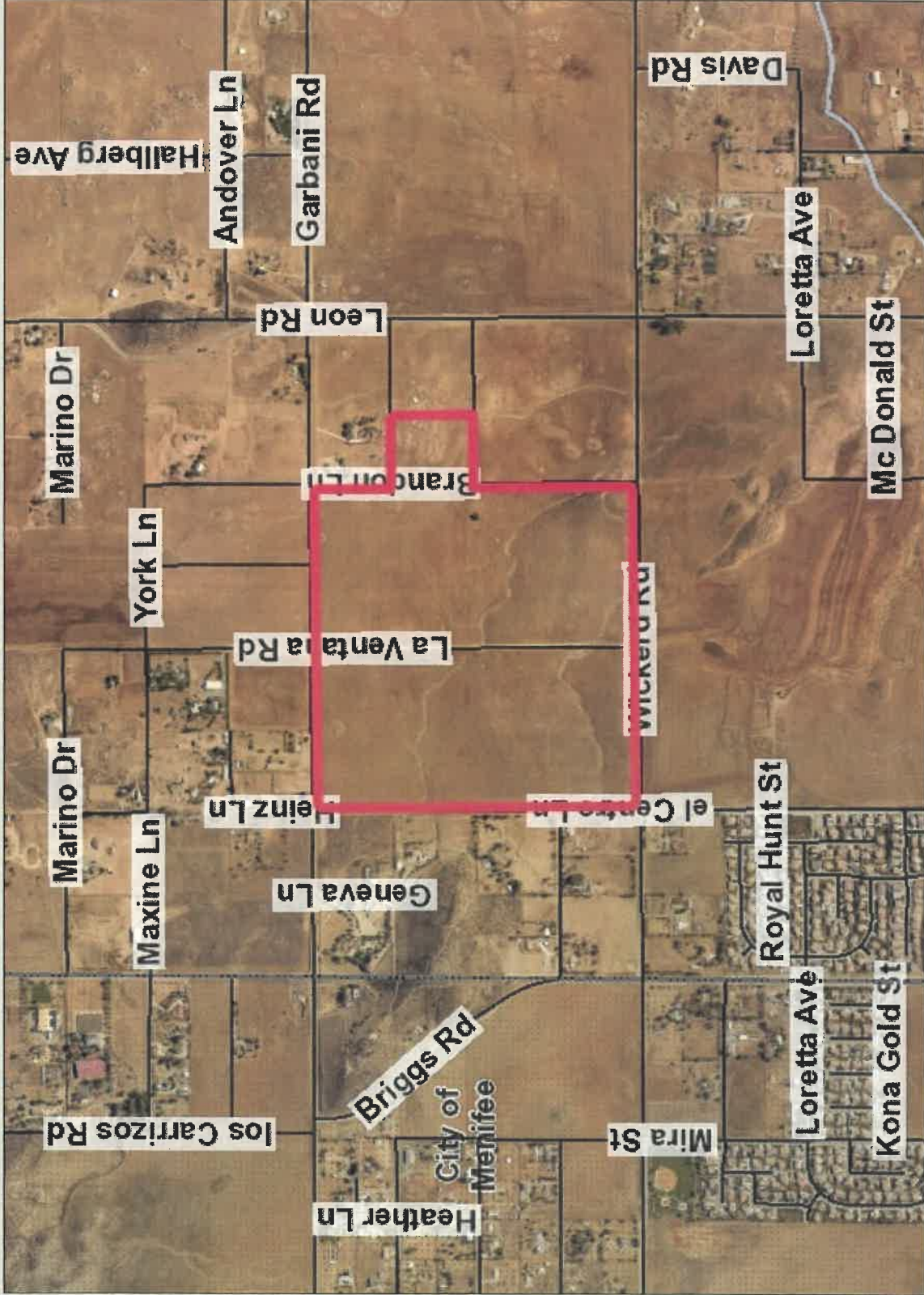
In order for the County to approve a proposed project, the following findings are required to be made:

Extension of Time Findings

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

1st EOT for TR36785

Vicinity Map



Legend

- County Centerline Names
- County Centerlines
- Blueline Streams
- ▤ City Areas

Notes

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



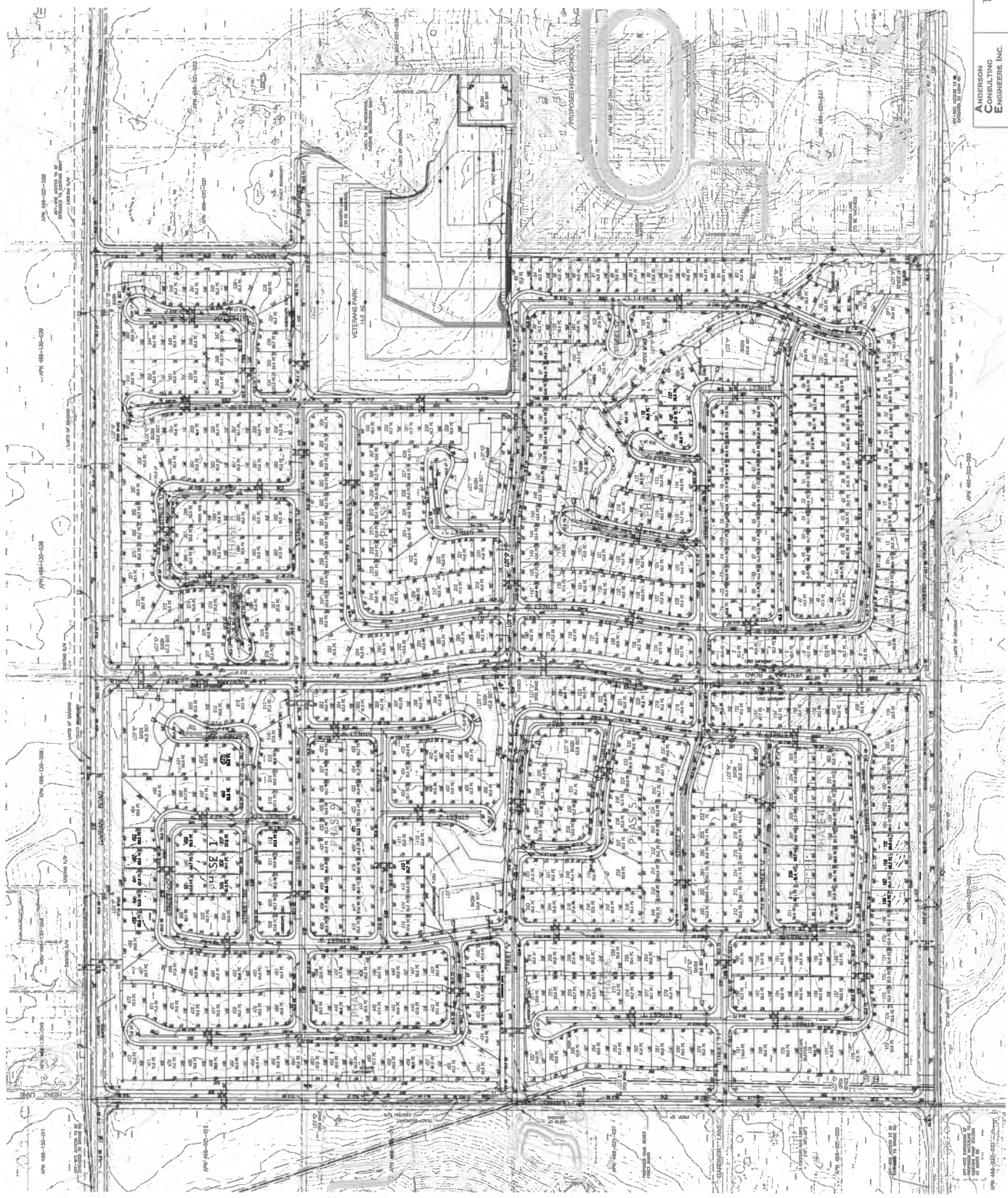
REPORT PRINTED ON... 9/25/2019 2:49:32 PM

© Riverside County GIS

TENTATIVE TRACT MAP NO. 36785

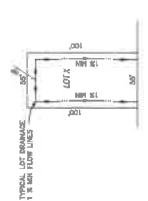
APPROVED BY THE COUNTY OF RIVERSIDE, CALIFORNIA, ON NOVEMBER 11, 2014. THE TRACT MAP NO. 36785 IS A TENTATIVE TRACT MAP FOR THE PARCELS AND INTERESTS THEREIN, INCLUDING THE PARCELS AND INTERESTS THEREIN, AS SHOWN ON THE TRACT MAP NO. 36785, AS FILED IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF RIVERSIDE, CALIFORNIA, ON NOVEMBER 11, 2014. THE TRACT MAP NO. 36785 IS A TENTATIVE TRACT MAP FOR THE PARCELS AND INTERESTS THEREIN, INCLUDING THE PARCELS AND INTERESTS THEREIN, AS SHOWN ON THE TRACT MAP NO. 36785, AS FILED IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF RIVERSIDE, CALIFORNIA, ON NOVEMBER 11, 2014.

NOVEMBER, 2014



EASEMENTS

SEE EASEMENT FOR PUBLIC AND UTILITIES EASEMENTS, RIGHTS OF WAY, AND OTHER EASEMENTS ON THE TRACT MAP NO. 36785, AS FILED IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF RIVERSIDE, CALIFORNIA, ON NOVEMBER 11, 2014. SEE EASEMENT FOR PUBLIC AND UTILITIES EASEMENTS, RIGHTS OF WAY, AND OTHER EASEMENTS ON THE TRACT MAP NO. 36785, AS FILED IN THE OFFICE OF THE COUNTY CLERK, COUNTY OF RIVERSIDE, CALIFORNIA, ON NOVEMBER 11, 2014.



ANDERSON CONSULTING ENGINEERS, INC.
15250 VAN BUREN AVE., SUITE 200
VAN BUREN, CA 92583
(951) 757-7888

TENTATIVE TRACT MAP
NO. 36785
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SHEET 2 OF 3

Extension of Time Environmental Determination

Project Case Number: TR36785
Original E.A. Number: 42643
Extension of Time No.: 1st EOT
Original Approval Date: July 12, 2016
Project Location: North of Wickerd Road, east of Heinz Lane, south of Garbani Road, west of Brandon Lane
Project Description: a Schedule "A" subdivision subdividing 170.8 gross acres into 511 residential lots with a 5,500 sq.ft. minimum lot size, and 25 lettered lots consisting of drainage basins, parks, paseos, and open space.

On July 12, 2016, 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: 1/25/19
For Charissa Leach, Assistant TLMA Director

Villalobos, Gabriel

From: Jeff Enes <jenes@ihpinc.com>
Sent: Thursday, July 25, 2019 3:34 PM
To: Villalobos, Gabriel
Cc: Noah Shih; Farris Haddad (FarrisH@kaengineering.com); Roselyn Nguyen
Subject: RE: Recommended Conditions for TR36785 1st EOT

CAUTION: This email originated externally from the **Riverside County** email system.
DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

July 25, 2019

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

Attention: Gabriel Villalobos

Regarding: First Extension of Time Request for Tentative Tract Map No. 36785

Dear Mr. Villalobos:

Global Investment Pool LLC, the applicant for TTM 36785 1st extension of time , accepts the (7) seven additional new conditions of approval as follows:

1. 050 – E Health – Req E Health Documents
2. 050 – Transportation – Final Access and Maintenance
3. 060 – BS-Grade – Req BMP SWPPP WQMP
4. 060 – Transportation – Final WQMP for Grading
5. 080 – Transportation – WQMP and Maintenance
6. 090 – BS-Grade – WQMP Required
7. 090 – Transportation – WQMP Comp and BNS Reg

Please proceed with preparation of the staff report package. Should you have any questions feel free to contact me at (949) 655-7023.

Sincerely,

Jeff Enes
Global Investment Pool LLC

Jeff Enes | Senior Vice President

IHP Capital Partners
100 Bayview Circle, Suite 2000
Newport Beach, CA 92660
949-851-2121 main
949-655-7023 direct
jenes@ihpinc.com

From: Villalobos, Gabriel [mailto:GVillalo@rivco.org]
Sent: Tuesday, July 16, 2019 2:22 PM
To: Jeff Enes <jenes@ihpinc.com>
Subject: Recommended Conditions for TR36785 1st EOT

Attn: Global Investment Pool LLC
c/o Jeff Enes
100 Bayview Circle, Suite 2000
Newport Beach, CA 92660

RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 36785.

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

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

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

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

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

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

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

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

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



PLANNING DEPARTMENT

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County of Riverside California

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**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



09/25/19, 3:08 pm

TR36785E01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR36785E01. 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.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 3 0010-BS-Grade-MAP - DRNAGE & TERRACING

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 6 **0010-BS-Grade-MAP - FINISH GRADE (cont.)**

the California Building Code and Ordinance 457.

BS-Grade. 7 **0010-BS-Grade-MAP - GENERAL INTRODUCTION**

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

BS-Grade. 8 **0010-BS-Grade-MAP - MANUFACTURED SLOPES**

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

BS-Grade. 9 **0010-BS-Grade-MAP - MINIMUM DRAINAGE GRADE**

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

BS-Grade. 10 **0010-BS-Grade-MAP - NO GRDG & SUBDIVIDING**

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

BS-Grade. 11 **0010-BS-Grade-MAP - NPDES INSPECTIONS**

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 11 0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS-Grade. 12 0010-BS-Grade-MAP - OBEY ALL GDG REGS

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 12 0010-BS-Grade-MAP - OBEY ALL GDG REGS (cont.)

regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

BS-Grade. 13 0010-BS-Grade-MAP - PRE-CONSTRUCTION

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

BS-Grade. 14 0010-BS-Grade-MAP - RETAINING WALLS

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

BS-Grade. 15 0010-BS-Grade-MAP - SLOPE SETBACKS

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

E Health

E Health. 1 0010-E Health-USE - NOISE STUDY

Noise Consultant: Urban Crossroads
41 Corporate Park Suite 300
Irvine, CA 92606

Noise Study: "French Valley 170, Preliminary Noise Impact Study, County of Riverside," dated January 6, 2015
Ref. 09239-11 Noise Study

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR36785 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated February 9, 2015 c/o Steven Hinde.

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 1 0010-E Health-USE - NOISE STUDY (cont.)

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

E Health. 2 0010-E Health-USE - WATER AND SEWER SERVICE

TR36785 is proposing potable water service and sanitary sewer service from Eastern Municipal Water District (EMWD) It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

Fire

Fire. 1 0010-Fire-MAP-#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 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 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, placement of markers must be approved by the Riverside County Fire Department.

Flood

Flood. 1 0010-Flood-MAP 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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **0010-Flood-MAP 10 YR CURB - 100 YR ROW (cont.)**

installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

Flood. 2 **0010-Flood-MAP 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. 3 **0010-Flood-MAP COORDINATE DRAINAGE DESIGN**

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. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

Flood. 4 **0010-Flood-MAP FLOOD HAZARD REPORT**

Tentative Tract Map (TR) 36785 is a proposal for a Schedule "A" subdivision of 170.8 gross acres into residential lots, drainage basins, parks, paseos, and open space lots in the Winchester area. The project site is located in the Menifee area on the southeast corner of El Centro Lane and Garbani Road. Wickerd Road bounds the site to the south. Change of Zone (CZ) 7856, which proposes to change the existing zoning from Residential Agriculture - 5 Acre Minimum (R-A-5) to Planned Residential (R-4), is being processed concurrently with Tract Map 36785. These conditions are based on the drainage study dated August 31, 2015 and amended number 2 project exhibit dated March 2016.

The site is along a subtle ridge-line and slopes in two different directions with the stormwater runoff draining into two different watersheds. The stormwater runoff from the northern quarter of the site slopes north towards Salt Creek, which is part of the Santa Ana River Watershed. The stormwater runoff from the southern three-quarters drains southeast towards Warm Springs Creek, which is part of the Santa Margarita River Watershed. Diversions of tributary

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4

0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

drainage area between the two watersheds greater than 1 acre will not be accepted. There is an offsite drainage area of approximately 45 acres from the hills to the west that is tributary to the northwest corner of the site. Another offsite drainage area of approximately 110 acres from the hills to the west that is tributary to the southwest corner of the site.

There are two back-bone underground drainage facilities that collect the tributary offsite runoff from the west (Line 1 and Line 3, according to drainage study) and have a proposed alignment in the main arterial streets in the project. An emergency escape path shall be provided for the stormwater runoff at all inlet works for the proposed storm drains in the event that the inlets become blocked with debris. To prevent flood damage to the proposed structures, all proposed pads in the vicinity of the inlet works and along the emergency escape path shall be protected from flooding by properly elevating the pads in relation to the depth of in the flow path. The pads are setback from the inlet works with a landscape buffer and wall to provide adequate flow through area in the event the emergency escape of the stormwater runoff is necessary.

These back-bone facilities convey the flows safely through the site which confluence with mitigated onsite stormwater runoff and discharge at the project limits downstream. The proposed storm drains shall be designed to the District's standards. This includes but not limited to vehicular maintenance access to the flowlines of all inlets and outlets with turn-arounds (District Standard M827) or other acceptable design. This will require offsite easements to be obtained from the adjacent property owner(s). The approximate easement limits are shown on the exhibit. Letters from the affected property owners have been submitted to the District and indicate their cooperation for the release of concentrated flows and easements for the inlet and outlet design. A copy of the recorded drainage easement shall be submitted to the District prior to the issuance of any permits for the project. The final details of the design can be worked out in the improvement plan check phase of development.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 4 **0010-Flood-MAP FLOOD HAZARD REPORT (cont.)**

A phasing map was included with the submittal indicating the development is to be constructed in phases. Each phase must be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved preliminary water quality management plan (PWQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

It should be noted that the southern three-quarters of the site is located within the bounds of the Murrieta Creek/Warm Springs Valley 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 \$677 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee will be a condition of approval for the project and is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Flood. 5 **0010-Flood-MAP INCREASED RUNOFF**

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

Flood. 6 **0010-Flood-MAP INCREASED RUNOFF CRITERIA**

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 6 0010-Flood-MAP INCREASED RUNOFF CRITERIA (cont.)

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
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

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 6 **0010-Flood-MAP INCREASED RUNOFF CRITERIA (cont.)**

on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

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

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

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

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

Flood. 7 **0010-Flood-MAP MAJOR FACILITIES**

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

Flood. 8 **0010-Flood-MAP SUBMIT FINAL WQMP =PRELIM**

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 8 **0010-Flood-MAP SUBMIT FINAL WQMP =PRELIM (cont.)**

Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP.

The developer has submitted a report that meets the criteria for a Preliminary Project Specific WQMP. The report will need to be revised to meet the requirements of a Final Project Specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

Flood. 9 **0010-Flood-MAP WQMP ESTABL MAINT ENTITY**

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans,

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 9 **0010-Flood-MAP WQMP ESTABL MAINT ENTITY (cont.)**

grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

General

General. 1 **0100-Planning-MAP - LOT AA PARK CONSTRUCTION**

Prior to the issuance of the 178th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot AA of the TENTATIVE MAP and the park shall be fully operable and open for public use.

General. 2 **0100-Planning-MAP - LOT HH PARK CONSTRUCTION**

Prior to the issuance of the 471st building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot HH of the TENTATIVE MAP and the park shall be fully operable and open for public use.

General. 3 **0100-Planning-MAP - LOT K PARK CONSTRUCTION**

Prior to the issuance of the 280th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot K of the TENTATIVE MAP and the park shall be fully operable and open for public use.

General. 4 **0100-Planning-MAP - LOT N PARK CONSTRUCTION**

Prior to the issuance of the 346th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot N of the TENTATIVE MAP and the park shall be fully operable and open for public use.

General. 5 **0100-Planning-MAP - LOT S PARK CONSTRUCTION**

Prior to the issuance of the 130th building permit within the tract map, the applicant shall have completed construction of the Neighborhood Park located on Lot S of the TENTATIVE MAP and the park shall be fully operable and open for public use.

ADVISORY NOTIFICATION DOCUMENT

General

General. 6 **0100-Regional Parks and Open Space-MAP - TRAIL/PARK MAINTENANCE M (cont.)**

General. 6 **0100-Regional Parks and Open Space-MAP - TRAIL/PARK MAINTENANCE M**

Prior to the issuance of the 20th building permit, the applicant shall provide written documentation to the Planning Department and Valley Wide that a trail maintenance mechanism is in place.

General. 7 **0100-Regional Parks and Open Space-MAP - TRAIL/PARK PLANS**

Prior to the issuance of the 20th building permit, the applicant shall have the trail and park plans as shown on the exhibit/trail plan approved by the Valley Wide Recreation and Parks District. Additionally, the ball fields provided within the park shall provide lighting for nighttime use, subject to the approval by Valley Wide Recreation and Parks District. The Veteran's Memorial design shall be coordinated between the County of Riverside, developer, and the Veterans group(s) and shall be funded by the developer and grants, as may be available.

General. 8 **0100-Regional Parks and Open Space-MAP - VETERANS PARK CONST**

Prior to the issuance of the 261st building permit, the applicant shall have completed construction of the approximately 15.4 acre Veterans Park located on Lot NN and have scheduled an inspection with Valley Wide Recreation and Parks District for its approval of the completed work. Additionally, the ball fields provided within the park shall provide lighting for nighttime use, subject to the approval by Valley Wide Recreation and Parks District. Lighting shall comply with Ordinance No. 655 requirements.

Planning

Planning. 1 **0010-Planning-MAP - ADDITIONAL SETBACK**

Based on the design of the project, lots 233 through 246 shall have a rear yard setback of 30 feet to any habitable structure.

Planning. 2 **0010-Planning-MAP - DESIGN GUIDELINES**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 0010-Planning-MAP - DESIGN GUIDELINES (cont.)

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004, and the R-4 Design manual dated May 2016 for the project.

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 - GEO02435

County Geologic Report (GEO) No. 2435, submitted for this project (TR36785) was prepared by EEI Geotechnical & Environmental Solutions and is entitled: "Preliminary Geotechnical Evaluation Proposed Menifee 168 Development Southeast Corner of El Centro Land and Garbani Road City of Menifee Riverside County, California", dated March 17, 2014.

GEO02435 concluded:

- 1.The site is not located in a fault zone.
- 2.The likelihood of surface fault rupture at the site is low.
- 3.There are no known active faults crossing the site.
- 4.The potential for liquefaction-induced settlement is considered to be very low.
- 5.Liquefaction is not a significant geotechnical concern.
- 6.Onsite soils are anticipated to have a very low to low expansion potential.
- 7.Seismic settlement impacting the site is anticipated to be less than ½ inch with maximum differential anticipated to be less than ¼ inch over 50 feet.

GEO02435 Recommended:

- 1.Site to be graded in accordance with UBC 2013 and County of Riverside.
- 2.Debris and other deleterious material to be removed from the site prior to grading.
- 3.Consideration should be given to over-excavation of the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 **0010-Planning-MAP - GEO02435 (cont.)**

pad to a minimum depth of three feet below finish grade or 12-inches below the bottoms of the proposed footings (whichever is deeper) and replaced with compacted fill possessing a very low to low expansion potential.

GEO No. 2435 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2435 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.

Planning. 5 **0010-Planning-MAP - 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 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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 5 0010-Planning-MAP - IF HUMAN REMAINS FOUND (cont.)

- 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. 6 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.

Planning. 7 0010-Planning-MAP - MM 4.10-1

Per MM 4.10-1, at the inlets and outlets from the offsite watersheds and from the project site, the discharge shall be controlled to accomplish the following objectives: the outlet facility shall control the energy of the releases of stormwater to the downstream watershed to ensure that no new downstream erosion is initiated from the point of discharge.

Planning. 8 0010-Planning-MAP - MM 4.10-3

Per MM 4.10-3, the two Project Specific Water Quality Management Plans (WQMPs) which define bioretention basins as permanent Best Management Practices shall be implemented to prevent long-term surface runoff from discharging pollutants from site on which construction has been completed. The WQMP shall be implemented with the goal of achieving a reduction in pollutants following construction to control urban runoff pollution to the maximum extent practicable based on available, feasible best management practices at the time of construction. The stormwater discharge from the project site shall be treated to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 8 **0010-Planning-MAP - MM 4.10-3 (cont.)**

control pollutant concentrations for all pollutants, but especially for those identified pollutants that impair downstream surface water quality (Canyon Lake and Warm Springs Creek) at the time construction occurs. Source Control BMPs reduce the potential for urban runoff and pollutants from coming into contact with one another. Source Control BMPs that may be incorporated into the project are: (*Note: Source Control BMPs table is provided at end of summary of mitigation measures for Section 4.10.)

- a. Education/Training for property owners, operators, tenants, occupants, or employees.
- b. Irrigation system and landscape maintenance.
- c. Common area litter control.
- d. Sweeping of public streets, private streets, and parking lots.
- e. Drainage facility inspection and maintenance.
- f. Strict controls over use of fertilizers on both public and private property.
- g. MS4 stenciling and signage.
- h. Protection of slopes and channels such as riprap, vegetation in landscaped areas, etc.

Planning. 9 **0010-Planning-MAP - MM 4.13-10**

Per MM 4.13-10, the project proponent shall establish a noise complaint/response program that shall include keeping the local community informed of the schedule, duration, and progress of the construction, in order to minimize the public objections to unavoidable noise. Communities where construction is scheduled should be notified in advance of the construction and of the expected construction-related temporary and intermittent noise increases. This can be accomplished by posting signs with phone contacts and information regarding construction schedules a minimum of one week before initiating ground disturbing activities.

Planning. 10 **0010-Planning-MAP - MM 4.13-11**

Per MM 4.13-11, during future construction activities with heavy equipment within 300 feet of occupied residences, vibration field tests shall be conducted at the nearest occupied residences. If vibrations exceed 72 VdB, the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 10 **0010-Planning-MAP - MM 4.13-11 (cont.)**

construction activities shall be revised to reduce the vibration below this threshold or, if it is acceptable to the occupants, the project proponent may arrange for alternate housing for the occupants during the period that construction activities cause vibrations at the residence in excess of 70 VdB.

Planning. 11 **0010-Planning-MAP - MM 4.13-12**

Per MM 4.13-12, to the extent feasible (where construction activities can occur concurrently), the noisiest operations shall be scheduled to occur simultaneously in the construction program to avoid prolonged sequential periods of construction activity annoyance.

Planning. 12 **0010-Planning-MAP - MM 4.13-13**

Per MM 4.13-13, if blasting is required, blasts shall be restricted to the hours of 10 a.m. to 4 p.m. Any residences located within 400 feet of the blast area shall be notified a minimum of two day prior to the blast(s) that blasting will be conducted at a specific location and a specific time within the restricted hours.

Planning. 13 **0010-Planning-MAP - MM 4.13-16**

Per MM 4.13-16, to satisfy the County of Riverside 45 dBA CNEL interior noise level criteria, lots facing Garbani Road, La Ventana Road, and Wickerd Road will require a Noise Level Reduction (NLR) of up to 27.9 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:

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. Lots adjacent to Garbani Road shall require upgraded windows with a minimum STC rating of 31.
2. Doors: All exterior doors shall be well weather-stripped solid core assemblies at least one and three-fourths inch thick.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 13

0010-Planning-MAP - MM 4.13-16 (cont.)

3. 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.

4. Attic: Attic vents should be oriented away from Garbani Road, La Ventana Road, and Wickerd Road. If such an orientation cannot be avoided, then an acoustical baffle shall be placed in the attic space behind the vents.

5. 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. A forced air circulation system (e.g. air conditioning) shall be provided which satisfies the requirements of the Uniform Mechanical Code. Wall mounted air conditioners shall not be used.

6. 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.

The improvements listed in this measure shall be offered to the existing residents along Garbani Road and included in the future residences exposed to noise from the high school athletic field(s).

Planning. 14

0010-Planning-MAP - MM 4.13-18

Per MM 4.13-18, where the proposed Project will cause a significant noise level increase as defined in Section 4.13.3.1 and summarized in Table 4.13-1 of this document at off-site residential and sensitive uses (along roadway segments 31, 32 and 62), the proposed Project shall implement supplemental noise controls designed to reduce noise level impacts below the applicable level of significance at all legal conforming use residential dwellings. Supplemental noise controls may include exterior noise walls or structural retrofits. Structural retrofits could include upgraded dual-paned windows, air conditioning, wall insulation or other methods acceptable to the property owner that can be demonstrated to reduce

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 **0010-Planning-MAP - MM 4.13-18 (cont.)**

the noise impact below a level of significance.

Planning. 15 **0010-Planning-MAP - MM 4.13-2**

Per MM 4.13-2, during all project site construction, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the project site. All equipment shall be operated in the quietest manner feasible.

Planning. 16 **0010-Planning-MAP - MM 4.13-3**

Per MM 4.13-3, the construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise sensitive receivers nearest the project site (i.e., to the north and east) during all Project construction.

Planning. 17 **0010-Planning-MAP - MM 4.13-5**

Per MM 4.13-5, no music or electronically reinforced speech from construction workers shall be audible at noise-sensitive properties.

Planning. 18 **0010-Planning-MAP - MM 4.13-6**

Per MM 4.13-6, because construction noise is anticipated to exceed 65 dBA at some nearby sensitive receptors during all phases of construction, portable noise barriers shall be placed near the noise-producing equipment between the noise source and the receptors for activities where the anticipated noise at the sensitive receptor would exceed 60dBA. The noise barriers may be constructed from construction materials such as from 4 foot by 8-foot sheets of marine plywood (minimum one-inch thickness) or one and one eighth inch (1 1/8") tongue-in-groove sub-floor, backed with three and a half inch thick R-11 fiberglass insulation for sound absorption. Several such panels may be hinged together in order to be self-supporting and to provide a continuous barrier. The temporary, portable noise barriers should at a minimum

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 18 **0010-Planning-MAP - MM 4.13-6 (cont.)**

reduce noise levels at receptor locations below an exterior sound level of 65 dBA and an interior sound level of 45 dBA at the receptor.

Planning. 19 **0010-Planning-MAP - MM 4.13-7**

Per MM 4.13-7, where noise barriers required to mitigate operational noise would also mitigate construction noise at off-site sensitive receptors, said noise barriers will be constructed as early in the construction phasing process as possible (i.e., noise barriers shall be constructed prior to building construction where feasible).

Planning. 20 **0010-Planning-MAP - MM 4.13-8**

Per MM 4.13-8, all employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided with adequate hearing protection devices to ensure no hearing damage will result from construction activities. Areas where noise levels are routinely expected to exceed 80 dBA shall be clearly posted with signs requiring hearing protection be worn.

Planning. 21 **0010-Planning-MAP - MM 4.13-9**

Per MM 4.13-9, construction methods and/or equipment shall be used that will provide the lowest level of noise impact at nearby sensitive receptors, i.e., use newer equipment that will generate lower noise levels or alternative equipment that generates less noise than standard equipment.

Planning. 22 **0010-Planning-MAP - MM 4.15.3-1**

Per MM 4.15.3-1, to assure that the future Project development incorporates defensible landscaping concepts. The design of each tract shall be reviewed with the Planning Department prior to approval of any final tract maps, conditional use permits or other entitlements and the approved maps shall incorporate defensible landscape measures approved by the Planning Department.

Planning. 23 **0010-Planning-MAP - MM 4.18.1-1**

Per MM 4.18.1-1, the project shall install Ultra-Low-Flush

ADVISORY NOTIFICATION DOCUMENT**Planning****Planning. 23** **0010-Planning-MAP - MM 4.18.1-1 (cont.)**

Toilets (ULFT), accommodate the installation of High Efficiency Clothes Washers (HECW), and install low-flow showerheads. Modelhome designs shall also consider the California Friendly Model Home Program to install water efficient landscaping, fixtures, and appliances to demonstrate water savings for homeowners.

Planning. 24 **0010-Planning-MAP - MM 4.18.1-2**

Per MM 4.18.1-2, although use of recycled water is incorporated as part of the project, the future development shall connect all possible landscaping at the site to a recycled water system and use this system exclusively to water these landscaped areas.

Planning. 25 **0010-Planning-MAP - MM 4.18.1-3**

Per MM 4.18.1-3, smart landscape/irrigation management/control systems (including drip systems) shall be installed on all irrigation systems, public and private, within the project's boundaries.

Planning. 26 **0010-Planning-MAP - MM 4.18.1-4**

Per MM 4.18.1-4, at a minimum turf shall be limited to 20% of each lot. Individual home owners shall be provided a brochure prior to installing landscaping that provides basic information on eliminating turf from each private lot; how to install and maintain drought resistant plants; and how to utilize xeroscaping to create a pleasant living environment.

Planning. 27 **0010-Planning-MAP - MM 4.18.2-3**

Per MM 4.18.2-3, the contractor shall temporarily relocate existing overhead facilities, as necessary to maintain service, while grading and installing the new underground system is underway.

Planning. 28 **0010-Planning-MAP - MM 4.18.2-4**

Per MM 4.18.2-4, gas service shall remain available to all existing customers during construction of new and replacement gas lines within the project site.

Planning. 29 **0010-Planning-MAP - MM 4.18.3-1**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 29

0010-Planning-MAP - MM 4.18.3-1 (cont.)

Per MM 4.18.3-1, the project proponent shall recycle, reuse, and/or reduce the amount of construction and demolition materials (i.e., concrete, asphalt, wood, metal, etc.) generated by development of the project that would otherwise be taken to a landfill. This diversion of waste must exceed a 50 percent reduction by weight. The project shall complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Waste Recycle Plan (WRP) to ensure compliance. The WRP must identify materials that will be generated by construction and development, the project amounts, the measures/methods that will be taken to recycle, reuse and/or reduce the amount of materials, the facilities and/or hauler 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 another for recycling of construction materials. Additional bins are encouraged to be used for further source separation of construction materials. Accurate record keeping (receipts) for recycling of construction materials and solid waste disposal must be kept. The WRP must be submitted and approved by the Riverside County Waste Management Department and provided to the Department of Building and Safety prior to the issuance of building permits. Evidence of Project compliance (receipts) with the approved WRP must be presented to the Department of Building and Safety prior to the issuance of certificate of occupancy/final inspection.

Planning. 30

0010-Planning-MAP - MM 4.2-1

Per MM 4.2-1, light from exterior light fixtures within TR 36785 Amended shall implement the County's Dark Sky standards and limit offsite (off of the property) illumination to 0.25 footcandle, except as may be required by the County along Wickerd or Garbani Roads for safety consistent with their designations in the County General Plan Transportation Element.

Planning. 31

0010-Planning-MAP - MM 4.2-2

All lots located along the perimeter of the property shall utilize materials that are not conducive to

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 31 **0010-Planning-MAP - MM 4.2-2 (cont.)**

glare or reflection. The lots located along the perimeter shall not create glare from sunlight or exterior lighting that impact vehicles traveling on adjacent roadways where feasible. If potential glare impacts are identified, the building orientation, non-glare reflective materials or other design solutions shall be implemented to eliminate glare impacts.

Planning. 31 **0010-Planning-MAP - MM 4.2-2**

When final subdivision maps are submitted to the local agency for review and approval, an analysis of potential glare from sunlight or exterior lighting to impact vehicles traveling on adjacent roadways or other structures shall be included in the submittal. This analysis shall demonstrate that due to building orientation or exterior treatment, no significant glare may be caused that could negatively impact drivers on the local roadways or impact adjacent land uses. If potential glare impacts are identified, the building orientation, non-glare reflective materials or other design solutions shall be implemented to eliminate glare impacts.

Planning. 32 **0010-Planning-MAP - MM 4.4-1**

Per MM 4.4-1, the following fugitive dust control measures shall be incorporated into Project plans and specifications for implementation:

1. All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
2. The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
3. The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less.
4. Where blasting is implemented dust generation can be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 32 **0010-Planning-MAP - MM 4.4-1 (cont.)**

reduced by using blankets where feasible or application of water immediately following the blast.

Planning. 33 **0010-Planning-MAP - MM 4.4-10**

Per MM 4.4-10, all streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.

Planning. 34 **0010-Planning-MAP - MM 4.4-11**

per MM 4.4-11, the contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite.

Planning. 35 **0010-Planning-MAP - MM 4.4-12**

Per MM 4.4-12, the applicant shall post a publicly visible sign with the telephone number and person to contact regarding dust complaints. This person shall respond and take corrective action within 24 hours.

Planning. 36 **0010-Planning-MAP - MM 4.4-13**

Per MM 4.4-13, the simultaneous disturbance of the site shall be limited to 6.5 acres per day.

Planning. 37 **0010-Planning-MAP - MM 4.4-14**

Per MM 4.4-14, any on-site stockpiles of debris, dirt or other dusty material shall be covered or watered three times daily.

Planning. 38 **0010-Planning-MAP - MM 4.4-15**

Per MM 4.4-15, a high wind response plan shall be formulated for enhanced dust control if winds are forecast to exceed 25 mph in any upcoming 24-hour period.

Planning. 39 **0010-Planning-MAP - MM 4.4-18**

Per MM 4.4-18, the applicant shall use electric construction equipment where technically feasible, where the electric equipment can perform comparably to fueled equipment.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 40 **0010-Planning-MAP - MM 4.4-21 (cont.)**

Planning. 40 **0010-Planning-MAP - MM 4.4-21**

Per MM 4.4-21, the applicant shall design buildings for passive heating and cooling and natural light, including building orientation, proper orientation and placement of windows, overhangs, skylights, etc.

Planning. 41 **0010-Planning-MAP - MM 4.4-22**

Per MM 4.4-22, the applicant shall install solar water heating system connections to generate all hot water requirements.

Planning. 42 **0010-Planning-MAP - MM 4.4-25**

Per MM 4.4-25, electrical outlets shall be installed on the exterior walls of all residential buildings to promote the use of electric landscape maintenance equipment.

Planning. 43 **0010-Planning-MAP - MM 4.4-26**

Per MM 4.4-26, the applicant shall provide direct, safe, attractive pedestrian access from project to transit stops and adjacent development.

Planning. 44 **0010-Planning-MAP - MM 4.4-3**

Per MM 4.4-3, the following shall be included in the construction contract:

Option A: No overlap of Grading-Mass Excavation or Grading-Rough/Fine will occur concurrent with other phases of construction activity. Additionally, all construction equipment greater than 150 horsepower shall be California Air Resources Board (CARB) Tier 3 Certified or better. The total horsepower-hours per day for all equipment shall not exceed 25,808 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed 6.5 acres per day.

Option B: All construction equipment greater than 150 horsepower shall be CARB Tier 3 Certified or better with the exception of rubber tired dozers and scrapers which shall be CARB Tier 4 Certified or better. The total

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 44 **0010-Planning-MAP - MM 4.4-3 (cont.)**

horsepower-hours per day for all equipment shall not exceed 38,328 horsepower-hours per day and the maximum disturbance (actively graded) area shall not exceed 8.5 acres per day.

Planning. 45 **0010-Planning-MAP - MM 4.4-4**

Per MM 4.4-4, only "Zero-Volatile Organic Compounds" paints (no more than 150 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used.

Planning. 46 **0010-Planning-MAP - MM 4.5-1**

Per MM 4.5-1, within 30 days prior to commencement of construction activity, a clearance survey shall be conducted by a qualified biologist to determine if any burrowing owl or their burrows are located within the potential area of impact. If occupied burrows may be impacted, an impact minimization plan shall be developed by the biologist that shall protect the burrow in place or provide for closure and relocation to an alternate burrow within the vicinity but outside of the project footprint in accordance with current CDFW and MSHCP burrowing owl guidelines, including preparation of a DBESP. Active nests must be avoided until all nestlings have fledged.

Planning. 47 **0010-Planning-MAP - MM 4.5-2**

Per MM 4.5-2, the removal of potential nesting vegetation of native bird species shall be conducted outside of the nesting season (March 1 to September 1). If vegetation must be removed during nesting season, a qualified biologist shall conduct a nesting bird survey of potentially suitable nesting vegetation prior to removal. Surveys shall be conducted no more than three days prior to scheduled ground disturbing activity. If active nests are identified, the biologist shall establish buffers around the vegetation containing the active nest (500 feet for raptors and 200 feet for non-raptors). The site containing the active nest shall not be removed, and no grading shall occur within the established buffer until a qualified biologist has determined that the nest is no longer active. If clearing is not conducted within three days of a negative survey, the nesting survey must be repeated to confirm the absence of nesting birds.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 48 **0010-Planning-MAP - MM 4.5-3 (cont.)**

Planning. 48 **0010-Planning-MAP - MM 4.5-3**

Per MM 4.5-3, in order to reduce potential indirect effects from introduction of invasive species to the future project site (both developed and conserved property), the project shall avoid the use of invasive plant species identified in Table 6-2 of the MSHCP document and in the Specific Plan. CC&Rs to control use of invasive plants shall be enforced through the Home Owners Association. Maintenance of public landscaping within the project area shall include the removal of invasives that may establish through natural dispersal mechanisms.

Planning. 49 **0010-Planning-MAP - MM 4.6-3**

Prior to the issuance of Building Permits, the developer/permit holder, County Archaeologist and the appropriate Native American Tribe shall develop a Preservation Plan for the long-term care and maintenance of P-33-002007 and P-33-023956 and any or all of the features relocated from P-33-002039 and P-33-023952. The Plan shall indicate, at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long-term maintenance, appropriate protocols, access provisions, monitoring by the appropriate Native American Tribe and compensation for services, if appropriate; and necessary emergency protocols. The developer/permit holder shall submit a fully executed copy of this Preservation Plan to the County Archaeologist to ensure compliance with this mitigation measure.

Planning. 50 **0010-Planning-MAP - MM 4.6-5**

At least 30 days prior to issuance of grading permits, a Cultural Resources Treatment and Monitoring Agreement shall be entered in to between the developer/permit holder and a Native American monitor representing the appropriate Native American Tribe who shall be on site during all earthmoving activities. The Agreement shall identify any CEQA monitoring requirements and the appropriate treatment of cultural resources, including human remains. The Agreement shall also address the roles and responsibilities of the

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 50 **0010-Planning-MAP - MM 4.6-5 (cont.)**

Native American monitor and appropriate compensation for professional Native American monitoring services. The Native American monitor agreement shall also detail treatment and final disposition of any Native American cultural resources, sacred sites, and human remains discovered on the site in accordance with State law and appropriate Native American customs and traditions. The executed Agreement shall be provided to the County of Riverside prior to issuance of a grading permit and shall be implemented during construction. The Native American monitor shall keep a daily log of all activities observed related to the project. A copy of the daily monitoring logs shall be submitted weekly to the Project Archaeologist and are to be included in the Phase IV report as a Confidential Appendix

Planning. 51 **0010-Planning-MAP - MM 4.7-1**

Per MM 4.7-1, the contractor installing the offsite utility infrastructure shall implement the construction and seismic design guidelines established by the companies and agencies that own these infrastructure systems. These measures are defined in Appendix 4 in Volume 2 of this DEIR and will ensure the infrastructure will be protected from geotechnical hazards discussed in this document. The performance standard shall be that the infrastructure shall remain easily repairable and functional following a regional seismic event.

Planning. 52 **0010-Planning-MAP - MM 4.9-1**

Per MM 4.9-1, prior to grading permit final, and during construction, should an accidental release of a hazardous material occur, the following actions will be implemented: construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be notified; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 52 **0010-Planning-MAP - MM 4.9-1 (cont.)**

the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above sampling or remediation activities related to the contamination will be conducted under the oversight of Riverside County Site Cleanup Program. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans) of the contaminated area.

Planning. 53 **0010-Planning-MAP - MM 4.9-2**

Per MM 4.9-2, during grading if an unknown contaminated area is exposed based on field observations by the contractor, soils engineer or County inspector, the following actions will be implemented: any contamination found during construction will be reported to the Riverside County Site Cleanup Program and all of the sampling or remediation related to the contamination will be conducted under the oversight of the Riverside County Site Program; construction activities in the immediate area will be immediately stopped; appropriate regulatory agencies will be identified; a qualified professional (industrial hygienist or chemist) shall test the contamination and determine the type of material and define appropriate remediation strategies; immediate actions will be implemented to limit the volume and area impacted by the contaminant; the contaminated material, primarily soil, shall be collected and removed to a location where it can be treated or disposed of in accordance with the regulations in place at the time of the event; any transport of hazardous waste from the property shall be carried out by a registered hazardous waste transporter; and testing shall be conducted to verify that any residual concentrations of the accidentally released material are below the regulatory remediation goal at the time of the event. All of the above actions shall be documented and made available to the appropriate regulatory agencies prior to closure of the contaminated area (a determination of the regulatory agency that the site has been remediated to a threshold that poses no hazard to humans).

Planning. 54 **0010-Planning-MAP - MM 4.9-7**

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 54 **0010-Planning-MAP - MM 4.9-7 (cont.)**

Per MM 4.9-7, prior to finalizing engineering of facilities located within the Southern California Gas easement, the developer shall submit the engineering drawings and construction protocols within the SCG easement for review and approval by SCG. At a minimum the following design protocols shall be implemented for any facilities proposed within the SCG easement: (1) No change of grade shall be proposed without prior written approval of SCG; (2) No permanent structures shall be placed within the easement (buildings, concrete pads, walls, vaults, etc.) without approval by SCG and SCG retains the ability to remove such temporary or permanent structures over the SCG easements at the owner's expense; (3) No deep rooting plans shall be installed within the easement; (4) No poles, signs or fence posts to be installed without the written approval of The Gas Company; (5) Ingress and egress rights to and from the pipeline must be maintained; (6) All substructure crossing must be perpendicular to the gas lines and maintain a minimum 2-foot separation; (7) Only lightly loaded, rubber tire equipment will be allowed over the gas facility and any work over and around the pipeline must be approved by The Gas Company; and (8) All work within the Gas Company Easement must be witnessed by a Gas Company representative and no work will be allowed without the Gas Company representative on site.

Planning. 55 **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. 56 **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

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 56 0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)

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. 57 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.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning. 58 0010-Planning-MAP - PDA04882

County Archaeological Report (PDA) No 4882, submitted for this project (GPA01129) was prepared by Bai "Tom" Tang and Michael Hogan , of CRM Tech and is entitled: "Phase I

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 58 **0010-Planning-MAP - PDA04882 (cont.)**

Historical/Archaeological Resources Survey, French Valley 170 Project near the City of Menifee, Riverside County, California," dated October 09, 2014.

(PDA) No 4882 concludes that four sites and four isolates are located within the project area.

(PDA) No 4882 recommends that if the four sites cannot be avoided and preserved through project design, Phase II significance testing and evaluation will be required at these four sites, P-33-002007, P-33-002039, P-33-023952, and P-33-023956.

This study has been incorporated as part of this project, and has been accepted.

Planning. 59 **0010-Planning-MAP - PDA04900R1 ACCEPTED**

County Archaeological Report (PDA) No 4900r1, submitted for this project (TR36785) was prepared by CRM Tech and is entitled: "Phase II Cultural Resources Testing and Evaluation Program Sites 33-002007, 33-002039, 33-023952, and 33-023956 within the French Valley 170/ La Ventana Area", dated September 23, 2015.

(PDA) No 4900r1 concludes that the above referenced sites do not meet the criteria to be considered CEQA significant sites.

(PDA) No 4900r1 recommends that due to the archaeological sensitivity of the area, all earth disturbing activities should be monitored by a qualified archaeologist and a Luiseno Native American Monitor.

This study has been incorporated as part of this project, and has been accepted.

Planning. 60 **0010-Planning-MAP - PDP01496 ACCEPTED**

County Paleontological Report (PDP) No.1496, submitted for this case (TR36785), was prepared by Harry Quinn of CRM Tech. and is entitled: "Paleontological Resources Assessment Report French Valley 170 Project near the City of Menifee, Riverside County, California", dated October 27, 2014.

PDP01496 concluded: that the project has the potential to impact significant paleontological resources within the Pleistocene-age alluvial sediments at depth.

PDP01496 recommends: that a paleontological resource impact

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 60 0010-Planning-MAP - PDP01496 ACCEPTED (cont.)

mitigation program be developed and implemented during the project to prevent such impacts or reduce them to a level less than significant.

PDP01496 satisfies the requirement for a Paleontological Study for Planning/CEQA purposes. PDP01496 is hereby accepted for TR36785. Prior to grading permit issuance, an appropriate paleontological resource impact mitigation program (PRIMP) shall be submitted to the County Geologist for review and approval, as described elsewhere in this conditions set.

Planning. 61 0010-Planning-MAP - REQUIRED MINOR PLANS

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.
2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.
3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for the whole tract or for phases.
4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.
5. Each phase shall have a separate wall and fencing plan.
6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 65 **0010-Planning-MAP - UNANTICIPATED RESOURCES (cont.)**

Planning. 65 **0010-Planning-MAP - UNANTICIPATED RESOURCES**

The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

1)If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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. 66 **0010-Planning-STKP- OFF-HIGHWAY VEHICLE USE**

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

Planning. 67 **0020-Planning-MAP- EXPIRATION DATE**

The conditionally approved TENTATIVE MAP shall expire three

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 2 0010-Planning-All-MAP - DEFINITIONS (cont.)

all capitals in the attached conditions of Tentative Tract Map No. 36785 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36785, Amended No. 2, dated 3/4/16.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

GPA = General Plan Amendment No. 1129

CZ = Change of Zone 7856

EXHIBIT R= R-4 Design Manual

Planning-All. 3 0010-Planning-All-MAP - HOLD HARMLESS

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

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, 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.

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-MAP - HOLD HARMLESS (cont.)

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such 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.

Planning-All. 4 0010-Planning-All-MAP - PROJECT DESCRIPTION

The land division hereby permitted is to permit a Schedule "A" subdivision of 170.8 gross acres into 511 residential lots, which will range on average from 5,000 square feet to 7,000 square-feet. The proposed subdivision will also include water quality basins, parks, paseos, and open space.

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD- - MSHCP UWIG

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be accomplished using a variety of methods including natural

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1

0010-Planning-EPD- - MSHCP UWIG (cont.)

detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts 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 on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

*Lighting

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.

*Noise

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. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

*Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative

ADVISORY NOTIFICATION DOCUMENT

Planning-EPD

Planning-EPD. 1 0010-Planning-EPD- - MSHCP UWIG (cont.)

sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

***Barriers**

Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

***Grading/Land Development and/or Fuel Modification Activities**

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

Planning-EPD. 2 0015-DBESP Requirement

DBESP was approved in 2016, however, due to relocation of sewer line with slightly increased impacts and additional information on Burrowing Owl relocation, DBESP must be resubmitted for approval.

Due to Riparian/Riverine impacts a Determination of Biologically Equivalent or Superior Preservation (DBESP) must be submitted and approved by EPD, RCA and the Wildlife Agencies to demonstrate compliance with the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan.

Transportation

Transportation. 1 0010-Transportation-MAP - CONSTRUCTION MIT MEASURE

The MM number corresponds to the mitigation measure number found in the project EIR.

Per MM 4.4-5, gravel pads must be installed at all access points to prevent tracking of mud onto public roads.

Per MM 4.4-6, install and maintain track out control devices in effective condition at all access points where paved and unpaved access or travel routes intersect (e.g., Install wheel shakers, wheel washers, and limit site access).

Per MM 4.4-7, all roadways, driveways, sidewalks, etc., shall be completed as soon as possible after construction

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 1 0010-Transportation-MAP - CONSTRUCTION MIT MEASURE (cont.)

begins. In addition, building pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.

Per MM 4.4-8, pave all construction access roads at least 100 feet on to the site from the main road.

Per MM 4.4-9, when materials are transported off-site, all material shall be covered, effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.

Per MM 4.4-10, all streets shall be swept at least once a day using SCAQMD Rule 1186 certified street sweepers if visible soil materials are carried to adjacent streets.

Per MM 4.4-16, the applicant shall implement activity management techniques including (a) development of a comprehensive construction management plan designed to minimize the number of large construction equipment operating during any given time period; (b) scheduling of construction truck trips during non-peak hours to reduce peak hour emissions; and (c) phasing of construction activities.

Per MM 4.4-17, the applicant shall develop a trip reduction plan to achieve a 1.5 AVR for construction employees.

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

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

Transportation. 3 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

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 **0010-Transportation-MAP - DRAINAGE 1 (cont.)**

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 **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. 5 **0010-Transportation-MAP - OFF-SITE PHASE**

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

Transportation. 6 **0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU**

The MM number corresponds to the mitigation measure in the project EIR.

Per MM 4.17-2, the recommended site access driveway improvements for the Project are described below and shall be implemented prior to issuance of any occupancy permits for any residences in TR No. 36785 by the County. Figure 4.17-49 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 1 (2017) and Figure 4.17-50 illustrates the on-site and site adjacent recommended intersection lane improvements for Phase 2 (2019) (Project buildout). Construction of on-site and site adjacent improvements are required to occur in conjunction with adjacent Project development activity or as needed for Project access purposes and as determined by the County.

The following intersection recommendations represent the minimum lanes that must be provided to achieve

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

acceptable peak hour operations. As there is not anticipated to be sufficient receiving lanes beyond the Project, a minimum of one lane shall be provided in each direction of travel until such time that the adjacent roadways are also widened to their ultimate General Plan roadway classification. However, the site adjacent roadways will be improved consistent with requirements outlined in this Subchapter of the DEIR.

Phase 1 (2017) El Centro Lane / Driveway 1 - Install a stop control on the westbound approach and construct the intersection with the following geometrics: Northbound Approach: One shared through-right turn lane. Southbound Approach: One shared left-through lane. Eastbound Approach: N/A Westbound Approach: One shared left-right turn lane.

El Centro Lane / Gardner Lane/Driveway2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics: Northbound Approach: One shared left-through-right turn lane. Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.

El Centro Lane / Wickerd Road - Install a stop control on the southbound approach and construct the intersection with the following geometrics: Northbound Approach: N/A Southbound Approach: One shared left-right turn lane. Eastbound Approach: One shared left-through lane. Westbound Approach: One shared through-right turn lane.

La Ventana Road / Driveway 2 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics: Northbound Approach: One shared left-through-right turn lane. Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.

La Ventana Road / Wickerd Road - Install a stop control on the southbound approach and construct the intersection

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

with the following geometrics: Northbound Approach: N/A
Southbound Approach: One shared left-right turn lane.
Eastbound Approach: One shared left-through lane. Westbound Approach: One shared through-right turn lane.

Phase 2 (2019) El Centro Lane / Garbani Road - Install a stop control on the northbound and construct the intersection with the following geometrics:

Northbound Approach: One shared left-right turn lane.
Southbound Approach: N/A Eastbound Approach: One shared through-right turn lane. Westbound Approach: One shared left-through lane.

La Ventana Road / Garbani Road - Install a traffic signal and construct the intersection with the following geometrics: Northbound Approach: One left turn lane and one shared through-right turn lane. Southbound Approach: One left turn lane and one shared through-right turn lane.
Eastbound Approach: One left turn lane and one shared through-right turn lane. Westbound Approach: One left turn lane and one shared through-right turn lane.

The traffic signal at La Ventana Road and Garbani Road may be eligible for fee credit.

La Ventana Road / Driveway 3 - Install a stop control on the eastbound and westbound approaches and construct the intersection with the following geometrics: Northbound Approach: One shared left-through-right turn lane.
Southbound Approach: One shared left-through-right turn lane. Eastbound Approach: One shared left-through-right turn lane. Westbound Approach: One shared left-through-right turn lane.

La Ventana Road / Driveway 4 - Install a stop control on the westbound approach and construct the intersection with the following geometrics: Northbound Approach: One shared through-right turn lane. Southbound Approach: One shared left-through lane. Eastbound Approach: N/A Westbound Approach: One shared left-right turn lane.

Brandon Lane / Garbani Road - Install a stop control on

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

the northbound and construct the intersection with the following geometrics: Northbound Approach: One shared left-right turn lane. Southbound Approach: N/A Eastbound Approach: One shared through-right turn lane. Westbound Approach: One shared left-through lane.

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project site.

Sight distance at each project access point should be reviewed with respect to standard Caltrans and County of Riverside sight distance standards at the time of preparation of final grading, landscape and street improvement plans to ensure adequate sight distance in accordance with these standards is fulfilled.

Per MM 4.17-3, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for E+P conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the proposed recommended improvements is presented in Table 4.17-18 for E+P traffic conditions. Recommended improvements to address deficiencies for E+P traffic conditions are described below and shall be implemented in accordance with Riverside County requirements as needed. All recommended improvements are consistent with Existing (2014) traffic conditions (see Table 4.16-11).

Recommended Improvement -Haun Road / Holland Road (#2)
 -Add traffic signal (required for Existing conditions) -Add a northbound left turn lane (required for Existing conditions) -Add a southbound left turn lane (required for Existing conditions)

Recommended Improvement - Haun Road / Garbani Road (#3)
 -Add traffic signal (required for Existing conditions)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

Recommended Improvement -Haun Road / Scott Road (#4) -Add a 2nd southbound left turn lane (required for Existing conditions) -Add a 2nd eastbound through lane (required for Existing conditions) -Add overlap phasing on the westbound right turn lane (required for Existing conditions)

Recommended Improvement - I-215 Southbound Ramps / Scott Road (#6) -Add a 2nd eastbound through lane (required for Existing conditions) -Add a 2nd westbound through lane (required for Existing conditions) -Increase the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions)

As noted previously, the improvements shown for the I-215 South-bound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified; however, it is unlikely these improvements would be implemented independently outside of the interchange project.

Recommended Improvement - Antelope Road / Scott Road (#11) -Add overlap phasing on the southbound right turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Newport Road (#12) -Add overlap phasing on the northbound right turn lane (required for Existing conditions) -Add a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Garbani Road (#17) -Add a traffic signal (required for Existing conditions)

Recommended Improvement - Menifee Road / Scott Road (#18) -Add a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Leon Road / Scott Road (#31) -Add a traffic signal (required for Existing conditions)

The applicant shall participate in the funding of

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBD, or a fair share contribution as directed by the County. These fees are described in the TIA (Volume 2, Technical Appendices) and are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of the improvements discussed above have been identified as being included as part of TUMF funding program, DIF funding program, RBBD, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.

Per MM 4.17-4, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for EAP conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the recommended improvement strategies discussed below to address EAP traffic deficiencies is presented in Table 4.17-23. The improvements that were previously required to address LOS deficiencies for Existing and E+P traffic conditions are shown in italics. New improvements for EAP traffic conditions are shown in regular text.

Recommended Improvement -Haun Road / Holland Road (#2)
 oAdd traffic signal (required for Existing conditions) oAdd a northbound left turn lane (required for Existing conditions) oAdd a southbound left turn lane (required for Existing conditions)

Recommended Improvement - Haun Road / Garbani Road (#3)
 oAdd traffic signal (required for Existing conditions)

Recommended Improvement -Haun Road / Scott Road (#4) oAdd a 2nd southbound left turn lane (required for Existing conditions) oAdd a 2nd eastbound through lane (required for Existing conditions) oAdd overlap phasing on the westbound

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

right turn lane (required for Existing conditions)

Recommended Improvement - I-215 Southbound Ramps / Scott Road (#6) oAdd a 2nd eastbound through lane (required for Existing conditions) oAdd a 2nd westbound through lane (required for Existing conditions) oIncrease the intersection cycle length to 120 seconds during the AM and PM peak hours (required for Existing conditions) oAdd a 2nd westbound left turn lane

Recommended Improvement - I-215 Northbound Ramps / Scott Road (#8) oAdd a 2nd eastbound through lane oAdd a 2nd westbound through lane oIncrease the intersection cycle length to 120 seconds during the AM and PM peak hours

As noted previously, the improvements shown for the I-215 South-bound and Northbound Ramps at Scott Road are a subset of the proposed interchange improvements. Pursuant to the County's traffic study guidelines, the improvements necessary to maintain acceptable peak hour operations have been identified at both the I-215 Southbound and Northbound ramps on Scott Road; however, it is unlikely these improvements would be implemented independently outside of the interchange project.

Recommended Improvement - Antelope Road / Scott Road (#11) oAdd overlap phasing on the southbound right turn lane (required for Existing conditions) Recommended Improvement - Menifee Road / Newport Road (#12) oAdd overlap phasing on the northbound right turn lane (required for Existing conditions) oAdd a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Menifee Road / Garbani Road (#17) oAdd a traffic signal (required for Existing conditions)

Recommended Improvement - Menifee Road / Scott Road (#18) oAdd a 2nd eastbound left turn lane (required for Existing conditions)

Recommended Improvement - Leon Road / Scott Road (#31) oAdd a traffic signal (required for Existing conditions)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6

0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

The applicant shall participate in the funding of off-site improvements, including traffic signals that are needed to serve cumulative traffic conditions through the payment of Western Riverside County TUMF, DIF, RBBB, or a fair share contribution as directed by the County. These fees are collected as part of a funding mechanism aimed at ensuring that regional highways and arterial expansions keep pace with the projected population increases. Each of the improvements discussed above have been identified as being included as part of TUMF fee program, DIF fee program, RBBB fee program, or fair share contribution in Section 10 Local and Regional Funding Mechanisms of this TIA, Volume 2, Technical Appendices.

Per MM 4.17-5, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for EAPC conditions.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an accept-able LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address EAPC traffic deficiencies is presented in Table 4.17-28.

Per MM 4.17-6, the applicant shall fund the recommended Improvements set forth below to Address Deficiencies at Intersections for the Horizon Year, 2035.

Improvement strategies have been recommended at intersections that have been identified as deficient in an effort to reduce each location's peak hour delay and improve the associated LOS grade to an accept-able LOS (LOS "D" or better). The effectiveness of the recommended improvement strategies necessary to address Horizon Year traffic deficiencies are presented in Table 4.17-33.

Per MM 4.17-7, the project developer and the school district shall enter into discussions with the Riverside Transit Authority (RTA) about rerouting the existing bus service to extend service from the intersection of Menifee

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 6 0010-Transportation-MAP - ROAD GEOMETRIC MIT MEASU (cont.)

Road/Scott Road east to Leon; thence north to the intersection of Wickerd and Leon; then back west to the intersection of Wickerd and Briggs; and finally back south along Briggs to Scott Road. This effort shall begin after completion of Phase 1 and prior to implementation of Phase 2 of the proposed project.

Per MM 4.17-1, all adjacent roadway improvements for both phase 1 and phase 2 developments summarized in the preceding text shall be implemented by the project developer(s) prior to issuance of any occupancy permits for any residences in TR No. 36785 Amended by the County. These improvements are shown in Figure 4.17-23 and consist of the following:

Project driveways and those facilities assumed to be constructed by the Project to provide site access are also assumed to be in place for E+P conditions only (e.g. intersection and roadway improvements at the Project's frontage and driveways). These include the project site adjacent roadways of El Centro Drive, La Ventana Road, Brandon Lane, Garbani Road, and Wickerd Road.

In order to access the existing roadway network from the site, the Project applicant will also construct a minimum of one lane of pavement in each direction of travel along Wickerd Road between El Centro Drive and Briggs Road and along Briggs Road between Wickerd Road and the existing terminus at Sharon Way.

Transportation. 7 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 7 **0010-Transportation-MAP - STD INTRO 3(ORD 460/461) (cont.)**

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. 8 **0010-Transportation-MAP - TS/CONDITIONS**

The Transportation Department has reviewed the traffic study submitted for the referenced project. The study has been prepared in accordance with County-approved guidelines. We generally concur with the findings relative to traffic impacts.

The General Plan circulation policies require a minimum of Level of Service 'C', except that Level of Service 'D' may be allowed in community development areas at intersections of any combination of secondary highways, major highways, arterials, urban arterials, expressways or state highways and ramp intersections.

The study indicates that it is possible to achieve adequate levels of service for the following intersections based on the traffic study assumptions.

- Haun Road (NS) at:
- La Piedra Road (EW)
- Holland Road (EW)
- Garbani Road (EW)
- Scott Road (EW)

- I-215 Southbound Ramps (NS) at:
- Garbani Road (EW)

- I-215 Northbound Ramps (NS) at:
- Garbani Road (EW)

- I-215 Southbound Ramps (NS) at:
- Scott Road (EW)

- I-215 Northbound Ramps (NS) at:
- Scott Road (EW)

- Antelope Road (NS) at:
- Holland Road (EW)

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 8

0010-Transportation-MAP - TS/CONDITIONS (cont.)

Garbani Road (EW)
Scott Road (EW)

Menifee Road (NS) at:
Newport (Road) (EW)
Loire Valley Lane/Tres Lagos Drive (EW)
La Piedra Road (EW)
Holland Road (EW)
Craig Road (EW)
Garbani Road (EW)
Scott Road (EW)

Briggs Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

El Centro Lane (NS) at:
Garbani Road (EW)
Driveway 1 (EW)
Gardner Lane/Driveway 2 (EW)
Wicker Road (EW)

La Ventana Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (EW)

Leon Road (NS) at:
Garbani Road (EW)
Wickerd Road (EW)
Scott Road (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.

Transportation. 9

0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP

In order to receive any fee credit or reimbursement for

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 9 0010-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMP (cont.)

improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

Transportation. 10 0020-Transportation-MAP - TRANSPORTATION BENEFIT

Within one (1) year of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. The contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects the Southwest Area Plan. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the one (1) year period shall begin after the litigation is resolved.

This condition is duplicated in 50.TRANS.22 in the event the final map is ready to record before the one year period described above.

NOTE: 60.TRANS.3 is a separate condition that outlines a separate contribution to be made prior to issuance of a grading permit.

***This condition was modified by the Planning Commission

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 10 **0020-Transportation-MAP - TRANSPORTATION BENEFIT (cont.)**
on June 15, 2016.***

Waste Resources

Waste Resources. 1 **0010-Waste Resources-MAP - HAZARDOUS MATERIALS**

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

Waste Resources. 2 **0010-Waste Resources-MAP - LANDSCAPE PRACTICES**

Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries.

Reduce the amount of green waste generated in common landscaped areas through grass recycling (where lawn clippings from a mulching type mower are left on lawn), or through on-site composting of green waste, or through the separation of green waste from other waste types to send to a composting facility.

Xeriscape and/or use drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

E Health

050 - E Health. 1 0050-E Health-MAP - WATER & SEWER WILL SERVE Not Satisfied

A "Will-Serve" letter is required from the agency providing water service for both water and sewer.

050 - E Health. 2 0050-E Health-MAP- LEA CLEARANCE Not Satisfied

Prior to map recordation, the project must obtain clearance from the Local Enforcement Agency (LEA). Please contact LEA for additional details at (951)955-8980.

050 - E Health. 3 EOT1 - REQ E HEALTH DOCUMENTS Not Satisfied

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

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

Fire

050 - Fire. 1 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. 2 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.

Flood

050 - Flood. 1 0050-Flood-MAP 3 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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Flood

050 - Flood. 1 0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.) Not Satisfied

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 prepare the 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.

050 - Flood. 2 0050-Flood-MAP ADP FEES Not 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 Murrieta Creek/Warm Springs Valley 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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Flood

- | | | |
|--|---|---------------|
| 050 - Flood. 2 | 0050-Flood-MAP ADP FEES (cont.) | Not Satisfied |
| <p>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.</p> | | |
| 050 - Flood. 3 | 0050-Flood-MAP OFFSITE EASE OR REDESIGN | Not Satisfied |
| <p>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.</p> | | |
| 050 - Flood. 4 | 0050-Flood-MAP ONSITE EASE ON FINAL MAP | Not Satisfied |
| <p>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".</p> | | |
| 050 - Flood. 5 | 0050-Flood-MAP SUBMIT FINAL WQMP | Not Satisfied |
| <p>A copy of the project specific WQMP shall be submitted to the District for review and approval.</p> | | |
| 050 - Flood. 6 | 0050-Flood-MAP SUBMIT PLANS | Not Satisfied |
| <p>A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.</p> | | |
| 050 - Flood. 7 | 0050-Flood-MAP WRITTEN PERM FOR GRADING | Not Satisfied |
| <p>Written permission shall be obtained from the affected property owners allowing the proposed grading and/or facilities to be installed outside of the tract boundaries. A copy of the written authorization shall be submitted to the District for review and approval.</p> | | |

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 1 0050-Planning-MAP - ANNEX TO PARK DISTRICT Not Satisfied

The land divider shall submit written proof to the County Planning Department - Development Review Division that the subject property has been annexed to Valley-wide Parks and Recreation District.

050 - Planning. 2 0050-Planning-MAP - BUS TURNOUTS Not Satisfied

Prior to Map Recordation the developer shall contact the Menifee Union School District to verify whether or not the schools that serve the development will be served by bus or not, and if there is any need for bus turnouts. If bus stops are desired by the school district, the applicant shall coordinate with the district and the Transportation Department on the location of the bus stops and whether bus turnouts will be necessary. Street improvement plans required prior to map recordation shall reflect the bus stops and turnouts as may be required.

050 - Planning. 3 0050-Planning-MAP - CC&R RES CSA COM. AREA Not Satisfied

The land divider shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded and unrecorded) and easement, except those easements which in the sole discretion of the County are acceptable. As a condition precedent to the County accepting title to such areas, 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 review and approval, 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 (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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 3

0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.)

Not Satisfied

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 of the current hourly fee for 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 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 owners' association comprised of the owners of each individual lot or unit as tenants in common, and c) contain the following provisions verbatim:

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall, if dormant, be activated, by incorporation or otherwise, at the request of the County of Riverside, and the property owner's association shall unconditionally accept from the County of Riverside, upon the County's demand, title to all or any part of the 'common area', more particularly described on Exhibit 'A', attached hereto. The decision to require activation of the property owners' association and the decision to require that the association unconditionally accept title to the 'common area' shall be at the sole discretion of the County of Riverside.

In the event that the 'common area', or any part thereof, is conveyed to the property owners' association, the association, thereafter, shall own such 'common area', shall manage and continuously maintain such 'common area', and shall not sell or transfer such 'common area', or any part thereof, absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owner 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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 3 0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.) Not Satisfied
payment of a maintenance assessment. 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. 4 0050-Planning-MAP - CC&R RES POA COM. AREA Not Satisfied

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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 4 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) Not Satisfied

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:

"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 described on Exhibit 'A', 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.

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 4 0050-Planning-MAP - CC&R RES POA COM. AREA (cont.) 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. 5 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

050 - Planning. 6 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS:

"Lots as shown on this map, are located partly or wholly

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 6 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM (cont.) Not Satisfied

within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP, the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

050 - Planning. 7 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

050 - Planning. 8 0050-Planning-MAP - FEE BALANCE Not Satisfied

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 9 0050-Planning-MAP - FINAL MAP PREPARER Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 9 0050-Planning-MAP - FINAL MAP PREPARER (cont.) Not Satisfied
or registered civil engineer.

050 - Planning. 10 0050-Planning-MAP - MM 4.18.2-1 Not Satisfied

Per MM 4.18.2-1, prior to recordation of a final map by the County, the project applicant shall construct, or enter into an agreement and post security, in a form and amount acceptable to the Building and Safety Department, guaranteeing the undergrounding of proposed utility distribution lines in conformance with applicable County standards and the County's Capital Improvement Policy.

050 - Planning. 11 0050-Planning-MAP - MM 4.18.2-2 Not Satisfied

Per MM 4.18.2-2, the Tentative Tract map shall be conditioned to require that all electrical service lines (excluding transmission lines) serving development within the project will be installed underground. This includes existing service facilities that may have to be relocated temporarily during grading.

050 - Planning. 12 0050-Planning-MAP - MM 4.4-27 Not Satisfied

Per MM 4.4-27, the applicant shall provide safe, direct bicycle access to adjacent bicycle routes.

050 - Planning. 13 0050-Planning-MAP - MM 4.4-28 Not Satisfied

Per MM 4.4-28, the applicant shall connect bicycle lanes/paths to the existing network.

050 - Planning. 14 0050-Planning-MAP - OFFER OF TRAILS Not Satisfied

An offer of dedication to the Valley-wide Parks and Recreation District for a regional trails shown on EXHIBIT A shall be noted on both the FINAL MAP and the Environmental Constraints Sheet.

050 - Planning. 15 0050-Planning-MAP - PREPARE A FINAL MAP Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 16 0050-Planning-MAP - QUIMBY FEES (1) Not Satisfied

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 16 0050-Planning-MAP - QUIMBY FEES (1) (cont.) 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.

050 - Planning. 17 0050-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied

No FINAL MAP shall record until General Plan Amendment No. 1129 and Change of Zone No. 7856 have been approved and adopted by the Board of Supervisors and have been made effective. This land division shall conform with the development standards of the designations and/or zone ultimately applied to the property.

050 - Planning. 18 0050-Planning-MAP - SURVEYOR CHECK LIST Not Satisfied

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 3,500 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-4 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 19 0050-Planning-MAP - TRAIL MAINTENANCE Not Satisfied

The land divider shall form or annex to the Valley-Wide Parks and Recreation District or other maintenance district

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning

050 - Planning. 19 0050-Planning-MAP - TRAIL MAINTENANCE (cont.) Not Satisfied
approved by the County Planning Department, for the maintenance of a ten to fourteen foot (10'-14') wide community trail. The land divider, or the land divider's successors-in-interest or assignees, shall be responsible for the maintenance of the community trail easement until such time as the maintenance is taken over by the appropriate maintenance district.

050 - Planning. 20 0050-Planning-MAP- MM 4.18.3-3 Not Satisfied
Per MM 4.18.3-3, the Homeowners Association (HOA) established for the proposed development shall establish green waste recycling through its yard maintenance or waste hauling contracts. Green waste recycling includes such things as grass recycling (where lawn clippings from a mulching type mower are left on the lawn) and on- or off-site composting. This measure shall be implemented to reduce green waste going to landfills. If such services are not available through the yard maintenance or waste haulers in the area, the HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively. The Developer and the HOA shall encourage xeriscaping and the installation of drought tolerant low maintenance vegetation. Homeowners shall be notified of such in the CC&Rs.

Planning-EPD

050 - Planning-EPD. 1 0050-Planning-EPD-MAP - ECS CONDITION Not Satisfied
The project 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-EPD. 2 0050-Planning-EPD-MAP - ECS REQUIREMENTS Not Satisfied
The constrained areas will conform to the areas mapped as "MSHCP Riverine Areas" and "On-Site Mitigation" on Figures 7 & 8 of the document titled "Determination of Biologically Equivalent or Superior Preservation" dated April 2015 and prepared by PCR Services Corporation. These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine)" on the Environmental Constraint Sheet to the satisfaction of the Environmental Programs Department.
The ECS map must be stamped by the Riverside County Surveyor with the following notes.
"No disturbances may occur within the boundaries of the Delineated Constraint Area."

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Planning-EPD

050 - Planning-EPD. 2 0050-Planning-EPD-MAP - ECS REQUIREMENTS (cont.) Not Satisfied

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the Delineated Constraint Area."

"Night lighting shall be directed away from the Delineated Constraint Area. Shielding shall be incorporated into project designs to ensure ambient lighting in the constraint areas is not increased."

"The perimeter of the Delineated Constraint Area shall be permanently fenced. Fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, or illegal trespass or dumping in the Delineated Constraint Area. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height."

Survey

050 - Survey. 1 0050-Survey-MAP - ACCESS RESTRICTION Not Satisfied

Lot access shall be restricted on Garbani Road, Wickerd Road, El Centro Road, and La Ventana Road and so noted on the final map.

050 - Survey. 2 0050-Survey-MAP - EASEMENT Not Satisfied

Any easement not owned by a public utility, public entity or subsidiary, not relocated or eliminated prior to final map approval, shall be delineated on the final map in addition to having the name of the easement holder, and the nature of their interests, shown on the map.

050 - Survey. 3 0050-Survey-MAP - VACATION Not Satisfied

The applicant, by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along Brandon Lane. Accordingly, prior to recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, applicant shall have filed a separate application with the County Surveyor for a conditional vacation of said rights-of-way, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 1 0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 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.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located at intersection of Leon Road at Scott Road.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA.

If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

050 - Transportation. 2 0050-Transportation-MAP - ASSESSMENT DIST 1 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.

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 0050-Transportation-MAP - ASSESSMENT DIST 1 (cont.) Not Satisfied

050 - Transportation. 3 0050-Transportation-MAP - CONSTRUCT RAMP Not Satisfied

Ramps shall be constructed at 4-way intersections and "T" intersections per Standard No. 403, sheets 1 through 7 of Ordinance 461.

050 - Transportation. 4 0050-Transportation-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. 5 0050-Transportation-MAP - DEDICATION Not Satisfied

La Ventana Road and street "V" shall be improved as a COLLECTOR ROAD with 44' full-width AC pavement, 6" concrete curb and gutter, and sidewalks within 74' full-width dedicated right-of-way in accordance with County Standard No. 103, Section "A", Ordinance 461. (The design criteria apply if GP-1129 is approved by the Board of Supervisors to downgrade La Ventana Road to a Collector Road.)

NOTE: 1. A 5' sidewalk shall be constructed 3' from the property line within the 15' parkway.

2. If the GP-1129 (proposed downgrade of La Ventana Road to a Collector Road) is not approved by the Board of Supervisors, the project proponent shall submit the revised tentative map.

3. A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

Street "F" and street "K" along Veteran's Park boundary shall be improved as an ENHANCED LOCAL road with 44' full-width AC pavement, 6" concrete curb and gutter, 11' sidewalk (park side) and 5' sidewalk (other side of the centerline) within the 66' full-width dedicated right-of-way in accordance with County Standard No. 104, Section "A", Ordinance 461 and per Amended Exhibit No. 2, dated 1/28/2016. (44'/66')

NOTE: An 11' sidewalk (park side) and a 5' sidewalk (on the opposite side of the park, adjacent to the right-of-way) shall be constructed within the 11' parkway.

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - DEDICATION (cont.)

Not Satisfied

All other interior streets shall be improved as a LOCAL ROAD with 36' full-width AC pavement, 6" concrete curb and gutter, and 5' sidewalk within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A", Ordinance 461. (36'/56')

NOTE: A 5' sidewalk shall be constructed adjacent to the right-of-way line within the 10' parkway.

Wickerd Road along project boundary is designated a SECONDARY HIGHWAY and shall be improved with 32' half-width AC pavement, 6" concrete curb and gutter (project side), within a 50' half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance 461. (32'/50')

NOTE: A 5' sidewalk shall be constructed 9' from the curb line within 18' parkway.

A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

Garbani Road along project boundary is designated as MAJOR HIGHWAY and shall be improved with 38' half-width AC pavement, 8" concrete curb and gutter (project side), within a 59' half-width dedicated right-of-way in accordance with County Standard No. 93, Ordinance 461. (38'/59')

NOTE: A 5' meandering sidewalk shall be constructed within the 21' parkway.

A minimum 6' bike lane shall be striped on the roadway and shall conform to the Caltrans Highway Design Manual.

or as approved by the Director of Transportation for any of the conditions described above.

Sufficient public street right-of-way along Meadowgate Lane shall be conveyed for public use to provide for a 30 foot half-width right-of-way. Areas designated as culturally sensitive shall be omitted for the area to be dedicated. Any projects that would improve Meadowgate Lane shall consult with the Pechanga Band of Luiseno Indians or other Native American Indian tribes.

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 5 0050-Transportation-MAP - DEDICATION (cont.) Not Satisfied

*** This condition was modified by the Planning Commission on June 15, 2016.***

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 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. 7 0050-Transportation-MAP - INTERSECTION/50' TANGENT Not Satisfied

All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and Development Review Division Engineer.

050 - Transportation. 8 0050-Transportation-MAP - LANDSCAPING/TRAILS Not Satisfied

The project proponent shall comply in accordance with landscaping (and/or trail) requirements within public road rights-of-way (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping plans shall be submitted on standard County plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance (and/or trails) is to be annexed to a County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 9 0050-Transportation-MAP - 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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 9	0050-Transportation-MAP - LIGHTING PLAN (cont.) within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.	Not Satisfied
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050 - Transportation. 10	0050-Transportation-MAP - OFF-SITE ACCESS 2	Not Satisfied
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The landowner/developer shall provide/acquire sufficient public off-site rights-of-way to provide for two paved access roads to a paved and maintained road. Said access roads shall be constructed with 32' of A.C. pavement within a 60' dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department. 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 westerly extension of Wickerd Road to Briggs Road and the southerly extension of Briggs Road to the existing pavement.

Said off-site access road shall be the westerly extension of Garbani Road to Briggs Road.

Said off-site access road shall be the easterly extension of Garbani Road to Leon Road.

Said off-site access road shall be the easterly extension of Wickerd Road to Leon Road.

or as approved by the Director of Transportation.

This condition was modified by the Planning Commission on June 15, 2016.

050 - Transportation. 11	0050-Transportation-MAP - OFF-SITE IMPROVEMENTS	Not Satisfied
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The project shall construct the Line 1 Storm Drain system, which will outlet at the ultimate south Wickerd Road right-of-way line, based upon a design that is approved and accepted by RCFC&WCD or RCTD. The Line 1 Storm Drain shall include the design of an energy dissipator to mitigate the concentration of flows discharged by the storm drain system. The energy dissipator shall be designed in a manner that would disperse the flows in order to re-create a sheet flow condition and would reduce the velocities discharged by the storm drain to a non-erosive rate. The Line 1 Storm Drain System shall be maintained by RCFC&WCD or other acceptable county entity. In order to complete,

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 11 0050-Transportation-MAP - OFF-SITE IMPROVEMENTS (co) Not Satisfied
the construction of the Line 1 Systems, dedication will be required of the southerly portion of the ultimate Wickerd Road right-of-way, the right-of-way shall be required in connection with final engineering. To implement this condition the adjoining property owner of APN 466-220-027 has agreed and shall dedicate such property, right-of-way, and easements as required by RCFC&WCD for the design, construction and maintenance of the Line 1 Storm drain system.

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
El Centro Lane along project boundary is designated LOCAL ROAD and shall be improved with 32' part-width AC pavement (20' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within a 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C".

NOTE: 1. A 5' sidewalk (project side) shall be constructed adjacent to the right-of-way line within the 10' parkway.

2. A 6" concrete curb and gutter (project side) shall be constructed.

3. A 6" AC dike shall be constructed on the opposite side of the centerline.

or as approved by the Director of Transportation.

050 - Transportation. 14 0050-Transportation-MAP - SIGNING & STRIPING PLAN Not Satisfied
A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan

or as approved by the Director of Transportation.

050 - Transportation. 15 0050-Transportation-MAP - SOILS 2 Not Satisfied
The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 15 0050-Transportation-MAP - SOILS 2 (cont.) Not Satisfied
 requirements within the road right-of-way.

050 - Transportation. 16 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. 17 0050-Transportation-MAP - TRANSPORTATION BENEFIT Not Satisfied

Within one (1) year of project approval or prior to recordation of the tract map, whichever comes first, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. This contribution is an extraordinary benefit of the project. The contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects in the Southwest Area Plan. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF). In the event of a legal challenge against the project the one (1) year period shall begin after the litigation is resolved.

If the contribution has been made to the Transportation Department to satisfy 20.TRANS.1, this condition shall be deemed met. If however, the contribution has not been made within one (1) year of project approval per 20.TRANS.1, this condition shall apply and the contribution shall be provided prior to recordation of the tract map.

This condition was modified by the Planning Commission on June 15, 2016.

050 - Transportation. 18 0050-Transportation-MAP - TS/DESIGN Not Satisfied

The project proponent shall be responsible for the design of traffic signal(s) at the intersections of:

Signals eligible for fee credit if installed in the ultimate location:

Leon Road (NS) at Scott Road (EW)

The project proponent may pay cash-in-lieu of improvements. The cash-in-lieu amount shall be 33% of the total cost to design and construct the traffic signal, including associated street improvements, survey, and

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 18 0050-Transportation-MAP - TS/DESIGN (cont.) Not Satisfied
inspection. No fee credit will be given if cash-in-lieu
is paid.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project proponent shall contact the Transportation Department and enter into an agreement for signal mitigation fee credit or reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contract code in order to be eligible for fee credit or reimbursement.

050 - Transportation. 19 0050-Transportation-MAP - TS/GEOMETRICS Not Satisfied

The intersection of Leon Road (NS) at Scott Road (EW) shall be signalized and improved to provide the following geometrics:

- Northbound: one left-turn lane, one through lane
- Southbound: one left-turn lane, one through lane
- Eastbound: one left-turn lane, one through lane
- Westbound: one left-turn lane, one through lane

NOTE: If cash-in-lieu is paid per 50.TRANS.20, the design shall be based on the geometrics above, however construction is not required.

or as approved by the Transportation Department.

All improvements listed are requirements for interim conditions only. Full right-of-way and roadway half sections adjacent to the property for the ultimate roadway cross-section per the County's Road Improvement Standards and Specifications must be provided.

Any off-site widening required to provide these geometrics shall be the responsibility of the landowner/developer.

050 - Transportation. 20 0050-Transportation-MAP - UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 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

Plan: TR36785E01

Parcel: 466210029

50. Prior To Map Recordation

Transportation

050 - Transportation. 20 0050-Transportation-MAP - UTILITY PLAN (cont.) Not Satisfied

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. 21 0050-Transportation-MAP-DEDICATIONS/ACCEPTANCE/SL Not Satisfied

The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.

If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

050 - Transportation. 22 EOT1 - FINAL ACCESS AND MAINT Not Satisfied

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS-Grade-MAP - APPROVED WQMP (cont.) Not Satisfied
the Riverside County Flood Control District or Riverside
County Transportation Department and that all approved
water quality treatment control BMPs have been included on
the grading plan.

060 - BS-Grade. 2 0060-BS-Grade-MAP - DRNAGE DESIGN Q100 Not Satisfied
All drainage facilities shall be designed in accordance
with the Riverside County Flood Control & Water District's
or Coachella Valley Water District's conditions of approval
regarding this application. If not specifically addressed
in their conditions, drainage shall be designed to
accommodate 100 year storm flows.

060 - BS-Grade. 3 0060-BS-Grade-MAP - GEOTECH/SOILS RPTS Not Satisfied
Geotechnical soils reports, required in order to obtain a
grading permit, shall be submitted to the Building and
Safety Department's Grading Division for review and
approval prior to issuance of a grading permit. All grading
shall be in conformance with the recommendations of the
geotechnical/soils reports as approved by Riverside
County.* *The geotechnical/soils, compaction and inspection
reports will be reviewed in accordance with the RIVERSIDE
COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL
AND GEOLOGIC REPORTS.

060 - BS-Grade. 4 0060-BS-Grade-MAP - GRADING SECURITY Not Satisfied
Grading in excess of 199 cubic yards will require a
performance security to be posted with the Building and
Safety Department. Single Family Dwelling units graded one
lot per permit and proposing to grade less than 5,000 cubic
yards are exempt.

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT Not Satisfied
In instances where a grading plan involves import or
export, prior to obtaining a grading permit, the applicant
shall have obtained approval for the import/export location
from the Building and Safety Department.

A separate stockpile permit is required for the import
site. It shall be authorized in conjunction with an
approved construction project and shall comply with the
requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading
permit, did not previously approve either location, a
Grading Environmental Assessment shall be submitted to the

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 5 0060-BS-Grade-MAP - IMPORT/EXPORT (cont.) Not Satisfied
Planning Director for review and comment and to the
Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs
using county roads, review and approval of the haul routes
by the Transportation Department may be required.

060 - BS-Grade. 6 0060-BS-Grade-MAP - NOTRD OFFSITE LTR Not Satisfied
A notarized letter of permission from the affected property
owners or easement holders shall be provided in instances
where off site grading is proposed as part of the grading
plan.

060 - BS-Grade. 7 0060-BS-Grade-MAP - NPDES/SWPPP Not Satisfied
Prior to issuance of any grading or construction permits -
whichever comes first - the applicant shall provide the
Building and Safety Department evidence of compliance with
the following: "Effective March 10, 2003 owner operators
of grading or construction projects are required to comply
with the N.P.D.E.S. (National Pollutant Discharge
Elimination System) requirement to obtain a construction
permit from the State Water Resource Control Board (SWRCB).
The permit requirement applies to grading and construction
sites of "ONE" acre or larger. The owner operator can
comply by submitting a "Notice of Intent" (NOI), develop
and implement a STORM WATER POLLUTION PREVENTION PLAN
(SWPPP) and a monitoring program and reporting plan for the
construction site. For additional information and to obtain
a copy of the NPDES State Construction Permit contact the
SWRCB at www.swrcb.ca.gov .

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

060 - BS-Grade. 8 0060-BS-Grade-MAP - OFFSITE GDG ONUS Not Satisfied
Prior to the issuance of a grading permit, it shall be the
sole responsibility of the owner/applicant to obtain any
and all proposed or required easements and/or permissions
necessary to perform the grading herein proposed.

060 - BS-Grade. 9 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG Not Satisfied
Upon receiving grading plan approval and prior to the
issuance of a grading permit, the applicant is required to
schedule a pre-construction meeting with the Building and
Safety Department Environmental Compliance Division.

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 9 0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG (cont.) Not Satisfied

060 - BS-Grade. 10 0060-BS-Grade-MAP - RECORDED ESMT REQ'D Not Satisfied

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement.

060 - BS-Grade. 11 0060-BS-Grade-MAP - SWPPP REVIEW Not Satisfied

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

060 - BS-Grade. 12 0060-BS-Grade-MAP- BMP CONST NPDES PERMIT Not Satisfied

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

060 - BS-Grade. 13 EOT1 - REQ BMP SWPPP WQMP Not Satisfied

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

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

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

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

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 0060-Flood-MAP ADP FEES Not Satisfied

Tract Map 36785 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

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 map is to be constructed in phases, then each phase shall be protected from the developed condition 100-year tributary storm flows and the necessary water quality features to mitigate the impacts due to each phase shall be constructed in accordance with the approved preliminary water quality management plan (PWQMP). The construction and bonding of all necessary improvements along with easements and/or permission from affected property owners to safely collect and discharge the concentrated or diverted 100-year tributary flows of this phase shall be required prior to the recordation of the final map.

060 - Flood. 5 0060-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Flood

- | | | |
|----------------|---|---------------|
| 060 - Flood. 5 | 0060-Flood-MAP SUBMIT FINAL WQMP (cont.)
A copy of the project specific WQMP shall be submitted to the District for review and approval. | Not Satisfied |
| 060 - Flood. 6 | 0060-Flood-MAP SUBMIT PLANS
A copy of the 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 grading 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. | Not Satisfied |
| 060 - Flood. 7 | 0060-Flood-MAP WRITTEN PERM CONC FLOWS
The proposed drainage concept proposes to combine onsite and offsite stormwater runoff and discharge concentrated and erosive flows onto the downstream property owner(s). Written authorization letter and/or drainage easement(s) from the affected property owner(s) for the release of concentrated and/or diverted storm flows shall be obtained. A copy of the signed letter shall be submitted to the District for review prior to the issuance of permits for the project. The recorded drainage easement shall be submitted to the District for review and approval prior to the issuance of permits for the project or recordation of the map. If such permission cannot be obtained, then the project shall be redesigned to discharge stormwater runoff in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage areas, outlet points and outlet conditions. | Not Satisfied |
| 060 - Flood. 8 | 0060-Flood-MAP WRITTEN PERM FOR GRADING
Written permission shall be obtained from the affected property owner(s) allowing the proposed grading and/or facilities to be installed outside of the tract boundaries . A copy of the written authorization shall be submitted to the District for review and approval. | Not Satisfied |
| 060 - Flood. 9 | 0060-Flood-MAP ZONE 7 PRESENT WORTH MAINT
All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval. | Not Satisfied |

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 9 0060-Flood-MAP ZONE 7 PRESENT WORTH MAINT (cont.) Not Satisfied

Planning

060 - Planning. 1 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 proposed trails as delineated on the TENTATIVE MAP. Said grading must conform to the trail standards of the Comprehensive General Plan.

060 - Planning. 2 0060-Planning-MAP - CULTURAL RESOURCE PROF. Not Satisfied

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services.
The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits.
The Project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and Native American Monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.
The Project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc.
The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.
The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 3 0060-Planning-MAP - FEE BALANCE (cont.) Not Satisfied
 paid by the applicant/developer.

060 - Planning. 4 0060-Planning-MAP - GRADING ELEVATIONS Not Satisfied

The project site is located adjacent to a planned high school and recreational public park . The land divider or successor in interest shall coordinate with the Perris Unified School District and the Valley Wide Recreation District to ensure grading is level between the project site, high school and recreational park which will support pedestrian connectivity between the project site and facilities, to the satisfaction of the Planning Director. The grading shall include handicap accessible 15' minimum wide paseos that incorporate design features that deter criminal behavior. Prior to issuance of the first grading permit, the land divider shall provide documentation to the Planning Director demonstrating that the grading design complies with this condition of approval.

060 - Planning. 5 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. 6 0060-Planning-MAP - MM 4.10-2 Not Satisfied

Per MM 4.10-2, the future developer shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will be implemented to prevent construction pollutants from contacting stormwater and with the performance standard of keeping all products of erosion from moving offsite. The SWPPP shall be developed with the goal of achieving a reduction in pollutants both during and following construction to control urban runoff to the maximum extent practicable based on available, feasible best management practices. The SWPPP and the monitoring program for the construction projects shall be consistent with the requirements of the latest version of the State's General Construction Activity Storm Water Permit and NPDES no. CAS618033, Order No. R8-2002-0011 for projects within Riverside County or the permits in place at the time of construction.

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 0060-Planning-MAP - MM 4.13-1 Not Satisfied

Per MM 4.13-1, prior to approval of grading plans and/or issuance of building permits, plans shall include a requirement that noise-generating Project construction activities shall not occur between the hours of 6:00 p.m. to 6:00 a.m. during the month of June through September, and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May during weekdays, except in emergencies.

060 - Planning. 8 0060-Planning-MAP - MM 4.13-14 Not Satisfied

Per MM 4.13-14, prior to the issuance of a grading permit, the applicant shall retain a qualified contractor/consultant and have that contractor/consultant prepare a comprehensive Blasting Plan for this grading activity, as appropriate, and to the extent blasting required.

This plan shall include, at a minimum, the following aspects/infor-mation:

- 1.Type of blasting media to be used (TNT, ANFO, etc.).
- 2.Drilling method. Bore hole diameter, depth of bore hole, number of holes per shot, stemming, burden, weight/volume of explosives, accelerants, fuse types, etc.
- 3.Amount of material expected to be produced per blast.
- 4.Monitoring plans for blast-induced ground vibrations and air overpressure (sound).
- 5.Monitoring plans for drilling-induced ground vibrations and noise impacts on all uses, including wildlife.
- 6.Monitoring plans for potential adverse effects caused by blasting relative to slope stability.
- 7.Monitoring plans for potential adverse effects caused by blasting relative to the hydrologic characteristics of the rock body.
- 8.Recommendations for minimizing any potential drilling and blasting impacts, as appropriate.
- 9.All necessary blasting permits.

060 - Planning. 9 0060-Planning-MAP - MM 4.5-4 Not Satisfied

Per MM 4.5-4, prior to issuance of grading permits for the project site, the site developer shall implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) document and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9 0060-Planning-MAP - MM 4.5-4 (cont.) Not Satisfied

area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text above. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that this is the minimum habitat required to offset the impacts to water resources on the project site.

060 - Planning. 10 0060-Planning-MAP - MM 4.6-4 Not Satisfied

A professional archaeological monitor shall be on site to monitor all ground disturbing activities. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional), in consultation with the Native American Tribe, shall develop a Cultural Resources Monitoring Plan (CRMP) which must be approved by the County Archaeologist prior to issuance of grading permits. The CRMP shall address the details of all archaeological and cultural activities that will occur on the project site as well as address potential impacts to undiscovered buried archaeological and cultural resources and measures to protect and/or mitigate such impacts. An adequate number of qualified archaeological monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored, including off-site improvements. Monitoring will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of the archaeological monitoring will be determined in consultation with the Native American monitor. The archaeological 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 consultation with the Native American monitor. All archaeological monitors shall be approved by the County Archaeologist prior to commencement of grading activities. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Cultural Resources Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

060 - Planning. 11 0060-Planning-MAP - MM 4.9-4 Not Satisfied

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 11 0060-Planning-MAP - MM 4.9-4 (cont.) Not Satisfied

Per MM 4.9-4, prior to issuance of grading permits, the site developer shall remove all illegally dumped solid waste on the project site. All of the waste shall be evaluated prior to removal to ensure that the materials are directed to the proper waste disposal system (municipal solid waste, recyclable solid waste, and hazardous waste). A report of findings shall be provided to the Riverside County Environmental Health Department and when the wastes have been removed the Environmental Health Department shall be informed and documentation provided that all wastes were disposed of to the property waste management system.

060 - Planning. 12 0060-Planning-MAP - MM 4.9-5 Not Satisfied

Per MM 4.9-5, prior to issuance of a grading permit, a blasting report, shall be submitted to the County as part of the grading plan check review. Said blasting report shall contain, at a minimum, the following information:

- a. Explosive handling
- b. Chemical exposure
- c. Compliance with 2010 California Fire Code Chapter 33 and the California Code of Regulations, Title 19, Subchapter 4, Article 6

The following shall be required:

- a. The use and handling of explosives is restricted to permittees, their employees and authorized representatives, who shall be at least 21 years of age; however, persons between the ages of 18 and 21 years may be permitted to use and handle such explosives if they are under the direct personal supervision of an experienced competent permittee, employee or authorized representative over the age of 21 years.
- b. Smoking shall not be permitted while explosives are being used or handled, and no one within 50 feet of explosives shall possess matches, lighters, open light or other fire or flame. Exception: The lighting of safety fuse in conjunction with approved blasting operations.
- c. No person shall use or handle explosives while under the influence of intoxicating liquors, or narcotics.
- d. Authorized containers or Class II magazines shall be used for taking detonators and other explosives from

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 12 0060-Planning-MAP - MM 4.9-5 (cont.)
storage magazines to the blasting area.

Not Satisfied

e. When blasting is done in congested areas or in close proximity to a structure, railway, or highway, or any other installation that may be damaged, the blast shall be covered before firing with a mat constructed so that it is capable of preventing fragments from being thrown. Appropriate provisions (water) shall be available in brush areas to extinguish a fire that may occur as a result of blasting operations.

f. Persons authorized to prepare explosive charges or conduct blasting operations shall use every reasonable precaution, including but not limited to warning signals, flags, barricades, guards or woven mats to insure the safety of the general public.

g. Blasting operations, except by special written permission of the County, shall be conducted during daylight hours. Local residents shall be notified prior to blasting operations (minimum one day notification).

h. Blasting shall be controlled to prevent the blasted material from going off the project site and vibrations from blasting shall not exceed vibration levels that could cause building damage at the nearest residential structure.

i. Whenever blasting is being conducted in the vicinity of gas, electric, water, fire alarm, telephone, telegraph or steam facilities, and flammable liquid and any similar lines, the blaster shall notify the appropriate representatives of such facilities, at least 24 hours in advance of blasting, specifying the location and intended time of such blasting. In an emergency this time limit may be waived by the County.

j. Due precautions shall be taken to prevent accidental discharge of electric blasting caps from current induced by radar, radio transmitters, lightning, adjacent power lines, sand or dust storms, or other sources of extraneous electricity. These precautions shall include:

1. The suspension of all blasting operations and removal of persons from the blasting area during the approach and progress of an electric storm, or sand or dust storm.

2. The posting of signs warning against the use of mobile radio transmitters on all access roads between 1,000 feet

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 12 0060-Planning-MAP - MM 4.9-5 (cont.) Not Satisfied

and 3,000 feet of the blasting operations. The sign shall be in contrasting 8 inch letters on a white background and shall read "BLASTING AREA - NO RADIO TRANSMITTING". Signs shall be displayed only at time of blasting.

3.No electric blasting shall be done under overhead electric lines, or at such distance where it is possible for the blasting line to be blown in contact with any electric line unless the power in the energized line is shut-off or unless shot blow deflectors, hold downs, mats, logs, or other material are placed over the charge to confine the blast.

4.When blasting near overhead electric lines, and when placing the lead and leg wires near these lines, the lead and leg wires shall not be placed parallel to the power line, and they shall be securely anchored.

5.Before a blast is fired, the person in charge shall make certain that surplus explosive materials are in a safe place, that persons and vehicles are at a safe distance or under sufficient cover, and that a loud warning signal has been sounded. It shall also be ascertained that all entrances to the place or places where charges are to be fired are properly guarded.

6.Tools used for the opening of containers of explosive materials shall be made of non sparking materials.

7.Empty boxes and paper, plastic or fiber packing material which has previously contained explosive materials shall not be reused, and shall be disposed of in an appropriate manner.

8.Explosive materials shall not be abandoned.

9.Temporary storage for use in connection with approved blasting operations shall comply with NFPA 495.

060 - Planning. 13 0060-Planning-MAP - NATIVE AMERICAN MONITOR Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate LUISENO Native American Tribe(s) who shall be on-site during all ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 13 0060-Planning-MAP - NATIVE AMERICAN MONITOR (cont.) Not Satisfied

the Planning Department and the County Archaeologist. The Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow recovery of cultural resources in coordination with the Project Archaeologist. The Native American Monitor shall be given a minimum notice of two weeks that a monitor is required. If a monitor is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any non-confidential written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report.

060 - Planning. 14 0060-Planning-MAP - 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:

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14 0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.) Not Satisfied

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 14 employed.	0060-Planning-MAP - PALEO PRIMP & MONITOR (cont.)	Not Satisfied
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10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11. All pertinent exhibits, maps and references.

12. Procedures for reporting of findings.

13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning. 15	0060-Planning-MAP - PALEO PRIMP AND MONITOR	Not Satisfied
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County Paleontological Report (PDP) No. 1496, prepared by Harry Quinn (CRM Tech) concluded the project's potential to impact significant paleontological resources are high.
HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 15

0060-Planning-MAP - PALEO PRIMP AND MONITOR (cont.) Not Satisfied

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 15 0060-Planning-MAP - PALEO PRIMP AND MONITOR (cont.) Not Satisfied

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

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

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

060 - Planning. 16 0060-Planning-MAP - PALEONTOLOGIST REQUIRED Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for onsultation 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

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

- 060 - Planning. 16 0060-Planning-MAP - PALEONTOLOGIST REQUIRED (cont. Not Satisfied
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. 17 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. 18 0060-Planning-MAP - REQUIRED APPLICATIONS Not Satisfied
No grading permits shall be issued until General Plan Amendment No. 1129 and Change of Zone No. 7856 have been approved and adopted by the Board of Supervisors and have been made effective.
- 060 - Planning. 19 0060-Planning-MAP - SKR FEE CONDITION Not Satisfied
Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 170 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.

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 19 0060-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied
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. 20 0060-Planning-MAP- FENCING FOR CULTURAL AREA Not Satisfied
Prior to Grading Permits, the locations of the temporary and permanent fencing, and the location of
the Ball Field poles within the Culturally Sensitive area on the northeast of the property, need to be
determined and agreed upon between the Native American Tribes and the Applicant.

060 - Planning. 21 0060-Planning-MAP- MM 4.6-1 (2) Not Satisfied
The property surrounding Site 33-002007 shall be avoided and preserved in perpetuity by the Valley
Wide Recreation and Park District (VWRPD) or through arrangement with a Native American tribe.
This site shall be protected by a fence and maintained as part of the community park that will be
constructed by the proposed project. In consultation with Native American tribal representatives, a
plaque or kiosk explaining the significance of the Native American archaeological resources at this site
shall be developed, installed and maintained at this site. The site shall be protected from future
trespass but shall be accessible to any Native American or professional archaeologist for future study
with approval of the participating Native American tribal representatives.
This mitigation measure is repeated in the 90 series.

060 - Planning. 22 0060-Planning-MAP- MM 4.6-10 Not Satisfied
In the event that cultural resources are inadvertently
unearthed during earth-moving activities for the Project,
all earth-disturbing activities within a 100-foot radius of
the area of discovery shall cease. The project
archaeologist, in consultation with the Native American
monitor, shall evaluate the significance of the find and
determine appropriate avoidance and/or mitigation. If
avoidance of the resources is determined not to be feasible
by the County, in consultation with Native American
monitor, salvage operation requirements pursuant to Section
15064.5 of the CEQA Guidelines shall be followed and which
shall take in to account tribal preferences and sensitivity
concerns. After the find has been appropriately avoided or
mitigated and cleared by the County, the Project cultural
resources professional and, the Native American monitor,
work in the area may resume. Pursuant to California Public
Resources Code Section 21083.2(b), avoidance is the
preferred method of preservation for archaeological and
tribal cultural resources. If the developer/permit holder,
the Project archaeologist and the Native American monitor
cannot agree on the significance of or the avoidance or
mitigation for such resources, these issues will be
presented to the County of Riverside for decision. The
County of Riverside shall make the determination based on
the provisions of the California Environmental Quality Act

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

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|---|--------------------------------------|---------------|
| 060 - Planning. 22 | 0060-Planning-MAP- MM 4.6-10 (cont.) | Not Satisfied |
| <p>with respect to archaeological and tribal cultural resources and shall take into account the religious beliefs, customs, and practices of the appropriate Native American tribe. Notwithstanding any other rights available under the law, the decision of the County of Riverside shall be appealable to the Planning Commission and/or Board of Supervisors.</p> | | |
| 060 - Planning. 23 | 0060-Planning-MAP- MM 4.6-6 | Not Satisfied |
| <p>The County certified Archaeologist and Native American monitor shall attend the pre-grading meeting with the developer/permit holder's contractors to provide Cultural Sensitivity Training for all construction personnel. This shall include the procedures to be followed during ground disturbance in sensitive areas and protocols that apply in the event that unanticipated resources are discovered. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.</p> | | |
| 060 - Planning. 24 | 0060-Planning-MAP- MM 4.6-7 | Not Satisfied |
| <p>Within 50 feet of the boundaries of P-33-002007 & P-33-0023956 and in the areas of P-33-002039 and P-33-23952, any grading shall be conducted using controlled grading techniques. Large indiscriminate grading equipment shall not be used, and the controlled grading technique shall be reviewed by the County and Native American monitor to ensure that the grading effort in these areas are conducted in a manner that enhances the identification of and minimizes damage to any unknown subsurface cultural resources.</p> | | |
| 060 - Planning. 25 | 0060-Planning-MAP- MM 4.6-8 | Not Satisfied |
| <p>The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and human remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. A curation agreement shall be developed with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The</p> | | |

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 25 0060-Planning-MAP- MM 4.6-8 (cont.) Not Satisfied

collections and associated records shall be transferred, including title, to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation. If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall curate at the Western Science Center.

060 - Planning. 26 0060-Planning-MAP- MM 4.6-9 Not Satisfied

Prior to issuance of any grading permit, County Building and Safety Grading shall confirm that the following requirement is included on Contractor Specifications: "Should any cultural or archaeological resources be discovered during earth-moving activities, no further grading shall occur in the area of the discovery until the County Archaeologist, in consultation with the Native American monitor, is satisfied that adequate provisions are in place to evaluate and protect these resources." This condition and the approved provisions/recom-mendations as determined in the Agreement prepared under MM 4.6-4 & 4.6-5 and as outlined in the CRMP, shall be incorporated on the cover sheet of the grading plan. Native American and archaeological monitors shall be allowed to monitor all grading, excavation and groundbreaking activities, and shall also have the authority to temporarily stop and redirect grading activities in the vicinity of a potential find.

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - BIOLOGICAL MONITORING Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities, fence installation, and to survey the site for nesting birds. A work plan shall be submitted to the EPD from the qualified biological monitor to review and approve, that may include but not be limited to Best Management Practices (BMPs), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion. Please contact EPD for further information.

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 0060-Planning-EPD- - BIOLOGICAL MONITORING (cont.) Not Satisfied

060 - Planning-EPD. 2 0060-Planning-EPD- - HMMP/MITIGATION CREDITS Not Satisfied

Prior to the issuance of a grading permit, a biologist who holds a MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in the document titled "Determination of Biologically Equivalent or Superior Preservation" prepared by PCR Services Corporation and dated April, 2015. There will be permanent impacts to 0.131 acre of MSHCP Riverine Areas and temporary impacts to 0.118 acre. The drainages with temporary impacts will be restored and then avoided as open space. On-site mitigation proposed for the permanent drainage impacts will be at a 2:1 mitigation-to-impact ratio and includes 0.262 acre of streambed expansion and riparian habitat creation within and adjacent to the restored portions of the drainages with temporary impacts. The biologist shall provide a Habitat Mitigation and Monitoring Plan (HMMP) to the Planning Department/Environmental Programs Division (EPD) for review and approval. The HMMP shall include, but not be limited to: time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management.

060 - Planning-EPD. 3 0060-Planning-EPD- - IMPLEMENT DBESP Not Satisfied

Prior to issuance of grading permits for the project area, the site developer shall implement the Determination of Biologically Equivalent or Superior Preservation (DBESP) document (prepared by PCR Services Corporation and dated April, 2015) and regulatory permits for disturbance of approximately 0.131 acre or 1,445 linear feet of heavily disturbed riverine habitat. To compensate for the loss of these waters of the U.S. and State, the developer shall either implement onsite enhancement in the area set aside to protect stream channel habitat or acquire offsite compensatory mitigation habitat or create such habitat at no more than a 2:1 mitigation-to-impact ratio as outlined in the text in the DBESP. This habitat shall be located within the Santa Margarita River Watershed. The regulatory permits (Corps 404, Regional Board 401 and CDFW 1600) may increase this compensatory ratio but the County finds that this is the minimum habitat required to offset the impacts to water resources on the project site.

060 - Planning-EPD. 4 0060-Planning-EPD- - NESTING BIRD SURVEY Not Satisfied

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4 0060-Planning-EPD- - NESTING BIRD SURVEY (cont.) 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 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 Consulting 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.

060 - Planning-EPD. 5 0060-Planning-EPD- - PERMANENT FENCING PLAN Not Satisfied

Prior to the issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas mapped as "MSHCP Riverine Areas" and "On-Site Mitigation" on Figures 7 & 8 of the document titled "Determination of Biologically Equivalent or Superior Preservation" dated April 2015 and prepared by PCR Services Corporation shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 5 0060-Planning-EPD- - PERMANENT FENCING PLAN (cont) Not Satisfied

urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. The Regional Conservation Authority (RCA) or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required.

060 - Planning-EPD. 6 0060-Planning-EPD- -30 DAY BURROWING OWL Not Satisfied

Pursuant to Objectives 5 & 6 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. Two burrowing owls and sign were identified on site during the focused surveys. The Regional Conservation Authority (RCA) and 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.

Transportation

060 - Transportation. 1 0060-Transportation-MAP - CONSTRUCTION MIT MEASURI Not Satisfied

The MM number corresponds to the mitigation number in the project EIR.

Per MM 4.9-6, to the extent that construction activities must occur within adjacent on-site and off-site roadway

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1 0060-Transportation-MAP - CONSTRUCTION MIT MEASURI Not Satisfied

rights-of-way, a Traffic Management Plan, prepared for construction activities, shall provide adequate emergency access to all parcels of land at all times, and shall include measures to ensure that during an evacuation, the right-of-way is accessible for this purpose. Adequate emergency access is defined as access by any emergency personnel to any occupied parcel at all times during construction activities. Prior to grading permit issuance, the County shall verify and approve the construction Traffic Management Plan incorporates adequate measures to ensure emergency access and availability of adjacent on-site and off-site roadways should an evacuation be needed.

Per MM 4.13-4, prior to grading permit issuance, the County shall review and approve a Construction Haul Route Exhibit prepared by the Project Applicant that identifies all public and private roadways that will be used for haul truck deliveries. Haul routes shall minimize passage by noise-sensitive land uses. In addition, the construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May). A requirement to comply with the Construction Haul Route Exhibit and hours shall be noted on all grading and building plans and also shall be specified in bid documents issued to perspective construction contractors.

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

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

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading 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

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 0060-Transportation-MAP - SUBMIT GRADING PLAN (cont.) Not Satisfied
Standard plan check turnaround time is 10 working days.

060 - Transportation. 3 0060-Transportation-MAP - TRANSPORTATION BENEFIT Not Satisfied

Prior to issuance of a grading permit, the applicant shall provide its contribution to the Transportation Department in the amount of \$2,000 per unit. The contribution is to be used to fund the Scott Road Interchange Project. In the event the Interchange Project is fully funded without this contribution, the funds will be directed to fund other transportation improvement projects the Southwest Area Plan. This contribution is an extraordinary benefit of the project. This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

NOTE: This condition outlines a separate contribution from the contribution identified in 20.TRANS.1 and 50.TRANS.22.

This condition was modified by the Planning Commission on June 15, 2016.

060 - Transportation. 4 0060-Transportation-MAP-CREDIT/REIMBURSEMENT 4 IMF Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

060 - Transportation. 5 EOT1 - FINAL WQMP FOR GRADING Not Satisfied

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

Plan: TR36785E01

Parcel: 466210029

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 5 EOT1 - FINAL WQMP FOR GRADING (cont.) Not Satisfied

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

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

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

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 0070-Planning-MAP - CURATION AGREEMENT Not Satisfied

Prior To Grading Permit Final, the developer/permit applicant shall provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during archaeological investigations have or will be curated at a Riverside County Curation facility that meets federal standards per 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

070 - Planning. 2 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

070 - Planning. 3 0070-Planning-MAP - PALEO MONITORING REPORT Not Satisfied

PRIOR TO GRADING FINAL:

Plan: TR36785E01

Parcel: 466210029

70. Prior To Grading Final Inspection

Planning

070 - Planning. 3 0070-Planning-MAP - PALEO MONITORING REPORT (cont. Not Satisfied

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

070 - Planning. 4 0070-Planning-MAP - PHASE IV REPORT Not Satisfied

Prior To Grading Permit Final (Archaeological Monitoring/Phase IV Report Submittal): The developer/holder shall prompt the Project Archaeologist to submit one (1) wet-signed paper copy and (1) CD of a Phase IV Cultural Resources Monitoring Report 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 County Archaeologist shall review the report to determine adequate compliance with the approved conditions of approval. Upon determining the report is adequate, the County Archaeologist shall clear this condition

070 - Planning. 5 0070-Planning-MAP- MM 4.6-11 Not Satisfied

A Phase IV Monitoring Report, prepared by the Project archaeologist, that complies with the Riverside County Planning Department's requirements for such reports shall be submitted to the County Archaeologist documenting monitoring activities conducted by the Qualified Archaeologist and Native American monitor within 60 days of completion of grading. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. This report shall document the impacts to the known resources on the property; describe

Plan: TR36785E01

Parcel: 466210029

70. Prior To Grading Final Inspection

Planning

070 - Planning. 5 0070-Planning-MAP- MM 4.6-11 (cont.) Not Satisfied

how each mitigation measure pertaining to the four sites on the property was fulfilled; document the type of cultural resources recovered and the disposition of such resources; provide evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting; and, in a confidential appendix, include the daily/weekly monitoring notes from each archaeological and Native American monitor. All reports produced will be submitted to the County of Riverside, Eastern Information Center and the appropriate Native American tribe.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

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

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

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

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS-Grade-MAP - 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.

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

080 - Fire. 2 0080-Fire-MAP-RESIDENTIAL FIRE SPRINKLER Not Satisfied

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

Flood

080 - Flood. 1 0080-Flood-MAP ADP FEES Not Satisfied

Tract Map 36785 is located within the limits of the Murrieta Creek/Warm Springs Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Flood

080 - Flood. 2 0080-Flood-MAP 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 0080-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the 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 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. 4 0080-Flood-MAP ZONE 7 PRESENT WORTH MAINT Not Satisfied

All flood control facilities should be constructed to District standards. All facilities that the District will assume for maintenance will require the payment of a one time maintenance charge equal to the "present worth" value of 10 years of maintenance costs at the time of improvement plan approval.

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 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 2 Not Satisfied

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

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 - ENTRY MONUMENT PLOT PLAN Not Satisfied

The land divider/permit holder shall file four (4) 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 nd GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 5 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. 6 0080-Planning-MAP - FINAL SITE PLAN Not Satisfied

A plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied

County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee.

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines and the approved DESIGN MANUAL.

The plot plan shall be approved by the Planning Director prior to issuance of building permits for lots included within that plot plan.

The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all lots, building footprints, setbacks, mechanical equipment and model assignments on individual lots.
2. Each model floor plan and elevations (all sides).
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.
4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.
5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 0080-Planning-MAP - FINAL SITE PLAN (cont.) Not Satisfied

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 7 0080-Planning-MAP - MM 4.13-17 Not Satisfied

Per MM 4.13-17, the final noise study shall finalize the mitigation measures proposed in the preliminary noise study using the precise grading plans and actual building design specifications. The final noise study shall include additional mitigation, if necessary, to meet the County of Riverside 45 dBA CNEL interior noise level performance standard.

080 - Planning. 8 0080-Planning-MAP - MM 4.18.3-2 Not Satisfied

Per MM 4.18.3-2, to assure compliance with the California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials at specific types of development, prior to issuance of Building Permits the applicant shall submit a Recyclable Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to the Departments' Design Guideline for Recyclable Collection and Loading Areas to verify compliance with AB 1327 requirements to recycling access areas. Recyclables Collection and Loading Area shall be installed prior to final building inspections in compliance with the approved and stamped plot plan.

080 - Planning. 9 0080-Planning-MAP - MM 4.3-1 Not Satisfied

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 0080-Planning-MAP - MM 4.3-1 (cont.) Not Satisfied

Per MM 4.3-1, prior to the sale of any specific residential lots, the future developer shall compile an education pamphlet that will be provided to all individuals that purchase property within the project area. This pamphlet shall describe potential effects of living or working adjacent to existing agricultural operations and shall provide general guidance for management of human and domestic pet control to minimize the potential for trespass on adjacent agricultural lands. This pamphlet shall be reviewed and approved by the Riverside County Agricultural Commissioner prior to issuance of building permits.

080 - Planning. 10 0080-Planning-MAP - MM 4.4-19 Not Satisfied

Per MM 4.4-19, prior to the issuance of building permits, the Project proponent shall submit energy usage calculations to the Planning Division showing that the Project is designed to achieve 20% efficiency beyond the incumbent California Building Code Title 24 requirements. Examples of measures that reduce energy consumption include, but are not limited to, the following (it being understood that the items listed below are not all required and merely present examples; the list is not all-inclusive and other features that reduce energy consumption also are acceptable):

1. Increase in insulation such that heat transfer and thermal bridging is minimized;
2. Limit air leakage through the structure and/or within the heating and cooling distribution system;
3. Use of energy-efficient space heating and cooling equipment;
4. Installation of electrical hook-ups at loading dock areas;
5. Installation of dual-paned or other energy efficient windows;
6. Use of interior and exterior energy efficient lighting that exceeds then incumbent California Title 24 Energy Efficiency performance standards;
7. Installation of automatic devices to turn off lights where they are not needed;
8. Application of a paint and surface color palette that

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

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|---|---------------------------------------|---------------|
| 080 - Planning. 10 | 0080-Planning-MAP - MM 4.4-19 (cont.) | Not Satisfied |
| <p>emphasizes light and off-white colors that reflect heat away from buildings;</p> <p>9. Design of buildings with "cool roofs" using products certified by the Cool Roof Rating Council, and/or exposed roof surfaces using light and off-white colors;</p> <p>10. Design of buildings to accommodate photo-voltaic solar electricity systems or the installation of photo-voltaic solar electricity systems; and</p> <p>11. Installation of ENERGY STAR-qualified energy-efficient appliances, heating and cooling systems, office equipment, and/or lighting products.</p> | | |
| 080 - Planning. 11 | 0080-Planning-MAP - MM 4.4-20 | Not Satisfied |
| <p>Per MM 4.4-20, to reduce energy demand associated with potable water conveyance, the Project shall be designed to comply with the mandatory reductions in indoor water usage contained in the incumbent CalGreen Code and the mandated reduction in outdoor water usage contained in the County's water efficient landscape requirements. Additionally, the Project shall implement the following:</p> <ol style="list-style-type: none">1. Landscaping palette emphasizing drought tolerant plants;2. Use of water-efficient irrigation techniques; and3. U.S. EPA Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads. | | |
| 080 - Planning. 12 | 0080-Planning-MAP - MM 4.4-23 | Not Satisfied |
| <p>Per MM 4.4-23, the applicant shall plant shade trees in parking areas to provide minimum 50% cover to reduce evaporative emissions from parked vehicles.</p> | | |
| 080 - Planning. 13 | 0080-Planning-MAP - MM 4.4-24 | Not Satisfied |
| <p>Per MM 4.4-24, the applicant shall plant at least 50 percent low-ozone forming potential (Low-OFP) trees and shrubs, preferably native, drought-resistant species, to meet city/county landscaping requirements.</p> | | |
| 080 - Planning. 14 | 0080-Planning-MAP - MM 4.6-2 | Not Satisfied |
| <p>Sites P-33-002039 and 33-023952 cannot be avoided through Project design. Prior to any ground disturbance in these</p> | | |

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 14 0080-Planning-MAP - MM 4.6-2 (cont.) Not Satisfied

areas, the Project Supervisor, Project Archaeologist and the Native American monitor shall meet onsite to determine the strategy for relocating the features to a permanent open space area predetermined and designated on a confidential map required in the Preservation Plan (Mitigation Measure 4.6-3). Before construction activities are allowed to start, any visible artifacts shall be recovered and recorded using professional archaeological methods. The current Department of Parks and Recreation forms for the sites shall be updated, detailing which features were relocated, the process through which this was done, and updated maps using sub meter GIS technology to document the new location of each feature.

080 - Planning. 15 0080-Planning-MAP - MODEL HOME COMPLEX 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.

The Model Home Complex plot plan shall contain the following elements:

1. An engineer's scaled plan showing the model home lots, lot numbers, tract number, and north arrow.
2. Show front, side and rear yard setbacks.
3. Provide two dementioned off street parking spaces per model and one parking space for office use. The plan must have one accessible parking space.
4. Show detailed fencing plan including height and location.
5. Show typical model tour sign locations and elevation.
6. Six (6) sets of photographic or color laser prints (8" X 10") of the sample board and colored elevations shall be submitted for permaament filing and agency distribution after the Plannning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 15 0080-Planning-MAP - MODEL HOME COMPLEX (cont.) Not Satisfied

7. Provide a Model Home Complex landscape and irrigation plan.

NOTES: The Model Home Complex plot plan shall not be approved without Final Site Development Plan approval, or concurrent approval of both. See the Planning Department Model Home Complex application for detailed requirements.

The requirements of this plot plan may be incorporated with any minor plot plan required by the subdivision's conditions of approval. However, this MODEL HOME COMPLEX condition of approval shall be cleared individually.

080 - Planning. 16 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT Not Satisfied

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

080 - Planning. 17 0080-Planning-MAP - SCHOOL MITIGATION Not Satisfied

Impacts to the Menifee Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 18 0080-Planning-MAP - UNDERGROUND UTILITIES Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 19 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, the DESIGN MANUAL, 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

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning

080 - Planning. 19 0080-Planning-MAP - Walls/Fencing Plans (cont.) Not Satisfied

screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

D. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. Corner lots shall be constructed with wrap-around decorative block wall returns.

F. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

G. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MSHCP UWIG Not Satisfied

The project must avoid indirect impacts to conserved habitats and must be compliant with Section 6.1.4 of the MSHCP. The following guidelines must be incorporated into the project design.

*Drainage

Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES), to ensure that the quantity and quality of runoff discharged to the on-site mitigation

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MSHCP UWIG (cont.) Not Satisfied

areas or downstream to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the on-site mitigation areas or downstream to the MSHCP Conservation Area. Storm water systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the on-site mitigation areas or MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

*Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate byproducts 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 on-site mitigation areas or to any downstream MSHCP Conservation Areas. Measures such as those employed to address drainage issues shall be implemented.

*Lighting

Night lighting shall be directed away from the on-site mitigation areas to protect species within it. Shielding shall be incorporated into project designs to ensure ambient lighting in the on-site mitigation areas is not increased.

*Noise

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. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

*Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area or on-site mitigation areas, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Planning-EPD

080 - Planning-EPD. 1 0080-Planning-EPD-MAP - MSHCP UWIG (cont.) Not Satisfied

adjacent to the MSHCP Conservation Area or on-site mitigation areas. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas or on-site mitigation areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and on-site mitigation areas and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

*Barriers

Proposed land uses adjacent to the MSHCP Conservation Area or on-site mitigation areas shall incorporate barriers where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

*Grading/Land Development and/or Fuel Modification Activities

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area or on-site mitigation areas.

080 - Planning-EPD. 2 0080-Planning-EPD-MAP - PERMANENT FENCE INSTALL Not Satisfied

Prior to the issuance of a building permit, all biologically sensitive areas will be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Environmental Programs Division (EPD). The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plane of the fence at any point below the minimum height. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 1 0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc Not Satisfied
Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Trails.
- (3) Streetlights.
- (4) Traffic signals located at the intersection of Leon Road at Scott Road.
- (5) Graffiti abatement of walls and other permanent structures.
- (6) Street sweeping.

080 - Transportation. 2 0080-Transportation-MAP - R & B B D Not Satisfied

The project is not required to participate in the Scott Road CFD 05-8.

Prior to the time of issuance of a building permit, the project proponent shall pay fees in accordance with Zone A of the Scott Road and Bridge Benefit District (RBBB) fee schedule in effect at the time of payment. The project proponent may be eligible to pay a reduced Scott Road RBBB fee in accordance with Zone A, in lieu of Zone A1, as indicated in the fee schedule in effect at the time of these conditions. It should be noted that RBBB fee schedules may be amended in the future, and the fee schedule in effect at the time of payment will govern.

NOTE: The project gross acreage is 170.8 acres and proposes 511 residential lots.

This condition shall not be deferred to occupancy permit.

080 - Transportation. 3 EOT1 - WQMP AND MAINTENANCE Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final WQMP. The project shall be responsible for performing all activities described in the WQMP and that copies of the approved Final WQMP are available for the future owners/occupants. A maintenance plan and signed maintenance agreement shall be submitted to the Transportation Department for review and approval prior to issuance of occupancy permits. A maintenance organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition

Plan: TR36785E01

Parcel: 466210029

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 EOT1 - WQMP AND MAINTENANCE (cont.) Not Satisfied
issued by this department)

Waste Resources

080 - Waste Resources. 1 0080-Waste Resources-MAP - WASTE RECYCLE PLAN (WF 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-MAP - BMP GPS COORDINATES Not Satisfied

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL (cont.) Not Satisfied
permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 3 0090-BS-Grade-MAP - REQ'D GRDG INSP'S Not Satisfied
The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 4 0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE Not Satisfied
Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D Not Satisfied

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 5 0090-BS-Grade-MAP - WQMP BMP CERT REQ'D (cont.) Not Satisfied

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

090 - BS-Grade. 6 0090-BS-Grade-MAP - WQMP BMP INSPECTION Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 7 0090-BS-Grade-MAP - WQMP BMP REGISTRATION Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

090 - BS-Grade. 8 EOT1 - WQMP REQUIRED Not Satisfied

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

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 8 EOT1 - WQMP REQUIRED (cont.) Not Satisfied

BS-Plan Check

090 - BS-Plan Check. 1 0090-BS-Plan Check-BP - MSHCP FEE/ORDS 810 & 875 Not Satisfied

Prior to the final inspection, applicants are required to pay the Riverside County Multiple Species Habitat Conservation Plan fees required by either Ordinance 810, Western MSHCP or Ordinance 875, Coachella Valley MSHCP.

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.

090 - Flood. 2 0090-Flood-MAP FACILITY COMPLETION Not Satisfied

The District will not release occupancy permits for any residential lot exceeding the 80% of the total recorded residential lots within the map or phase within the recorded map prior to the District's acceptance of the drainage system for operation and maintenance.

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Flood

090 - Flood. 3 0090-Flood-MAP IMPLEMENT WQMP (cont.) Not Satisfied
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 0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI Not Satisfied
The permitter walls 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 - CONCRETE DRIVEWAYS Not Satisfied
The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 0090-Planning-MAP - FENCING COMPLIANCE Not Satisfied
Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

090 - Planning. 4 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 Impact Report No. 542.

The Planning Director may require inspection or other monitoring to ensure such compliance.

090 - Planning. 5 0090-Planning-MAP - MM 4.10-4 Not Satisfied
Per MM 4.10-4, a bioremediation basin management plan for maintenance operations and water quality shall be submitted to the County for review and approval. This plan shall protect human health and safety related to water quality issues, vectors and odors within the basins. Compliance with this measure shall be measured by prevention of anaerobic decomposition of organic matter for odors and control of vector habitat to prevent vector growth and dispersal.

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Planning

090 - Planning. 6

0090-Planning-MAP - MM 4.11-1

Not Satisfied

Per MM 4.11-1, to offset project trips that are forecast to utilize the Highway 79 corridor, the developer shall pay a project specific fee of \$295,189 prior to issuance of any occupancy permits for the project. This fee is based on the 2009 WRCOG TUMF Nexus Study as used in the Urban Crossroads analysis, La Ventana Ranch Highway 79 Policy Area Evaluation, dated May 20, 2015. The fee to be paid shall be adjusted using the most updated WRCOG TUMF Nexus Study unit cost estimates. If the Highway 79 policy is rescinded prior to project implementation, this requirement need not be fulfilled. If the County establishes a new fee policy for the Highway 79 Policy Area, this measure will be superseded and the developer shall pay the new fee in the time and manner identified in the new fee policy. This condition was modified by the Planning Commisison on June 15, 2016.

090 - Planning. 7

0090-Planning-MAP - MM 4.13-15

Not Satisfied

Per MM 4.13-15, the recommended noise control barriers shall be constructed as shown on Figures 4.13-6 and 4.13-7 and described in Table 4.13-14 so that the top of each wall and wall and berm 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 foot 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:

1. Masonry block
2. Stucco veneer over wood framing (or foam core), or 1 inch thick tongue and groove wood of sufficient weight per square foot
3. Glass (1/4 inch thick) or other transparent material with sufficient weight per square foot
4. Earthen berm
5. Any combination of these construction materials

The barrier must present a solid face from top to bottom. Unneces-sary openings or decorative cutouts should not be made. All gaps (except for weep holes) should be filled with grout or caulking.

The improvements listed in this measure shall be offered to

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Planning

090 - Planning. 7 0090-Planning-MAP - MM 4.13-15 (cont.) Not Satisfied
the existing residents along Garbani Road and included in the future residences exposed to noise from the high school athletic field(s).

090 - Planning. 8 0090-Planning-MAP - MM 4.4-29 Not Satisfied
Per MM 4.4-29, the applicant shall provide a brochure to future residents displaying transportation information in a prominent area accessible to residents and a kiosk at park locations.

090 - Planning. 9 0090-Planning-MAP - MM 4.6-1 Not Satisfied

Tribal Cultural Resources P-33-002007 and P-33-023956 shall be avoided and preserved as depicted in the confidential map required in the Preservation Plan (Mitigation Measure 4.6-3) in perpetuity by the Valley Wide Recreation and Park District (VWRPD) or an HOA or through arrangement with the appropriate Native American tribe. No grading or earthmoving shall occur to damage either site, other than the agreed upon impacts to Features in P-33-002007.

Prior to the issuance of grading permits, the developer/permit holder shall prepare and implement a temporary fencing plan for the protection of P-33-002007 and P-33-023956 during any grading activities within one hundred feet (100'). The temporary fencing plan shall be prepared in consultation with a County approved archaeologist and the Native American monitor. The fence shall be installed under the supervision of the County approved archaeologist and the Native American monitor prior to commencement of grading or brushing and be removed only after all grading and construction activities have been completed. The temporary fencing plan shall include the following requirements:
1) Provide evidence to the County Archaeologist that the following notes have been placed on the Grading Plan:

a. In the event that construction activities are to take place within 100 feet of sites P-33-002007 and P-33-023956, the temporary fencing plan shall be implemented under the supervision of a County approved archaeologist, in consultation with the Native American monitor, that consists of the following:

b. The site boundaries shall be identified.

c. An adequate buffer for the protection of the sites in consultation with the County archaeologist shall be determined.

d. Upon approval of buffers, install fencing under the supervision of the project archaeologist and the Native American monitor.

e. Submit to the Planning Department for approval, a signed and stamped statement from a California Registered Engineer, or licensed surveyor that temporary fences have been installed in all locations of the project where proposed grading or clearing is within 100 feet of the sites P-33-002007 and P-33-023956.

f. Fencing will be removed after the conclusion of grading and construction activities and will be monitored by the project archaeologist and Native American monitor.

After mass grading of the project site has been completed, the site shall be avoided and preserved in perpetuity by the Valley Wide Recreation and Park District (VWRPD), or an HOA or the appropriate Native American Tribe or appropriate agency as part of the community park that will be constructed by the proposed Project. Future access to the site will be addressed in the Preservation Plan required in Mitigation Measure 4.6-3. Permanent fencing, if deemed appropriate, will be determined prior to ground disturbance as part of the Preservation Plan. If a fence is not feasible, as determined by the developer in consultation with the appropriate Native American Tribe, an alternative means of

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Planning

090 - Planning. 9 0090-Planning-MAP - MM 4.6-1 (cont.) Not Satisfied
controlling access shall be identified at the County's discretion.

090 - Planning. 10 0090-Planning-MAP - MM 4.9-3 Not Satisfied

Per MM 4.9-3, prior to issuance of occupancy permits, an information brochure shall be prepared and approved by the Riverside County Environmental Health Department and provided to all home purchasers prior to the close of escrow that informs all purchasers of homes within this development of the system for disposal of household hazardous wastes and the prohibition against disposal of such materials in the municipal solid waste collection system that serves the subdivision. This brochure shall also provide residents with an outline of a neighborhood plan to support self-sufficiency in an emergency. This will include how to establish a volunteer fire response team to support the local fire and emergency responders to manage small fires and identification of local residents with emergency response skills (medical personnel or individuals certified to perform first aid or CPR).

090 - Planning. 11 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 Parks and Recreation District.

090 - Planning. 12 0090-Planning-MAP - RCA BENEFIT Not Satisfied

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

090 - Planning. 13 0090-Planning-MAP - SKR FEE CONDITION Not Satisfied

rior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Planning

090 - Planning. 13 0090-Planning-MAP - SKR FEE CONDITION (cont.) Not Satisfied

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 170 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.

090 - Planning. 14 0090-Planning-MAP- RCA BENEFIT Not Satisfied

PRIOR TO THE FINAL BUILDING PERMIT INSPECTION of each unit, the applicant shall provide evidence to the Planning Department that a contribution has been made to the Riverside Conservation Authority in the amount of \$1,460 per unit. This contribution is an extraordinary benefit of the project intended to provide funds for the acquisition of additional open space, to achieve the goals of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). This is intended to be in addition to any required Transportation Uniform Mitigation Fee (TUMF) or Development Impact Fee (DIF).

090 - Planning. 15 0090-Planning-MAP- ROLL-UP GARAGE DOORS Not Satisfied

All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-MAP - 80% COMPLETION (cont.) Not Satisfied
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. The final lift of Asphalt Concrete on interior streets shall be placed prior to the release of the final 20% of homes or the production models or at any time when construction of new homes within the development has stopped. The developer shall be required to cap pave in front of occupied homes up to the nearest capped street within the tract boundary. The subdivision will remain responsible for the maintenance of these facilities until all improvements within the tract boundary shall be completed and accepted into the County maintained system.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 2 0090-Transportation-MAP - LANDSCAPING Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way,

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2 0090-Transportation-MAP - LANDSCAPING (cont.) Not Satisfied
(or within easements adjacent to the public rights-of-way),
in accordance with Ordinance 461, Comprehensive Landscaping
Guidelines & Standards, and Ordinance 859.

090 - Transportation. 3 0090-Transportation-MAP - STREETLIGHTS 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. For
projects within Imperial Irrigation District (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 of those
lots where the Developer is seeking Building Final
Inspection (Occupancy).

090 - Transportation. 4 0090-Transportation-MAP - TS/INSTALLATION Not Satisfied
The project proponent shall be responsible for the design
and construction of traffic signal(s) at the intersections
of:

Signals eligible for fee credit if installed in the
ultimate location:

Leon Road (NS) at Scott Road (EW)

The project proponent may pay cash-in-lieu of
improvements. The cash-in-lieu amount shall be 33% of the
total cost to design and construct the traffic signal,
including associated street improvements, survey, and
inspection. No fee credit will be given if cash-in-lieu
is paid.

or as approved by the Transportation Department.

For improvements eligible for fee credit, the project
proponent shall contact the Transportation Department and
enter into an agreement for signal mitigation fee credit or
reimbursement prior to start of construction of the signal.

All work shall be pre-approved by and shall comply with
the requirements of the Transportation Department and the
public contract code in order to be eligible for fee credit
or reimbursement.

090 - Transportation. 5 0090-Transportation-MAP - UTILITY INSTALL Not Satisfied

Plan: TR36785E01

Parcel: 466210029

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5 0090-Transportation-MAP - UTILITY INSTALL (cont.) 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. 6 0090-Transportation-MAP - WRCOG TUMF Not Satisfied

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

090 - Transportation. 7 EOT1 - WQMP COMP AND BNS REG Not Satisfied

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

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

Waste Resources

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

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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

1.2

Planning Commission Hearing: October 16, 2019

PROPOSED PROJECT

Case Number(s): Specific Plan No. 339, General Plan Amendment No. 686, Change of Zone No. 6915

EIR No.: 506

Area Plan: Eastern Coachella Valley

Zoning Area/District: Chuckawalla Area

Supervisory District: Fourth District

Project Planner: Russell Brady

Continued from: November 28, 2018, December 5, 2018, January 30, 2019, May 15, 2019, June 5, 2019, August 21, 2019


Project APN(s): 713-031-004, 713-031-005, 713-031-006, 713-032-001, 713-040-002, 713-040-003, 713-040-004, 713-040-005, 713-040-006, 713-040-007, 713-050-002, 713-060-001, 713-060-002, 713-060-003, 713-060-004, 713-072-001, 713-072-005

Applicant(s): GLC Enterprises LLC

Representative(s): Envicom Corporation

Danielian Associates

KWC Engineers



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

SPECIFIC PLAN NO. 339 is a proposal to establish a Specific Plan which would allow for a maximum of 8,490 dwelling units and up to 1.38 million square feet of non-residential uses within an approximately 1,848-acre development footprint divided between 6 Villages within an overall 5,000-acre Specific Plan area. Land use designations proposed by the Specific Plan include Residential, Commercial Retail, Mixed Use, Public Facilities, Open Space-Recreation, and Open Space-Conservation Habitat.

The Specific Plan area is located east of the greater Coachella Valley on either side of Interstate-10 in an area known as Shavers Valley, generally located 8 miles east of the City of Coachella (generally 15 miles from the closest interchange in Coachella at Dillon Road to the project's interchange) and 10 miles west of Chiriaco Summit. The project abuts the southern boundary of the Joshua Tree National Park. The Mecca Hills bound the site on the south and west and the Orocopia Mountains are located to the southeast.

Access from Interstate-10 to the project site is provided by an existing interchange with Frontage Road with on- and off-ramps.

The project site is located within the Desert Tortoise and Linkage Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.

The majority of the site, approximately 3,100 acres, is designed to be left as natural open space and designated as Open Space-Conservation.

The project is intended to be a largely self-sustaining community whereby future residents will have significant access to employment, retail and commercial, industrial uses, recreation, school, health care, and other supporting amenities within the project limits, limiting the need to commute out of the project area for these services.

The residentially designated areas within the Specific Plan include a range of residential categories from Medium Density Residential to Highest Density Residential with an overall density range of 2 to 20+ dwelling units per acre.

Of the 4 Mixed Use Planning Areas totaling approximately 177 acres, 3 Mixed Use Planning Areas could accommodate either residential or commercial development or a combination of residential and commercial and the other 1 Mixed Use Planning Area could accommodate either commercial or business park/industrial development.

A total of approximately 54.9 acres is designated for larger park areas throughout the development area, while additional smaller parks are anticipated to be developed within some of the planning areas as outlined in the Specific Plan.

Of the Public Facilities areas, 5 future school sites are conceptually designated and the remaining Public Facilities areas are anticipated to accommodate infrastructure for drainage, water wells, and electrical substations.

GENERAL PLAN AMENDMENT NO. 686 is a proposal for a General Plan Foundation Component Amendment and General Plan Entitlement/Policy Amendment.

The General Plan Foundation Component Amendment is a proposal to change the Foundation of the site in the Eastern Coachella Valley Area Plan from Open Space to Community Development and Open Space.

The General Plan Entitlement/Policy Amendment is a proposal to change the underlying land use designation in the Eastern Coachella Valley Area Plan from Open Space: Rural (OS:RUR) to the following land use designations:: Open Space-: Conservation Habitat as reflected on the Land Use Plan for Specific Plan No. 339 (OS:CH), Open Space: Recreation as reflected on the Land Use Plan for Specific Plan No. 339 (OS:R), Community Development: Mixed Use as reflected on the Land Use Plan for Specific Plan No. 339 (CD:MU), Community Development: Commercial Retail as reflected on the Land Use Plan for Specific Plan No. 339 (CD:CR), Community Development: Medium Density Residential as reflected on the Land Use Plan for Specific Plan No. 339 (CD:MDR), Community Development: Medium High Density Residential as reflected on the Land Use Plan for Specific Plan No. 339 (CD:MHDR), Community Development: High Density Residential as reflected on the Land Use Plan for Specific Plan No. 339 (CD:HDR), Community Development: Highest Density Residential as reflected on the Land Use Plan for Specific Plan No. 339 (CD:HHDR), and Community Development: Public Facilities as reflected on the Land Use Plan for Specific Plan No. 339 (CD:PF).

CHANGE OF ZONE NO. 6915 is a proposal to change the zoning classification of the subject site from a mix of Controlled Development Areas, ten-acre minimum (W-2-10) and Natural Assets (N-A) to Specific

Plan (SP) and adopt a Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas.

All of the above discretionary legislative actions are hereinafter referred to as the "Project."

ENVIRONMENTAL IMPACT REPORT NO. 506 studies the impacts of the project.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

ADOPT PLANNING COMMISSION RESOLUTION NO. 2019-002 recommending that the Board of Supervisors find that the California Environmental Quality Act does not apply and deny Specific Plan No. 339, deny General Plan Amendment No. 686, and deny Change of Zone No. 6915.

PROJECT DATA

Land Use and Zoning:

Existing Specific Plan:	None
Proposed Specific Plan	339
Existing General Plan Foundation Component:	Open Space
Proposed General Plan Foundation Component:	Community Development and Open Space
Existing General Plan Land Use Designation:	Open Space: Rural as reflected on the Land Use Plan for Specific Plan No. 339 (OS:RUR)
Proposed General Plan Land Use Designation:	Multiple land use designations, consisting of: Open Space: Conservation Habitat (OS:CH), Open Space: Recreation (OS:R), Community Development: Mixed Use (CD:MU), Community Development: Commercial Retail (CD:CR), Community Development: Medium Density Residential (CD:MDR), Community Development: Medium High Density Residential (CD:MHDR), Community Development: High Density Residential (CD: HDR), Community Development: Highest Density Residential (CD:HHDR), and Community Development: Public Facilities (CD:PF), each as reflected on the Land Use Plan for Specific Plan No. 339
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
East:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
South:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)

West:	Open Space: Conservation Habitat (OS:CH) Open Space: Rural (OS:RUR)
Existing Zoning Classification:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
Proposed Zoning Classification:	Specific Plan (SP)
Surrounding Zoning Classifications	
North:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
East:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
South:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
West:	Controlled Development Areas, ten-acre minimum (W-2-10), Natural Assets (N-A)
Existing Use:	Vacant land, natural gas pipeline and compressor station, electrical transmission lines
Surrounding Uses	
North:	Vacant land, Joshua Tree National Park
South:	Vacant land
East:	Vacant land
West:	Vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (acres):	5,000	N/A
Maximum Residential Units:	8,490	N/A
Maximum Non-Residential Area (sq. ft.):	1,380,000	N/A
Undevelopable area within Specific Plan (acres)	3,100	N/A

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, located partially within a 100-year floodplain
Agricultural Preserve:	No
Liquefaction Area:	Yes, moderate and low potential
Subsidence Area:	Yes, active and susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes, Desert Tortoise and Linkage Conservation Area
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

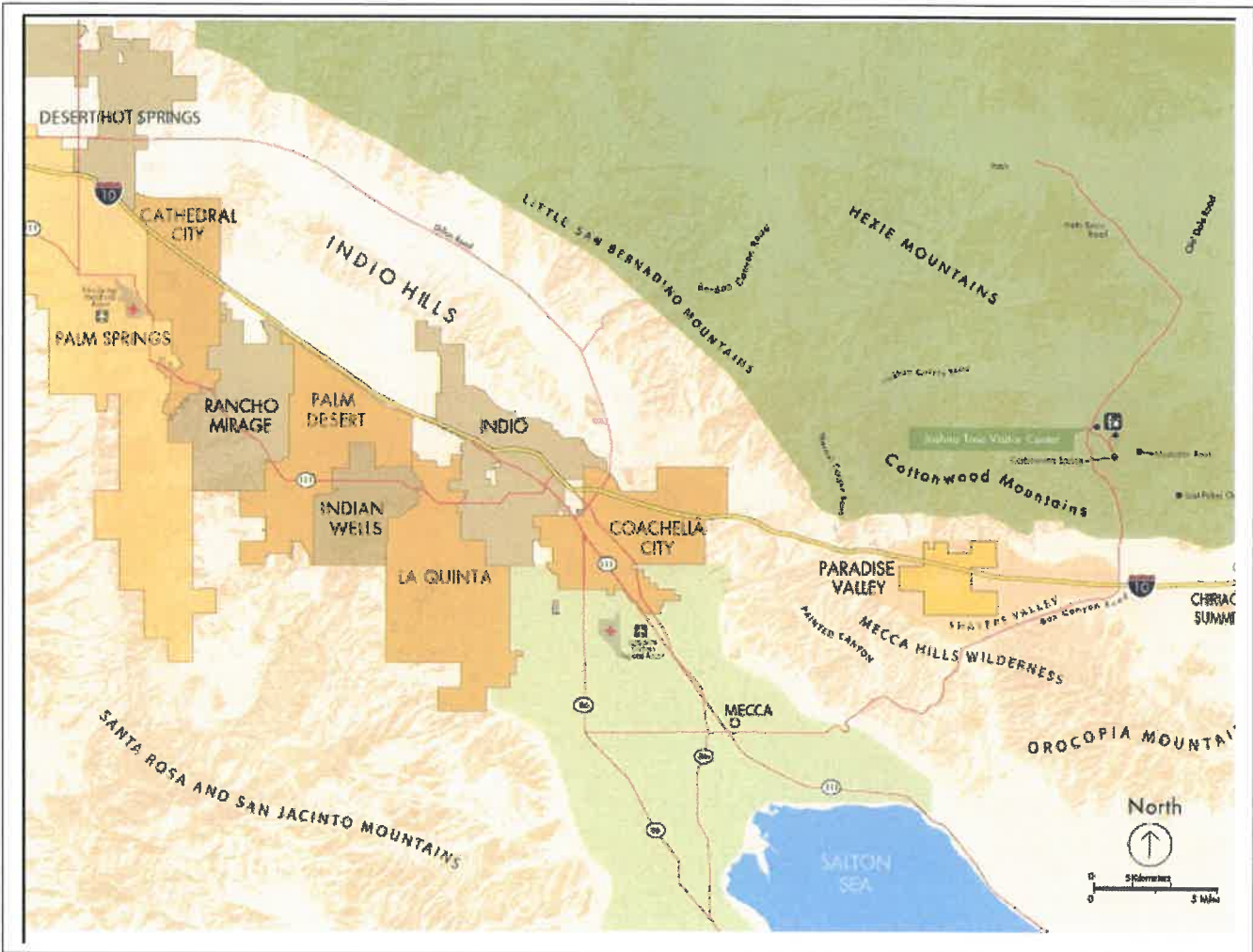


Figure 1: Regional Project Location Map



Figure 2: Local Project Location Map

Land Use Summary

LAND USE	GROSS ACRES	PERCENT OF DEVELOPMENT FOOTPRINT	GROSS DENSITY (Dwelling Units / Acre)	DWELLING UNITS	MAX. NON-RESIDENTIAL FLOOR AREA (Square Feet)
RESIDENTIAL					
MEDIUM DENSITY RESIDENTIAL – MDR	820.5	44.4%	3.7	3,010	
MEDIUM HIGH DENSITY RESIDENTIAL – MHDR	539.1	29.2%	6.3	3,399	
HIGH DENSITY RESIDENTIAL – HDR	58.7	3.2%	9.1	535	
HIGHEST DENSITY RESIDENTIAL – HHDR	10.5	0.5%	20.0	211	
TOTAL RESIDENTIAL	1,428.8	77.3%	5.0	7,155	
MIXED USE – MU	177.0	9.6%	7.5	1,335	1,182,040
TOTAL MIXED USE	177.0	9.6%	7.5	1,335	1,182,040
NON-RESIDENTIAL					
COMMERCIAL RETAIL (CR)	23.4	1.3%			198,950
OPEN SPACE - RECREATION - OS (R)*	54.9	3.0%			
PUBLIC FACILITIES - PF**	44.8	2.4%			
BACKBONE ROADS ***	118.9	6.4%			
TOTAL NON-RESIDENTIAL	242.0	13.1%			198,950
SUMMARY DEVELOPED / UNDEVELOPED					
DEVELOPMENT FOOTPRINT TOTAL	1,848	100%	4.6	8,490	1,380,990
OPEN SPACE - CONSERVATION HABITAT	3,100				
PROJECT TOTAL	4,948				

Source: Danielian Associates, May 2016.

* Additional parks totaling 55 acres will be conceptually located throughout the development footprint area.

** Public facilities such as schools, basins, drainage structures, water wells and electrical substations, will be conceptually located throughout the development footprint area.

*** Local roads, "Town Center Boulevard" and "Main Street" are not calculated in the backbone road area.

Land Use Map

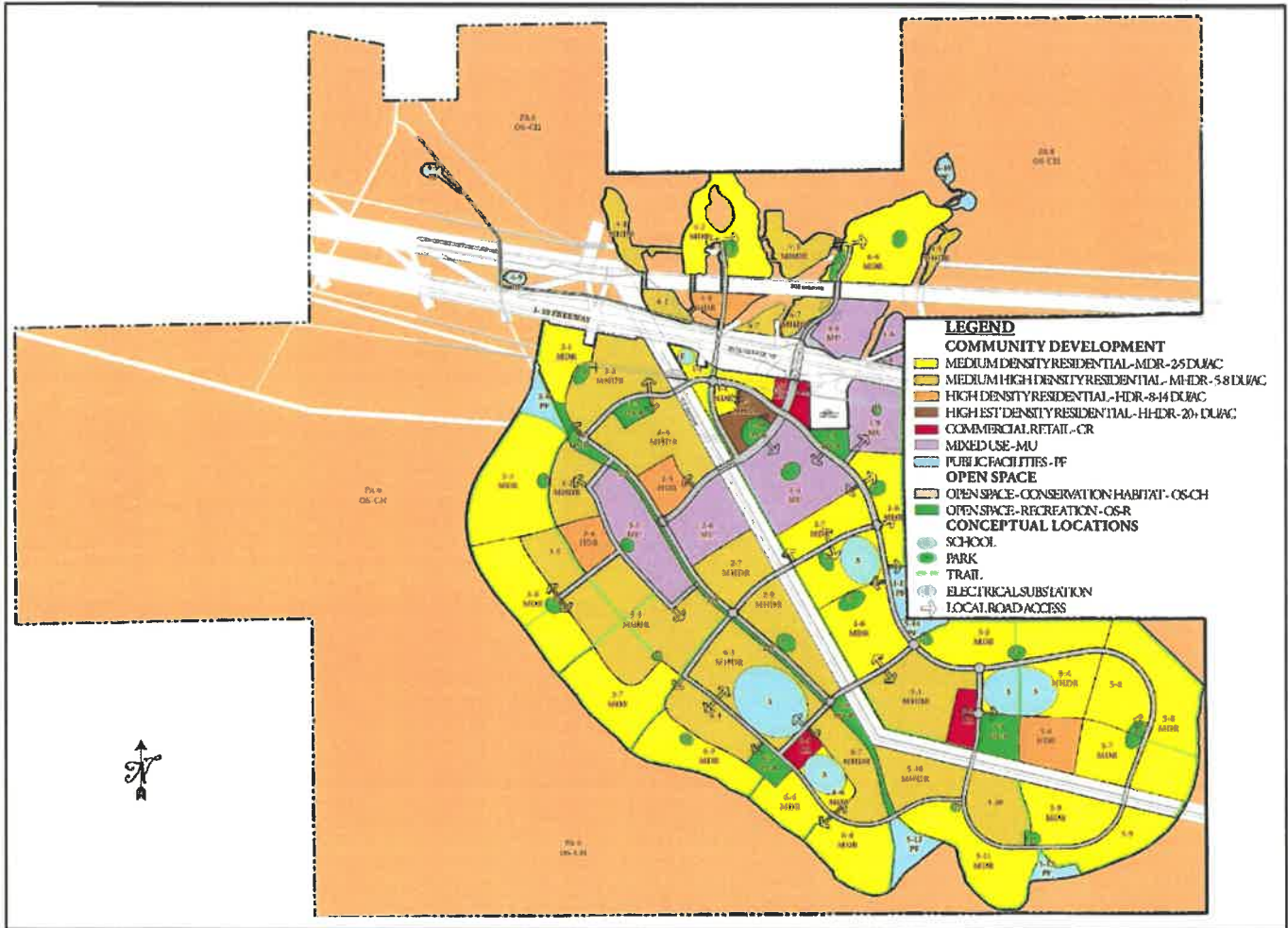


Figure 3: Land Use Map

PROJECT BACKGROUND

Specific Plan No. 339 was first submitted to the County of Riverside on January 6, 2004. Six noticed public hearings were held before the Planning Commission: on November 28, 2018; December 5, 2018; January 30, 2019; May 15, 2019; and June 5, 2019, all of which were then continued, and August 21, 2019. The Planning Commission heard public testimony during the six public hearings, presented questions to staff, the applicant, members of the public and other public agencies. Several meetings have been held with the applicant, staff from the Coachella Valley Conservation Commission (CVCC), the California Department of Fish & Wildlife (CDFW), and the U.S. Fish & Wildlife Service (USFWS), and correspondence has been received from these agencies, as well as responses from the applicant to the agency comments. Meetings have also been held with members of the Sierra Club, Center for Biological Diversity, National Parks Conservation Association, California Native Plant Society, and Eastern Coachella Valley Leadership Council.

August 21, 2019 Planning Commission Action

On the basis of all of the aforementioned comments, testimony, staff reports and deliberations, at the August 21, 2019, the Planning Commission closed the public hearing on the Project and, on a 4-1 vote, recommended that the Board of Supervisors deny the Project and directed staff to prepare findings consistent with the Planning Commission's deliberations and action. Pursuant to Section 2.10 of Ordinance No. 348, the Planning Commission shall make a recommendation for approval or disapproval of a General Plan amendment by resolution, including its findings, and transmit it to the Board of Supervisors. This resolution has been prepared since the August 21, 2019 Planning Commission hearing based on the significant concerns noted in staff reports, testimony and questions raised at the Planning Commission Hearings, and Planning Commission deliberations on the Project and has now been provided for the Commission's consideration and action.

Upon the Planning Commission's adoption of Resolution No. 2019-002, it shall be transmitted to the Clerk of the Board for a future duly noticed public hearing before the Board of Supervisors.

2 **RESOLUTION 2019-002**
3 **RECOMMENDING DENIAL OF**
4 **SPECIFIC PLAN NO. 339, GENERAL PLAN AMENDMENT NO. 686,**
5 **AND CHANGE OF ZONE NO. 6915**
6 **(Paradise Valley Specific Plan)**
7

8 **WHEREAS**, the Paradise Valley Specific Plan consists of a proposed Specific Plan, Specific Plan
9 No. 339; a proposed Foundation Amendment to the General Plan and a proposed Entitlement/Policy
10 General Plan Amendment, together, General Plan Amendment No. 686; and a proposed Change of Zone,
11 Change of Zone No. 6915 (together, the Project); and,


12 **WHEREAS**, pursuant to Government Code section 65454, the proposed Specific Plan No. 339
13 must be consistent with the Riverside County General Plan in order to be approved; and

14 **WHEREAS**, pursuant to the Administration Element of the Riverside County General Plan and
15 Ordinance No. 348, certain findings must be made in order to approve General Plan Amendment No. 686,
16 including, among others, that the proposed amendment does not involve a change in or conflict with the
17 Riverside County Vision or any General Planning Principle set forth in General Plan Appendix B; and,

18 **WHEREAS**, pursuant to Government Code section 65860, the proposed Change of Zone No.
19 6915 must be consistent with the Riverside County General Plan; and,

20 **WHEREAS**, pursuant to the provisions of Government Code Sections 65350 et seq. and 65450 et
21 seq., public hearings were held before the Riverside County Planning Commission in Riverside,
22 California, on November 28, 2018, and June 5, 2019 and in Palm Desert California on December 5, 2018;
23 January 30, 2019; May 15, 2019; and August 21, 2019 to consider the proposed Project; and,

24 **WHEREAS**, the Project proposes potential development within an area that is undeveloped and
25 lacking major infrastructure, and which, if approved and developed, would place future residents far from
26 existing jobs and services, would substantially change the existing environment in the Shaver's Valley
27 Area, and would represent poor planning practice as large scale "leapfrog" development; and,
28

FORM APPROVED COUNTY COUNSEL
BY:  MELISSA R. CUSHMAN
DATE: 10/8/19

1 **WHEREAS**, the Project is within an environmentally sensitive area as reflected by the Project's
2 location within a conservation area of the CVM SHCP; and,

3 **WHEREAS**, the Project is also inconsistent with certain provisions of the Riverside County
4 Vision, further identified below, and therefore the findings required for General Plan Amendment No. 686
5 that the Project does not conflict with the overall Riverside County Vision cannot be made; and,

6 **WHEREAS**, the Project's Environmental Impact Report (EIR) contains insufficient information
7 and analysis to reasonably consider the Project's merit and consequences, and the Planning Commission
8 was unable to identify substantial evidence in the entirety of the record before it that the economic, legal,
9 social, technological, and other benefits of the Project outweighed its unavoidable adverse environmental
10 impacts; and,

11 **WHEREAS**, on August 21, 2019, after taking public testimony and closing the public hearing, the
12 Planning Commission, for the reasons set forth in greater detail below, recommended that the Riverside
13 County Board of Supervisors deny the Project and directed staff to prepare findings consistent with and
14 based on the significant concerns provided in the August 21, 2019 Planning Commission staff report,
15 testimony and questions raised at the Planning Commission public hearings, and Planning Commission
16 deliberations on the Project; and,

17 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
18 public and affected government agencies; now, therefore,

19 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission
20 of the County of Riverside, in regular session assembled on October 16, 2019, that the Planning
21 Commission recommends that the Board of Supervisors find that CEQA does not apply to projects a
22 public agency disapproves pursuant to State CEQA Guidelines section 15270(a); and

23 **BE IT FURTHER RESOLVED** that the Planning Commission recommends that the Board of
24 Supervisors deny Specific Plan No. 339; deny General Plan Amendment No. 686; and deny Change of
25 Zone No. 6915, based upon the following:

- 26 1. The applications for Specific Plan No. 339, General Plan Amendment No. 686, and Change
27 of Zone No. 6915 were submitted to the Planning Department on January 6, 2004.
28

- 1 2. **Specific Plan No. 339 would, if approved, establish a Specific Plan which would allow for**
2 **a maximum of 8,490 dwelling units and up to 1.38 million square feet of non-residential**
3 **uses within an approximately 1,848-acre development footprint divided between 6 Villages**
4 **within an overall 5,000-acre Specific Plan area.**
- 5 3. **General Plan Amendment No. 686 would, if approved, change the foundation component of**
6 **the site in the Eastern Coachella Valley Area Plan of the General Plan from Open Space to**
7 **Community Development and to modify the land use designations from Open Space: Rural**
8 **to Open Space-: Conservation Habitat (OS:CH), Open Space: Recreation (OS:R),**
9 **Community Development: Mixed Use (CD:MU), Community Development: Commercial**
10 **Retail (CD:CR), Community Development: Medium Density Residential (CD: MDR),**
11 **Community Development: Medium High Density Residential (CD:MHDR), Community**
12 **Development: High Density Residential (CD:HDR), Community Development: Highest**
13 **Density Residential (CD:HHDR), and Community Development: Public Facilities (CD:PF)**
14 **as reflected on the Land Use Plan for Specific Plan No. 339.**
- 15 4. **Change of Zone No. 6915 would, if approved, change the zoning on the subject property**
16 **from Controlled Development Areas, ten-acre minimum (W-2-10) and Natural Assets (N-**
17 **A) zoning to Specific Plan zoning and adopt a Specific Plan Zoning ordinance to establish**
18 **the permitted uses and development standards for the Specific Plan Planning Areas.**
- 19 5. **In order for the County to approve the Project, it would have to adopt certain findings for a**
20 **Foundation Amendment, an Entitlement/ Policy General Plan amendment, to establish**
21 **consistency with the Eastern Coachella Valley Area Plan of the Riverside County General**
22 **Plan and make appropriate findings to approve the Specific Plan and Change of Zone.**
- 23 6. **In order for the County to approve the proposed General Plan Amendment, the following**
24 **findings in A. and B. are required to be made as part of the adoption of an Entitlement/Policy**
25 **General Plan Amendment and one or more of the findings in C. through G. are also required**
26 **to be made:**
27 **A: The proposed changes do not involve a change in or conflict with:**
28

- 1 1. The Riverside County Vision;
- 2 2. Any General Plan Principle; or
- 3 3. Any Foundation Component designation in the General Plan except as
- 4 otherwise expressly allowed.
- 5 B. The proposed amendment would either contribute to the achievement of the purposes
- 6 of the General Plan or, at a minimum, would not be detrimental to them.
- 7 C. Special circumstances or conditions have emerged that were unanticipated in
- 8 preparing the General Plan.
- 9 D. A change in policy is required to conform to changes in state or federal law or
- 10 applicable findings of a court of law.
- 11 E. An amendment is required to comply with an update of the Housing Element or
- 12 change in State Housing Element law.
- 13 F. An amendment is required to expand basic job opportunities (permanent jobs,
- 14 exclusive of any jobs created by construction of the project itself), that contribute
- 15 directly to Riverside County's economic base and that would improve the ratio of
- 16 jobs-to-workers in the County of Riverside.
- 17 G. An amendment is required to address changes in public ownership of land or land
- 18 not under Board of Supervisors' land use authority.
- 19 7. Adoption of the project would also require a Foundation Amendment. The premise for a
- 20 Foundation Amendment is that the General Plan will only be amended in any fundamental
- 21 way for significant cause. The intent with Foundation Amendment Findings is to consider
- 22 them comprehensively in the context of the entire General Plan and their overall impacts on
- 23 the Riverside County Vision and its implementation. Adoption of a Foundation Amendment
- 24 requires that the following findings be made:
- 25 A. That new conditions or circumstances disclosed during the review process justify
- 26 modifying the General Plan,
- 27 B. That the modifications do not conflict with the overall Riverside County Vision,
- 28

1 C. And that they would not create an internal inconsistency among the elements of the
2 General Plan.

3 8. The project site is located within the Eastern Coachella Valley Area Plan (ECVAP). Policy
4 2.3 of this Area Plan includes specific provisions that need to be made for development that
5 is proposed within the Shavers Valley Area. The General Plan Vision and Principles
6 recognize that the new towns and planned self-sustaining communities will play a role in the
7 growth and development of Riverside County. These development proposals will require
8 vigorous reviews to ensure compatibility with surroundings, consistency with environmental
9 policies, a full range of public services, and fiscal stability.

10 9. ECVAP Policy 2.3 reads as follows: Lands adjacent to Interstate 10, from the easterly edge
11 of the Coachella Valley to the Chiriaco Summit, also known as the Shavers Valley, offer
12 unique opportunities for self-sustaining development provided that such development is
13 limited and can provide for a full complement of infrastructure and services. Clearly the
14 availability and assurance of a long term and reliable water supply will be the pivotal issue
15 for development in this area. Proposed planned communities in this area are not subject to
16 the eight-year limit and other procedural requirements applicable to Foundation Component
17 amendments as provided above, provided that:

18 A. Planned community proposals may have urban characteristics with thematic
19 elements (i.e., golf, equestrian opportunities, etc.), but also will have a rigid and
20 permanent urban boundary.

21 B. The plan must include a comprehensive water service program that addresses the
22 long-term requirements of the project, conservation, and reliability.

23 C. The proposed community must be located within a district that provides water and
24 sewer services or a water and sewer district has agreed to annex and serve the project;
25 and there is an agreement that such services will not be expanded beyond the limits
26 of the proposed community.

- 1 D. The proposed community must provide for all relevant public facilities and services,
2 including public protection, road maintenance, library services, education facilities,
3 and waste disposal; and, it must be demonstrated that such service can be efficiently
4 delivered within the proposed community.
- 5 E. The proposed community must provide a full range of parks and if necessary, parks
6 large enough to accommodate organized sports activities.
- 7 F. The proposed community must be consistent with, and advance the goals of, the
8 Riverside County Housing Element and provide for a range of housing opportunities
9 including low and moderate-income housing.
- 10 G. At least 50% of the proposed community must be devoted to open space and
11 recreation.
- 12 H. The proposed community must be compatible with the achievement of the goals of
13 the Coachella Valley Multiple Species Habitat Conservation Plan, as determined by
14 the County of Riverside in consultation with the Coachella Valley Association of
15 Governments, the California Department of Fish and Wildlife, and the United States
16 Fish and Wildlife Service.
- 17 I. The plan must be based on "new urbanism" principles, and include elements that
18 facilitate internal transit programs and encourage pedestrian mobility.
- 19 J. The plan, to the extent feasible, must contain provisions for the use of innovative and
20 state-of-the-art technology to reduce energy and resource consumption.
- 21 10. California Government Code, Division 1, Chapter 3, Article 8, Section 65454 requires that
22 Specific Plans be consistent with the General Plan.
- 23 11. Approval of the Change of Zone requires findings to be made that the Change of Zone is
24 consistent with the General Plan.
- 25 12. The Planning Commission has reviewed the findings that are necessary to be made in order
26 to approve the Project and is not able to recommend that the project can meet all of the
27 findings required in order to adopt a Foundation Amendment, an Entitlement/Policy General
28

1 Plan Amendment, and to establish consistency with the Eastern Coachella Valley Area Plan,
2 which prevents the ability to make the required findings for the Specific Plan and Change of
3 Zone. This is based on the totality of all of the documents provided to the Planning
4 Commission; comments submitted; public testimony and information received during the
5 course of five Planning Commission Hearings; particularly in light of Eastern Coachella
6 Valley Area Plan Policy 2.3 which requires vigorous review of proposed development to
7 ensure compatibility with surroundings, consistency with environmental policies, a full
8 range of public services, and fiscal stability.

- 9 13. A required finding for general plan consistency under ECVAP Policy 2.3.h. is that “the
10 proposed community must be compatible with the achievement of the goals of the Coachella
11 Valley Multiple Species Habitat Conservation Plan, as determined by the County of
12 Riverside in consultation with the Coachella Valley Association of Governments, the
13 California Department of Fish and Wildlife, and the United States Fish and Wildlife
14 Service.”
- 15 14. The project is located within the boundaries of the Coachella Valley Multiple Species
16 Habitat Conservation Plan (CVMSHCP), in particular within the Desert Tortoise and
17 Linkage Conservation Area of the CVMSHCP. Due to this, the Specific Plan, and
18 development pursuant to the Specific Plan, is required to set aside areas to be dedicated for
19 conservation in exchange for the ability to develop within this conservation area.
- 20 15. In order to fully build-out the entire Specific Plan consistent with the CVMSHCP, a Like
21 Exchange would have to be approved by the Coachella Valley Conservation Commission
22 (CVCC) and concurred in by the wildlife agencies to compensate for the loss of conservation
23 lands within the Desert Tortoise and Linkage Conservation Area. Under Section 6.12.2 of
24 the CVMSHCP, this would involve, ultimately, the identification and acquisition of land
25 outside of this conservation area. Without the ability to ultimately successfully process a
26 Like Exchange, there are significant portions of the Specific Plan which would not be able
27
28

1 to build, and therefore potentially not achieve a self-sustaining development as called for in
2 the Eastern Coachella Valley Area Plan.

3 16. The timing of the Joint Review Process (JPR) for the project has been an issue of concern.
4 The CVMSHCP requires that “a Joint Project Review Process shall be instituted by CVCC
5 for all projects under the Local Permittees’ jurisdiction in a conservation area that would
6 result in disturbance to Habitat, natural communities, Biological Corridors, or Essential
7 Ecological Processes....” There has been disagreement regarding whether approval of a
8 Programmatic EIR and Specific Plan constitutes an action that “would result in disturbance,”
9 or whether that occurs at such future time as implementing projects would be considered and
10 approved, involving further CEQA analysis. The CVCC and the Wildlife Agencies
11 contended that the applicant must complete the JPR process for the project in its entirety.
12 The applicant, and County staff in the past, have taken the position that the JPR process
13 should be completed when implementing projects that directly result in land disturbance
14 (such as tract maps, plot plans, etc.) are considered for approval and undergo further CEQA
15 analysis. One of the major concerns with requiring that a JPR be conducted now was the
16 premise that the applicant would need to acquire or demonstrate control over the mitigation
17 lands being proposed for a Like Exchange in advance of even a Programmatic level approval,
18 which would commit the applicant to the acquisition of thousands of acres without any
19 indication that ultimately they would be successful in obtaining even a Programmatic level
20 approval.

21 17. During consultation with the CVCC and the Wildlife Agencies consistent with the ECVAP
22 Policy 2.3, the CVCC in its May 9, 2019 Memorandum and the Wildlife Agencies in the
23 June 4, 2019 letter proposed an alternative interpretation. Those letters identified an
24 approach whereby the applicant could address the Like Exchange through a conceptual
25 proposal process, under a meet and confer process. This would involve several steps,
26 including a desk-top exercise which would largely be based on information that is readily
27 available. “If the Wildlife Agencies can determine that the proposed conservation lands
28

1 have the potential to support equivalent or superior functions and values, and the land could
2 be acquired for conservation purposes (e.g. it is privately owned), conceptual concurrence
3 for further assessment of these lands could be granted and the Applicant and Permittee would
4 move forward and complete more in-depth on-site studies and analysis to support a final
5 equivalency analysis.”

6 18. If the meet-and-confer process and the conceptual concurrence review determines that lands
7 required to successfully complete a Like Exchange cannot be located and ultimately
8 obtained, the project (as it is currently proposed) would fail to accomplish many of the
9 project’s goals and objectives. This would put the feasibility of the entire project in question,
10 particularly since the project is intended to be a self-sustaining development, which requires
11 that it be completely built-out to be self-sustaining. If the project cannot be built out, it would
12 also likely prevent it from meeting ECVAP Policy 2.3.d., which requires that the project
13 “provide all relevant public facilities and services, including public protection, road
14 maintenance, library services, education facilities, and waste disposal.”

15 19. If the project is unable to achieve build-out as proposed in the Specific Plan, it also brings
16 into question the validity of the assumptions used to develop analyses of the Specific Plan,
17 including traffic and fiscal impacts and achieving the goals of applicable General Plan
18 Policies, because the assumptions used in the analyses underlying the EIR are based on such
19 build-out. For example, the traffic studies project that, given the self-sustaining nature of the
20 project, 64% of the daily trips will remain internal to the project, and only 36% would be
21 external and leave the project site. If the project is unable to achieve project build-out
22 because a Like Exchange is found to be infeasible, the assumptions used in the traffic
23 analysis to achieve this high level of internal traffic capture, thereby reducing impacts
24 outside of the project area, cannot be relied upon. The assumptions of the traffic study would
25 also affect other technical studies, such as noise and air quality, which rely upon the traffic
26 study projections as part of their analysis methodology.

- 1 20. The fiscal impact assessment and feasibility were determined based on a total build-out
2 scenario of the project and as of yet no fiscal impact analysis has been prepared based on an
3 alternative or non-buildout scenario of the Specific Plan.
- 4 21. Given the unknown ability to gain approval of the Like Exchange that would allow for
5 potential buildout of the Specific Plan, this makes the technical analyses prepared for the
6 Project based on a buildout scenario potentially unreliable. These technical analyses were
7 used for the analysis and conclusions reached in the EIR prepared for the project. Therefore,
8 the EIR does not provide enough reliable information to provide the decision makers with
9 sufficient analysis to reasonably consider the project's merit and consequences.
- 10 22. Although there is a potential path for determining consistency with the CVMSHCP there is
11 still a significant level of uncertainty that the project can achieve all of the conservation area
12 necessary to build-out the entire Specific Plan as it is proposed to make the technical analyses
13 reliable based on current available information. For this reason, the findings necessary under
14 ECVAP Policy 2.3.H cannot be confidently made since, although it may be possible that the
15 Specific Plan is ultimately compatible with the CVMSHCP, based on the current available
16 information and in consultation with the Coachella Valley Association of Governments,
17 California Department of Fish and Wildlife, and the United States Fish and Wildlife Service,
18 there is substantial uncertainty that adequate conservation area can be acquired to approve a
19 Like Exchange to allow the entire Specific Plan to build out.
- 20 23. Based on the testimony from the applicant at the August 21, 2019 Planning Commission
21 hearing, there had not been any clear agreement from the applicant to proceed with the meet-
22 and-confer process with CVCC and the wildlife agencies, which leaves the Project as
23 currently proposed with the meet-and-confer process not completed.
- 24 24. A required finding for general plan consistency under ECVAP Policy 2.3.d. is that "The
25 proposed community must provide for all relevant public facilities and services, including
26 public protection, road maintenance, library services, education facilities, and waste
27
28

1 disposal; and, it must be demonstrated that such service can be efficiently delivered within
2 the proposed community.”

3 25. The Project, as proposed, provides for one point of access to Interstate 10 and no other means
4 of ingress or egress to the site. This is an isolated large new community that, upon buildout,
5 could house an estimated 15,000 or more residents based on population projections included
6 in the EIR based on the anticipated demographics of the Project, as well as thousands of
7 square-feet of commercial/industrial uses.

8 26. Accessing the Interstate from a single interchange, with ramps going in the eastbound and
9 westbound direction separated by a few hundred feet, does not fully provide a secondary
10 means of access, given that both ramps in close proximity to each other could be
11 compromised by certain emergency events.

12 27. There is a high-pressure natural gas line and compressor station located just south of the one
13 interchange, and the project is about 6 miles east of the San Andreas Fault, adding to the
14 potential risk that the one interchange could be compromised by an emergency event.

15 28. The California Department of Transportation (Caltrans), in a letter dated, May 22, 2018, also
16 requested that the project construct a second interchange to access Interstate 10.

17 29. Because the project design does not allow for alternate methods to access or evacuate this
18 isolated site, the project lacks the ability to realize the intended vision for a "self-sustaining
19 development" and lacks the provision for a "full complement of infrastructure and services,"
20 as necessary for Shavers Valley.

21 30. In light of California's history with natural disasters, especially such recent events as the
22 inability to evacuate residents of Paradise, California, during the Camp Fire, the project
23 requires that an additional, second interchange be provided to access I-10, spaced
24 sufficiently apart from the first interchange to address Caltrans and County spacing concerns
25 and provide for two independent emergency access points, and that preferably a third route
26 be provided as well. Said third route could potentially be a southerly connection south to
27 Box Canyon Road, or a frontage road that parallels the freeway until it connects with another
28

1 independent point of access. The Project as designed does not accommodate the second
2 interchange or a third access route.

- 3 31. As a response to site access concerns, the applicant completed and submitted a planning and
4 modeling study for "Risk Assessment and Mobile Emergency Evacuation" for the project
5 and this report was reviewed by Planning, Transportation, and Fire staff.
- 6 32. The Risk Assessment analyzed the proposed project as it relates to the adequacy of the
7 project's access, including access under an emergency or evacuation condition. The
8 assessment did not study "worst case scenarios" but analyzed hazards that have a reasonable
9 probability of occurrence and those that would have a potential to require evacuation.
- 10 33. Hazards were analyzed for impacts to the access and operations of Interstate 10. The
11 assessment concluded that the probability of a disaster occurring that would cause a partial
12 or full evacuation of the entire Paradise Valley Community at buildout and simultaneously
13 impacting, either partially or entirely, the operations of Interstate 10, is extremely low,
14 thereby concluding that the risk to the project residents, businesses and visitors, as it relates
15 to the eight listed hazardous events – where the ability to access I-10 is compromised – is
16 extremely low.
- 17 34. The assessment provides that "The impacts of hazardous events can be lessened through the
18 implementation of pre-event mitigation and post-event emergency response measures" and
19 "In our considered opinion, the Paradise Valley project, as proposed, provides for adequate
20 emergency access and would not expose residents and visitors to a significant risk of loss or
21 injury."
- 22 35. The Planning Commission disagrees with the conclusions presented in the Risk Assessment.
23 "Significant risk of loss or injury" should not be the bar that good planning and site design
24 for an entirely new, isolated, sustainable, and resilient community should strive for. The Risk
25 Assessment relies upon mitigation measures, such as a plan to have the Master Homeowners
26 Association advise residents to shelter-in-place, that only offer the illusion of safety and
27 control during future disasters, but do not tangibly increase safety or reduce risk.
- 28

- 1 36. The project as designed that provides access via a single interchange with Interstate 10 is
2 potentially at risk from being adequately served by public services, in particular emergency
3 services if a hazardous event occurred that resulted in the closure of the Interstate 10
4 interchange that could result in substantial hazards to people. For this reason the findings
5 under ECVAP Policy 2.3.d. cannot be made based on the Project as currently proposed.
- 6 37. Another required finding for general plan consistency under ECVAP Policy 2.3.f. is that
7 "The proposed community must be consistent with, and advance the goals of, the Riverside
8 County Housing Element and provide for a range of housing opportunities including low
9 and moderate-income housing."
- 10 38. The Specific Plan includes requirements that 5% of the total dwelling unit count, which
11 equates to a maximum of 425 units, are to be provided to households between Moderate and
12 Very Low income households. Of the 425 total units, 382 will be made available through
13 multi-family and/or small lot single family for sale developments within the Specific Plan
14 to Moderate Income households. The remaining 43 units will be made available through
15 rental housing development within the Specific Plan to Very Low Income households.
- 16 39. Although the Project does propose a certain amount of units to be affordable to lower- and
17 moderate-income households, the amount proposed relative to the overall Project total
18 dwelling units does not keep pace with the housing needs for Riverside County as outlined
19 in the Housing Element. In the last cycle of the Regional Housing Needs Assessment
20 (RHNA), SCAG allocated to the County over 30,000 units to be built as our housing target,
21 of which over 17,000 are designated as non-market rate housing (moderate, low, and very
22 low income).
- 23 40. To confidently determine that the Project advances the goals of the Housing Element as
24 required by ECVAP Policy 2.3.f, the Project, given its large size, should have an increased
25 commitment to providing housing between the Moderate and Very Low income levels to at
26 least a 10% level be designated for affordable housing.
- 27
28

- 1 41. At this time the Project includes just the 5% requirement for affordable housing. Due to the
2 project not providing for more affordable housing that is more consistent with other large
3 projects that have provided for 10% of affordable housing, the finding required by ECVAP
4 Policy 2.3.f. cannot be made based on the current proposed Project.
- 5 42. Due to the potentially significant impacts of the project that remain, even after proposed
6 mitigation measures are considered, if the County is to approve the project, it would be
7 required to adopt Findings with a Statement of Overriding Considerations. The Statement
8 of Overriding Considerations would acknowledge that the Board of Supervisors has
9 balanced the economic, legal, social, technological, and other benefits of the project against
10 the unavoidable adverse environmental effects identified in EIR, and has determined that the
11 benefits and considerations outweigh and render acceptable those adverse environmental
12 effects of the Project.
- 13 43. As is detailed in the Project's EIR, the project may result in significant and unavoidable
14 impacts related to Aesthetics – Scenic Vistas and Visual Character; Aesthetics – Light and
15 Glare; Air Quality – AQMP Consistency and Regional Emissions; Greenhous Gas
16 Emissions; Noise – Operational Off-site and Ambient; Public Services – Construction of
17 Fire; Sheriff, School, Libraries, Medical, Parks and Recreational Facilities; Transportation
18 and Traffic – Conflict with Plan, Ordinance or Policy Establishing Standards for Circulation
19 System and Conflict with an Applicable Congestion Management Plan; Utility and Service
20 Systems – Construction of Water and Sewer Facilities; and Mandatory Findings of
21 Significance.
- 22 44. In consideration of the type and potential amount of impacts the project may result in,
23 substantial project benefits to the County should be provided that have not yet been proposed
24 by the applicant.
- 25 45. The Riverside County Vision is detailed in Chapter 2 of the Riverside County General Plan.
26 Within that chapter are a number of topics that include statements of “what values prevail
27 here and how future community-building decisions will be affected by those values”.
- 28

- 1 46. The Vision Statement on the topic of Risks states “We readily acknowledge that there is a
2 certain degree of risk and uncertainty regarding future expectations, especially as they relate
3 to land resources and how we manage them. At the same time, through the unique planning
4 opportunities present here, we seek to make the risks known and avoid arbitrary and
5 capricious decision making that aggravates the normal risks in human affairs.”
- 6 47. As detailed previously, the Project, if it were to be approved, presents certain risks regarding
7 the ultimate ability to acquire adequate conservation land and the Like Exchange process to
8 be able to buildout the entire Specific Plan. This risk places in jeopardy the reliability of the
9 technical analyses that are based on buildout of the Specific Plan and ultimately the
10 reliability of the Project’s EIR. While risk is inherent in any project, this risk presented by
11 the project based on currently available information is critical for decision makers to make
12 informed judgments on the level of impacts that the project may result in if the Specific Plan
13 is not built out. For this reason, the Project as proposed potentially conflicts with the
14 Riverside County Vision.
- 15 48. The Vision Statement on the topic of Safety states “We acknowledge security of person and
16 property as one of the most basic community needs and commit to designing our
17 communities so that vulnerability to natural and man made hazards, as well as criminal
18 activities, is anticipated and kept to a minimum.”
- 19 49. The security of people and property and risk to human life are also apparent based on the
20 Project as currently proposed with the access via the single interchange with Interstate 10.
21 Although, as detailed in the assessment prepared by the applicant that certain hazards may
22 be extremely low, the risk of such hazards that may close access to Interstate 10 are still
23 present, making the Project as currently proposed a risk to human life and property, a risk
24 that could be made avoidable but that has not been. For this reason, the Project as proposed
25 potentially conflicts with the Riverside County Vision.
- 26 50. The Vision Statement on the topic of Balance states “We acknowledge that balancing a
27 variety of important considerations in making community decisions is a constant challenge.
28

1 We have faith that the foundation provided through our participation in shaping this vision
2 and its implementing mechanisms will achieve a workable balance of mutual benefit.”

3 51. The Project, as currently proposed, has been analyzed through the Project EIR, and
4 mitigation has been incorporated where applicable. However, as noted previously, despite
5 the mitigation, potentially significant and unavoidable impacts are anticipated with the
6 Project across a number of topics. While it is not uncommon for this to occur for large
7 development projects, the potential impacts presented by this project on the surrounding
8 environment are not balanced out with benefits of the Project. While the Project has been
9 designed to be beneficial to potential future residents of the Project, substantial benefits
10 beyond standard mitigation measures have not been presented to assist in balancing out the
11 potentially significant impacts of the project. For this reason, the Project as proposed
12 potentially conflicts with the Riverside County Vision.

13 52. While the Project, as currently proposed, has sought to achieve compliance with the
14 CVMSHCP, ECVAP Policy 2.3, and all other applicable requirements; the Project is
15 inconsistent with ECVAP Policy 2.3 as noted above and it is not certain whether the Project
16 can acquire adequate conservation land to be able to achieve buildout of the Specific Plan
17 and still be consistent with the CVMSHCP. The ultimate condition of what is proposed by
18 the Project is to develop within an undeveloped area, with a large development footprint
19 within a conservation area, which places the development far from existing public and
20 commercial services, over 15 miles east of the nearest access to the City of Coachella Valley.
21 As proposed, the Project does not ensure consistency with environmental policies or fiscal
22 stability or provide evidence that that a development of this type and at this scale is
23 appropriate in this particular area. For this reason, the Project, as proposed, potentially
24 conflicts with the Riverside County Vision.

25 53. The Vision Statement on the topic of Housing states “We acknowledge shelter as one of the
26 most basic community needs and value the willingness of our communities and their leaders
27
28

1 to accept housing for our growing population in our communities, particularly with respect
2 to the ongoing shortage of affordable housing and its negative impacts on our communities.”

3 54. Affordable housing is an ongoing concern within the region where solutions are not readily
4 apparent in a market based and commercial business driven development where profits from
5 the sale of market rate housing are important to balance out the risks involved in land
6 development. Large development projects of this type offer an ability to absorb the lower
7 or potentially negative profit margins of incorporating dedicated affordable housing by
8 offering a greater number of market rate housing that can be developed. While any portion
9 of affordable housing is a positive, the Project’s provision of 5% of dedicated affordable
10 housing is small in comparison in perspective that 5% results in just 425 units out of the
11 8,490 total dwelling units proposed by the Project. Of these 425 affordable units, just 43
12 units will be affordable to Very Low Income Households with the remaining 382 being
13 affordable to Moderate Income Households. This minimal amount of affordable housing
14 required by the Project could be increased and, if substantially increased, could come closer
15 to providing a more proportional amount of affordable housing to moderate to very-low
16 income households to the total amount of dwelling units proposed. For this reason, the
17 Project as proposed potentially conflicts with the Riverside County Vision.

18 55. The Vision Statement on the topic of Natural Environment states “We value the unusually
19 rich and diverse natural environment with which we are blessed and are committed to
20 maintaining sufficient areas of natural open space to afford the human experience of natural
21 environments as well as sustaining the permanent viability of the unique landforms and
22 ecosystems that define this environment.”

23 56. The Project seeks consistency with the CVMSHCP ultimately to be confirmed through the
24 review of implementing development projects. However, based on currently available
25 information at this time, it is not certain whether the Project can acquire adequate
26 conservation area to achieve the buildout of the Specific Plan as currently proposed. The
27 CVMSHCP has been a vital plan that has allowed development and transportation
28

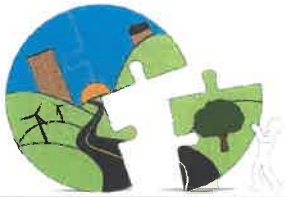
1 infrastructure to occur within the Coachella Valley where appropriate and conserving key
2 habitat areas where appropriate. The Project's location within the Desert Tortoise and
3 Linkage Conservation Area of the CVMSHCP highlights the general presence of sensitive
4 habitat and species within the Project area. Throughout the large volume of communications
5 with the CVCC and wildlife agencies, the details of the habitat that is present on the Project
6 site have continued to be of question and concern that the Project footprint potentially
7 encroaches into particularly sensitive habitat that the quality of, if lost, may not simply be
8 made up for with acquisition of other land within the conservation area. The Project as
9 currently designed could therefore potentially lead to the loss of particularly sensitive habitat
10 and undermine some intent with the CVMSHCP. For these reasons, the Project as proposed
11 potentially conflicts with the Riverside County Vision.

12 **BE IT FURTHER RESOLVED** by the Planning Commission that, for the reasons set forth above,
13 the Project conflicts with multiple parts of and the overall Riverside County Vision and therefore the
14 required findings for a Foundation General Plan Amendment and an Entitlement/Policy General Plan
15 Amendment cannot be made.

16 **BE IT FURTHER RESOLVED** by the Planning Commission that, for the reasons set forth above,
17 the Project as proposed is not consistent with the provisions under ECVAP Policy 2.3, specifically items
18 d., f., and h. and therefore is not consistent with the General Plan.

19 **BE IT FURTHER RESOLVED** by the Planning Commission that, for the reasons set forth above,
20 because the Project is not consistent with the General Plan, the required findings for the Specific Plan and
21 the Change of Zone that the Project is consistent with the General Plan therefore cannot be made.

22 **BE IT FURTHER RESOLVED** by the Planning Commission, for the reasons set forth above, that
23 the EIR does not contain enough information to provide the decision makers with sufficient analysis to
24 reasonably consider the project's merit and consequences and that there is no substantial evidence to support
25 a finding that the economic, legal, social, technological, and other benefits of the Project outweigh its
26 unavoidable adverse environmental effects.



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: October 16, 2019

PROPOSED PROJECT

Case Number(s): GPA01201, CZ07946, PPT180011,
PPT180012 CUP180007

Applicant(s): Van Dorpe-Bettencourt
Family properties

Select Environ. Type Mitigated Negative Declaration

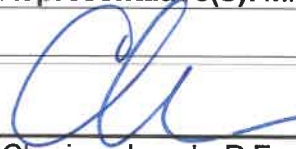
Representative(s): Michael Napolitano

Area Plan: Western Coachella Valley

Zoning Area/District: Select Zoning Area/District

Supervisory District: Fifth District

Project Planner: Brett Dawson


Charissa Leach, P.E.
Assistant TLMA Director

Project APN(s): 668-200-018, 668-200-020, 668-200-008

PROJECT DESCRIPTION AND LOCATION

The project has submitted for a General Plan Amendment, Change of Zone, Conditional Use Permit and two Plot Plan applications. The requested entitlements below are considered the "Project."

The proposed project comprises the development of three parcels. The project proposes a gasoline station, convenience store, and car wash, an industrial park, and a self-storage facility with a caretaker's facility.

Parcel 3 (668-200-018) proposes a General Plan Amendment to Commercial Retail (CR). The Commercial Retail (CR) land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. The CR designation allows for the development of commercial retail uses at the neighborhood, community, and regional level, as well as for professional office and tourist-orientated commercial uses. The gas station with convenience store with the concurrent sale of beer and wine for off premises consumption, sixteen fueling stations, a retail building, and car wash is consistent with the intended uses in the CR designation and would not conflict with any General Plan Land Use Policies.

Parcel 1 (668-200-020) and Property "C" (668-200-008) proposes a General Plan Amendment to Light Industrial (LI). The LI designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair, and other service facilities, warehousing, distribution centers, and support retail uses. Building intensity ranges from 0.25 to 0.6 FAR. The industrial park and self-storage developments are consistent with the intended uses in the LI designation, and would not conflict with any General Plan Land Use policies.

General Plan Amendment No. 1201 (GPA1201): GPA1201 was initiated by the Board of Supervisors on April 11, 2017 to amend the project site's General Plan Land Use Foundation Component from Rural (RUR) to Community Development (CD), and General Plan Land Use Designations from Rural Desert to

Commercial Retail on Parcel 3 (APN:668-200-018) and Light Industrial on Parcel 1 and Property "C" (APNs: 668-200-020 and 668-200-008)

Change of Zone No. 7946 (CZ07946): CZ07946 was submitted to change the zoning on the project site from Controlled Development Areas (W-2) to Scenic Highway Commercial (C-P-S) on APN: 668-200-018, and from W-2 to Industrial Park (IP) on APN: 668-200-020 and 668-200-008.

Conditional Use Permit No. 180007 (CUP180007): Conditional Use Permit on Parcel 3 (668-200-018) to facilitate the establishment of a gas station with a convenience store with the concurrent sale of beer and wine for off premises consumption, sixteen fueling stations, retail building, and self-service car wash.

The 2.46 acre parcel will be comprised of the following:

- 2,696 square foot convenience store with the concurrent sale of beer and wine for off premises consumption
- 6,048 square foot fuel canopy with 16 fueling stations
- 1,727 square foot self-service car wash
- 3,107 square foot retail building

Plot Plan No. 180011 (PPT180011) Plot Plan to facilitate the construction of a 107,335 square foot light industrial park, including industrial buildings, offices, buildings and a convenience center for workers and visitors on 10.05 acres (APN: 668-200-020).

Plot Plan No. 180012 (PPT180012) would facilitate the construction of a 140,579 square foot mini-storage development, including a caretaker's facility on a 9.8 acre parcel (APN: 668-200-008).

The project site is generally located east of Highway 62, west of Worsely Road, and South of Dillon Road, within the Coachella Valley north of the City of Palm Springs.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTION:

ADOPT PLANNING COMMISSION RESOLUTION #2019-231 recommending adoption of General Plan Amendment No 1201 to the Riverside County Board of Supervisors.

THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. CEQ180035**, 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. 1201, a General Plan Foundation Component Amendment to change the project site's General Plan Land Use Foundation from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) 10 acre

minimum to Light Industrial (LI) on property "C" and Parcel 1 and to Commercial Retail (CR) on Parcel 3 subject to Board adoption of a General Plan Cycle Resolution; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7946 amending the project site's Zoning Classification from Controlled Development Area (W-2) to Scenic Highway Commercial (C-P-S) on Parcel 3, and from Controlled Development Area (W-2) to Industrial Park (IP) on Parcel 1 and Property "C" as shown on the exhibit for CZ07946 subject to Board adoption of the Zoning Ordinance; and,

APPROVE PUBLIC CONVEYANCE AND NECESSITY FINDINGS as provided in the staff report; and

APPROVE CONDITIONAL USE PERMIT NO. 180007 subject to the attached conditions of approval and advisory notification document, based on the findings and conclusions in this staff report, and subject to final approval of the General Plan Amendment No. 1201 and Change of Zone No. 7946; and,

APPROVE PLOT PLAN NO. 180011 subject to the attached conditions of approval and advisory notification document, based on the findings and conclusions in this staff report, and subject to final approval of the General Plan Amendment No. 1201 and Change of Zone No. 7946; and,

APPROVE PLOT PLAN NO. 180012 subject to the attached conditions of approval and advisory notification document, based on the findings and conclusions in this staff report, and subject to final approval of the General Plan Amendment No. 1201 and Change of Zone No. 7946.

PROJECT DATA

Land Use and Zoning:

	Specific Plan: N/A
	Specific Plan Land Use: N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Desert
Proposed General Plan Land Use Designation:	(668-200-018) Community Development, Commercial Retail (CD:CR) and (668-200-020, 668-200-008) Community Development, Light Industrial (CD:LI)
Policy / Overlay Area:	San Gorgonio Pass Wind Energy Policy Area
Surrounding General Plan Land Uses	
North:	Rural Desert
East:	Rural Desert
South:	Rural Desert
West:	Rural Residential
Existing Zoning Classification:	Controlled Development Area (W-2)

Proposed Zoning Classification:	(668-200-018) Scenic Highway Commercial (C-P-S) (668-200-020, 668-200-008) Industrial Park (IP)
Surrounding Zoning Classifications	
North:	Controlled Development Area (W-2)
East:	Wind Energy Resource Zone (W-E)
South:	Controlled Development Area (W-2)
West:	Controlled Development Area (W-2)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Vacant
West:	Vacant

Project Details: Scenic Highway Commercial (C-P-S) CUP180007 Parcel 3 (668-200-018)

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.5	None
Existing Building Area (SQFT):	0	
Proposed Building Area (SQFT):	13,578	None
Floor Area Ratio:	0.12	0.2-0.35
Building Height (FT):	22'	50'
Proposed Minimum Lot Size:	2.5	None
Total Proposed Number of Lots:	1	

Project Details: Industrial Park PPT180011 Parcel 1 (668-200-020) and PPT180012 Property "C" (668-200-008)

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	10.05 Ind Park 9.8 Mini Ware	
Existing Building Area (SQFT):	0	
Proposed Building Area (SQFT):	107,335 Ind. Park 140,579 Mini Ware 247,914 Total	
Floor Area Ratio:	0.246 Ind Park Mini Ware. 0.329	0.25-0.6 Mini Ware. Max 500sq ft

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
	150-200 sq ft	
Building Height (FT):	22' mini 22' Ind Park	50'
Proposed Minimum Lot Size:	9.8 acres	20,000 square feet
Total Proposed Number of Lots:	2	

Parking Requirements:

CUP180007 - Parking

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio (#Spaces/SF)</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Retail	3107	1/45 square foot of serving area (1504)	33	
C Store	2696	1/200	13	
Car Wash	1727	2 Spaces/Stall	2	
Canopy	6048	4 Spaces/Service Bay	32	
Subtotal			70	116

PPT180011 - Parking

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio (#Spaces/SF)</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Industrial Park Office	10734	1/250	43	
Industrial Park Fabrication	43934	1/500	21	
Industrial Park Storage	42934	1/1000	42	
Industrial Park Undetermined	10733	1/500	86	
Subtotal			192	322

PPT180012 - Parking

<i>Type of Use</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Mini Warehouse	2 spaces/3 employees (6 max)	2	16
TOTAL	TOTAL REQUIRED: 264	TOTAL PROVIDED: 454	

Located Within:

City's Sphere of Influence: Yes – Palm Springs

Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No / Yes – Location
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Coachella Valley
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No / Yes – Location

PROJECT LOCATION MAP



Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

General Plan

The project site has a General Plan Land Use Designation of Rural - Rural Desert (RUR:RD). The applicant is requesting a General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development: Commercial Retail (CD:CR) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI) on three parcels, totaling 29.51 gross acres.

Parcel 3 (668-200-018) proposes a General Plan Amendment to Commercial Retail (CR). The Commercial Retail (CR) land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. CR uses would be permitted based on their compatibility with surrounding land uses and based on the amount

of CR acreage already developed within the County of Riverside unincorporated territory. The amount of land designated for CR development within Riverside County's land use plan exceeds that amount which is anticipated to be necessary to serve Riverside County's population at build out. This oversupply will ensure that flexibility is preserved in site selection opportunities for future retail development within the county. Floor area ratios for Parcel 3 (668-200-018) is 0.12. The floor area ratio for CR is 0.20-0.35. Land Use Policy 29.10 states, "Floor to Area Ratio (FAR) is intended for planning purposes only. The Planning Director or his/her designee shall have the discretion to authorize the use of a FAR that is less intense in order to encourage good project design and efficient site utilization." The project has been reviewed by the Planning Director and has been determined to provide good project design and efficient site utilization. Therefore, a less intensive FAR is warranted.

The gas station with convenience store with the concurrent sale of beer and wine for off premises consumption, sixteen fueling stations, a retail building, and car wash is consistent with the intended uses in the CR designation and would not conflict with any General Plan Land Use Policies.

Parcel 1 (668-200-020) and Property "C" (668-200-008) proposes a General Plan Amendment to Light Industrial (LI). The LI designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair, and other service facilities, warehousing, distribution centers, and support retail uses. Building intensity ranges from .25 to .6 FAR. The industrial park and self-storage developments are consistent with the intended uses in the LI designation, and would not conflict with any General Plan Land Use policies.

The application was considered by the General Plan Advisory Committee (GPAC) during a public meeting on September 8, 2016 and was recommended for initiation to the Planning Commission, by a majority with one abstention.

During the GPAC meeting the members discussed the location, noting that the project site is in close proximity to two freeways. The members felt the proposed change would be appropriate and could result in establishing some new services for the area. The members further requested that the applicant be sensitive to the design of any future project, relating to architecture, landscaping, and building siting, as any project on this location will be highly visible.

On November 16, 2016 the Planning Commission provided comments on the proposed initiation.

On April 11, 2017 the Board of Supervisors adopted an order initiating proceedings for the proposed General Plan Amendment No. 1201.

On April 9, 2018 a request for a Conditional Use Permit and two Plot Plan Applications were submitted.

The Scenic Highway Commercial Zone permits gasoline service stations, with or without the concurrent sale of beer and wine, car washes, and convenience stores, including the sale of motor vehicle fuel with a Conditional Use Permit.

CUP 180007 on parcel 3 (668-200-018) will consist of a gasoline station with 16 fueling positions beneath a 6,048 square foot canopy, a 2,696 square foot convenience store with the concurrent sale of beer and wine for off premises consumption, a 1,727 square foot self-service car wash, a 3,107-square foot retail use building, and 7,053 square feet of covered parking on 2.46 acres.

The Industrial Park (IP) zone permits warehousing and distribution with a plot plan. Plot Plan 180011 on Parcel 1 (668-200-020) will consist of a 107,335 square foot industrial park including industrial buildings, office buildings, and a convenience center for workers and visitors on 10.05 acres. The Industrial Park zone permits warehousing and distribution with approval of a plot plan. The Industrial Park zone contains development standards, which are listed later in this report.

Plot Plan No. 180012 on Property "C" (668-200-008) will consist of a 140,579 square foot self-storage facility including an on-site residence/administrative office on 9.82 acres. The Industrial Park zone permits warehousing and distribution including mini warehouses with approval of a plot plan. Mini warehouses and the Industrial Park Zone contain development standards, which are listed later in this report.

Alcohol Sales and Public Convenience and Necessity

Currently there are eight (8) alcohol beverage control licenses in Census Tract 445.22. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to nine (9). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is two (2). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations and as detailed in the findings below.

Change of Zone

Riverside County Ordinance No. 348 Section 20.2 provides the requirements for requesting the County to consider a change of zoning classification that has been applied to a property. The right to request a consideration of zone change does not imply that the change will be approved. Applications of the change of zone proposes no changes to the uses or development standards associated with the site, which would remain regulated by Ordinance No. 348. The proposed change entails the re classification to Scenic Highway Commercial (C-P-S) and Industrial Park (IP) and would be consistent with the Riverside County General Plan.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and State CEQA Guidelines Section 15105.

The Mitigated Negative Declaration was routed to the State Clearinghouse on September 5, 2019 with a public review period from September 11, 2019 to October 11, 2019.

As of the writing of this staff report, we have received one phone call in opposition, the main concern was the lack of clientele for the proposal. There were no substantive CEQA comments raised at this time.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Rural - Rural Desert (RUR:RD) with a General Plan Amendment to change the project site's General Plan Foundation Component from Rural (RUR) to Community Development: Commercial Retail (CD:CR) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI) on three parcels, totaling 29.51 gross acres.

Parcel 3 (668-200-018) proposes a General Plan Amendment to Commercial Retail (CR). The Commercial Retail (CR) land use designation allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses. CR uses would be permitted based on their compatibility with surrounding land uses and based on the amount of CR acreage already developed within the County of Riverside unincorporated territory. The amount of land designated for CR development within Riverside County's land use plan exceeds that amount which is anticipated to be necessary to serve Riverside County's population at build out. This oversupply will ensure that flexibility is preserved in site selection opportunities for future retail development within the county.

The project is consistent with the following General Plan Land Use Policies:

- LU 29.1 Accommodate the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps.
- LU 29.8 Allow mixed use projects to develop in commercially designated areas in accordance with the guidelines of the Community Center Land Use Designation and with special consideration of impacts to adjacent uses.
- The project complies with Land Use policies 29.1 and 29.8 as this project area is located adjacent to a highway and exit ramp. There is some residential to the northwest and the remaining surrounding area is mostly vacant. The project will provide highway services to the area, and with the lack of impacts to the community provided much of the area consists of wind turbines, this would provide a consistent use to the area.

Therefore, the project is consistent with the proposed Community Development: Commercial Retail designation.

Both Parcel 1 (668-200-020) and Property "C" (668-200-008) propose a General Plan Amendment to Light Industrial (LI). Because the LI designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair, and other service facilities, warehousing, distribution centers, and support retail uses, the industrial park and self-storage developments are consistent with the intended uses in the LI designation, and would not conflict with any General Plan Land Use policies. LI would be permitted based upon the compatibility with surrounding land uses.

LU 30.1 states, "Accommodate the continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by General Plan and area plan land use maps."

LU 30.4 states, "Concentrate industrial and business park uses in proximity to transportation facilities and utilities and along transit corridors."

The proposed industrial park and mini warehouse facilities will comply with these land use policies because the proposed location is directly adjacent to two major highways and on vacant land adjacent to windmills, solar panels and vacant land.

2. The project is located within the San Gorgonio Pass Energy Policy Area within the Western Coachella Valley Area Plan. The policies within the San Gorgonio Pass Wind Energy Policy Area pertain to wind turbine uses only.

The following policy applies to commercial retail uses in the Western Coachella Valley:

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. The proposed project is designed to be consistent with the General Plan land use and zoning amendments proposed for the project site.

WCVAP 11.1 (Commercial Retail uses) require screening through landscaping, or other effective mechanisms, of outdoor storage areas, other than authorized sales and display areas. The landscaping has been reviewed, approved and conditioned by the Transportation Department.

The following policies shall apply to industrial land uses in the Western Coachella Valley:

WCVAP 13.1 Require a minimum lot size of 7,000 square feet for industrial uses. The smallest lot is the service station lot which is 2.46 acres.

WCVAP 13.2 Ensure that industrial buildings do not exceed fifty feet in height. The tallest buildings, the industrial buildings reach a maximum height of 22 feet.

WCVAP 13.3 Discourage industrial uses which may conflict with residential land uses either directly or indirectly. The residential areas are buffered between the industrial area by the State Highway 62. The industrial uses will provide jobs to the residents to the area.

WCVAP 13.4 Require the screening and/or landscaping of outdoor storage areas, such as contractor storage yards and similar uses. The landscaping has been reviewed, approved and conditioned by the Transportation Department.

WCVAP 13.5 Permit limited commercial uses within existing and proposed industrial development.

3. The project site has a zoning classification of Controlled Development (W-2) with a Change of Zone request to change the zoning classification to Scenic Highway Commercial (C-P-S) on APN: 668-200-018, and from W-2 to Industrial Park (IP) on APN: 668-200-020 and 668-200-008 , which is consistent with the Riverside County Zoning Ordinance No 348.

The project will amend the project site's existing zoning from W-2 Controlled Development Areas to C-P-S Scenic Highway Commercial Parcel 3 (668-200-018) and I-P Industrial Park (Parcel 1 (668-200-020) and Property "C" (668-200-008)). The proposed project would be designed pursuant to C-P-S Scenic Highway Commercial, which requires all development along a State Scenic Highway to maintain a minimum 50-foot setback from the highway ROW. In accordance with C-P-S Scenic Highway Commercial, the project proposes a gasoline service station and retail use on Parcel 3 as a permitted use with the approval of a Conditional Use Permit pursuant to County Ordinance No. 348

In accordance with I-P Industrial Park, the project proposes a professional office/industrial park complex on Parcel 1 and a self-storage facility with on-site residence on Property "C" pursuant to County Ordinance 348 (Section 10.1 - Uses Permitted and Section 18.30 - Plot Plans).

4. Ordinance No. 348, Section 9.50 B permits Gasoline Service Stations with concurrent sale of beer and wine for off premises consumption, car washes, and Convenience Stores, including the sale of motor vehicle fuel with the approval of a Conditional Use Permit.

Section 10.1 g. 2) permits Industrial uses including warehousing and distribution, including mini-warehouses in the Industrial Park Zoning Classification with an approved Plot Plan application.

Foundation Component General Plan Amendment

The following findings shall be made prior to making a recommendation to grant a General Plan Amendment, pursuant to the provisions of the Riverside County General Plan and Zoning Ordinance No. 348 (Land Use):

5. A Foundation Component General Plan Amendment has one finding with three parts. Each part is required to be adequately discussed and referenced using the various Riverside County General Plan Element Polices, and are as follows:
 1. The Foundation change is based on substantial evidence that new conditions or circumstances disclosed during the review process justify modifying the General Plan, that the modifications do not conflict with the overall Riverside County Vision, and that they would not create an internal inconsistency among the elements of the General Plan.
- a. These properties are located at the intersection of Highway 62 at Dillon Road. The intersection has recently been signalized with a modern Cal Trans installation with protected left turn phases creating a new circumstance. Highway 62 is the gateway to Joshua Tree National Park and the USMC Air-Ground Combat Training Center at 29 Palms. Dillon Road is a gateway to Desert Hot Springs to the east. Because of these roadway improvements and increased use, there is a greater need for these services. Additionally, the proposed project would provide employment in a sub-region of SCAG considered "jobs poor." The project would contribute towards the balance of jobs-to-housing in the SCAG sub-region by providing more localized employment opportunities to residents of the Coachella Valley, Morongo Valley, and San Gorgonio Pass so that residents would not have to travel as far to work. With the property now being bounded by a highway and solar and wind turbines to the area, residential uses under a Rural Desert Designation are no longer appropriate for this property.

- b. The project will not conflict with the Riverside County Vision. The Riverside County Vision, in its discussion on Population Growth, specifically states, "New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into the framework. In other words important open space and transportation corridors define growth areas." While the project is not currently located adjacent to similar type or intensity of development, the project is located on what is currently a major transportation corridor, State Highway 62 and relatively close to Interstate 10, and therefore it intends to create a concentration of development that fits the framework of an existing transportation corridor.
- c. The project would not create an internal consistency among the elements of the General Plan as there is not any convenient fueling and food service for visitors-workers in the immediate region. There is also no available self-storage and/or light fabrication spaces for service business. Because the project site is proposed on vacant land adjacent to a wind and solar field located to the east and Highway 62 located to the west and solar field to the east and Highway 62 located on the west, the project would not therefore cause an internal consistency. The nearest established community begins approximately 700 feet west of Parcel 1 across Highway 62 and is comprised of rural residential lots as well as the Guide Dogs of the Desert dormitories and training center located between 1,149 feet and 1,362 feet west of the Parcel 3 also across Highway 62. Figure 4 identifies surrounding land uses. Since the project site is currently vacant and separated from the nearest established community by Highway 62, the proposed project would not disrupt or divide the physical arrangement of an established community.

6. The following policy applies to commercial retail uses in the Western Coachella Valley:

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. The proposed project is designed to be consistent with the General Plan land use and zoning amendments proposed for the project site.

WCVAP 11.1 (Commercial Retail uses) require screening through landscaping, or other effective mechanisms, of outdoor storage areas, other than authorized sales and display areas. The landscaping has been reviewed, approved and conditioned by the Transportation Department.

The following policies shall apply to industrial land uses in the Western Coachella Valley:

WCVAP 13.1 Require a minimum lot size of 7,000 square feet for industrial uses. The smallest lot is the service station lot which is 2.46 acres.

WCVAP 13.2 Ensure that industrial buildings do not exceed fifty feet in height. The tallest buildings, the industrial buildings reach a maximum height of 22 feet.

WCVAP 13.3 Discourage industrial uses which may conflict with residential land uses either directly or indirectly. The residential areas are buffered between the industrial area by the State Highway 62. The industrial uses will provide jobs to the residents to the area.

WCVAP 13.4 Require the screening and/or landscaping of outdoor storage areas, such as contractor storage yards and similar uses. The landscaping has been reviewed, approved and conditioned by the Transportation Department.

WCVAP 13.5 Permit limited commercial uses within existing and proposed industrial development.

7. The proposed uses included within a gas station with beer and wine sales are allowed with the approval of a Conditional Use Permit based upon the proposed zoning of Scenic Highway Commercial (C-P-S), both a Mini Warehouse use and a Light Industrial Park is permitted with a Plot Plan under the Industrial Park (IP) zoning classification. Specific findings relating to the proposed uses, including findings relating to the applicable development standards, are in a separate section below.

8. The proposed change does not involve a change in or conflict with:

- a. The project will not conflict with the Riverside County Vision. The Riverside County Vision, in its discussion on Population Growth, specifically states, "New growth patterns no longer reflect a pattern of random sprawl. Rather, they follow a framework of transportation and open space corridors, with concentrations of development that fit into the framework. In other words important open space and transportation corridors define growth areas." While the project is not currently located adjacent to similar type or intensity of development, the project is located on what is currently a major transportation corridor, State Highway 62 and relatively close to Interstate 10, and therefore it intends to create a concentration of development that fits the framework of an existing transportation corridor.

This is one instance of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the Specific Plan or General Plan Amendments are inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

- b. General Plan Principle I.C provides for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban uses and intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. The area around the project site is largely undeveloped. The project seeks to develop the area while still respecting the existing communities by providing landscape buffers along the perimeter.
- c. General Plan Principles in Section VII provide for Economic Development, which aims to expand the current and future economic and employment base within the County to allow residents to both live and work within the County, and to become part of regional, national, and international markets and not just local markets. The project, particularly the Industrial Park will provide jobs to the area, for people residing within the area.

This is simply one of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflicts with. Therefore, the

proposed General Plan Amendments would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

- d. The proposed General Plan Amendment proposes to change Foundation Components. Findings to support a foundation component are above. This will prevent any conflict with a Foundation Component designation in the General Plan.
9. 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 will facilitate the use of facilities that will provide services, resources and jobs to the whereby helping to establish a framework for the area. The Environmental Assessment CEQ180035 has reviewed the proposal and determined that with mitigation, it will not create a significant impact to the area.
 10. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan. These properties are located at the intersection of Highway 62 at Dillon Road. The intersection has recently been signalized with a modern Cal Trans installation with protected left turn phases creating a new circumstance. Highway 62 is the gateway to Joshua Tree National Park and the USMC Air-Ground Combat Training Center at 29 palms. Dillon Road is a gateway to Desert Hot Springs to the east. Additionally, the proposed project would provide employment in a sub-region of SCAG considered "jobs poor," The project would contribute towards the balance of jobs-to-housing in the SCAG sub-region by providing more localized employment opportunities to residents of the Coachella Valley, Morongo Valley, and San Gorgonio Pass so that residents would not have to travel as far to work.
 11. An amendment is required to expand basic job opportunities (permanent jobs, exclusive of any jobs created by construction of the project itself), that contribute directly to the County's economic base and that would improve the ratio of jobs-to-workers in the County. The Proposed Amendment will permit the project which would provide permanent jobs to the area that would improve the ratio of jobs to workers in the County.

Change of Zone

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

Change of Zone No. 7946 is a proposal to change the project site's Zoning Classification from Controlled Development Area (W-2) to Scenic Highway Commercial (C-P-S) on Parcel 3 and from Controlled Development Area (W-2) to Industrial Park (IP) on Parcel 1 and Property "C" and is subject to the following findings:

12. The requested change of zone does not involve a change in or conflict with:

- a. The Riverside County Vision because the Scenic Highway Commercial (C-P-S) use will allow for Gasoline Service Stations with concurrent sale of beer and wine for off premises consumption and Convenience Stores, including the sale of motor vehicle fuel with the approval of a conditional permit.
- b. Warehousing and distribution, including mini warehouses are permitted within the Industrial Park (IP) Zone with the approval of a Plot Plan. General Plan Principles in Section VII provide for Economic Development, which aims to expand the current and future economic and employment base within the County to allow residents to both live and work within the County, and to become part of regional, national, and international markets and not just local markets. The project, particularly the Industrial Park will provide jobs to the area, for people residing within the area, whereby implementing the General Plan's Vision.
- c. Any General Planning Principle set forth in General Plan Appendix B, because the project is consistent with the following principles:

Principle I.C.1 provides the "The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in a given community."

Therefore, the project is consistent with General Planning Principles through the recognition of a maturing community and a response to encourage managed growth in appropriate locations. There are not any convenient fueling and food service for visitors-workers in the immediate region. There is also no available self-storage and/or light fabrication spaces for service business if they can be accommodated with a Use Permit in this proposed zone. Because so much of the property to the east and south has been consumed by alternative energy facilities, needed service business for these properties is limited or nonexistent

This is a sampling of the Principles that the proposed General Plan Amendment and Change of Zone is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflict with. Therefore, the proposed Project would not conflict with the Riverside County General Planning Principles set forth in General Plan Appendix B.

13. The proposed amendment would not be detrimental to the health, safety or general welfare of the community, as the proposed change of zone would facilitate uses which would be compatible to the area, thus creating a compatible land use pattern that assists in protecting public health, safety, and welfare which is the functional purpose of the General Plan. As demonstrated in the Environmental Assessment (CEQ180035) the Riverside County Planning Department has determined that all potentially significant effects have been adequately analyzed. Potentially significant effects have been avoided or mitigated, including mitigation measures that are imposed upon the project. The project has been analyzed by other departments and conditions of approval have been imposed upon the project.

14. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. As demonstrated in the Environmental Assessment (CEQ180035) the Riverside County Planning Department has determined that all potentially significant effects have been adequately analyzed. Potentially significant effects have been avoided or mitigated, including mitigation measures that are imposed upon the project.
15. The proposed project is compatible with surrounding land uses, as the site is relatively flat and does not generally contain any areas with steep slopes or other natural conditions that would inhibit the proposed type of development. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of Controlled Development Area (W-2) and Wind Energy Resource Zone (W-E). Residential uses are located across State Highway 62, and the proposed project will be compatible to the area and the existing highway, while providing services and jobs to this area. The project will not conflict with the wind energy systems to the south.

Entitlement Findings:

Conditional Use Permit Findings:

The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit or Public Use Permit, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

Parcel 3 (668-200-018) consists of a conditional use permit for a gas station, car wash, and mini market with beer and wine sales for off site use. The following findings shall be made prior to making a recommendation to grant a Conditional Use Permit, pursuant to Section 18.28 of Ordinance No. 348:

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

16. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. The project site is proposed to have a General Plan Land Use Designation of Community Development: Commercial Retail for the parcel with the Conditional Use Permit (APN: 668-200-018). The Commercial land use designation allows the development of commercial retail uses at a neighborhood community or regional level, as well as for professional office and tourist oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with the surrounding uses, and based on the amount of Commercial Retail acreage already developed within County of Riverside unincorporated territory.
17. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, because as detailed in the project's Environmental Assessment, with mitigation all impacts have been reduced to less than significant. Conditions of approval incorporated for the Conditional Use Permit will further ensure that public health, safety and general welfare are protected.

18. 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, as detailed in the development findings. The location is directly adjacent to an off ramp of the Twentynine Palms Highway. Highway 62 is the gateway to Joshua Tree National Park, and the USMC Air-Ground Combat Training Center at 29 Palms. Dillon Road is a gateway to the Desert Hot Springs to the east. The location is close enough to the I-10 Freeway to serve traffic along that thoroughfare as well. There is a lack of resources in this area, whereby a convenience store with gas station would be a benefit to the area.
19. General Plan Land Use Policy 14.4 states, "Maintain an appropriate setback from the edge of the right of way for new development adjacent to Designated and Eligible State and Scenic Highways based on local surrounding development, typography and other conditions."

The project is located adjacent to a state highway and maintains a minimum 50-foot setback along the westerly property

20. 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. The County of Riverside Department of Transportation has analyzed the designs, reviewed and conditioned this project for appropriate improvements to serve the project. The project circulation provides ample parking, drive aisles, and adequate drainage. With the implementation of the proposed project, all of the intersections studied within the environmental assessment are forecast to operate at a satisfactory level of service.
21. 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 project consists of a gas station and convenience store that are inter-related on one parcel. The buildings all contribute to one use, and due to the nature of the convenience store and gas pumps, there is no practical reason to divide the property individually.

Plot Plan Findings:

With the change of zone approval, the two uses on Parcel 1 (668-200-020) and Property "C" (668-200-008) are permitted with the approval of a plot plan within the proposed Industrial Park Zone. PPT180011 Parcel 1 (APN: 668-200-020) is to facilitate the construction of a 107,335 square foot light industrial park, including industrial buildings, offices, buildings and a convenience center for workers and visitors on 10.05 acres. The PPT180012 (APN: 668-200-008) on the southernmost parcel would facilitate the construction of a 140,579 square foot mini-storage development, including a caretakers facility.

The following findings shall be made prior to making a recommendation to grant a Plot Plan pursuant to the provisions of Section 18.30 of the Riverside County Zoning Ordinance 348 (Land Use):

22. The proposed uses conform to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County as detailed previously in the Land Use findings and change of zone findings. The Commercial land use designation allows the development of commercial retail uses at a neighborhood community or regional level, as well as for professional office and tourist oriented commercial uses. Commercial Retail uses will be permitted based on their compatibility with the surrounding uses, and based on the amount of Commercial Retail acreage already developed within County of Riverside unincorporated territory. The industrial park and self-storage developments are consistent with the intended uses in the LI designation, and would not conflict with any General Plan Land Use policies.
23. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, as evaluated and detailed in the project's Mitigated Negative Declaration. The design of the project, conditions of approval, and incorporated mitigation reduce all CEQA related impacts to less than significant. In particular related to local air quality, noise, and other impacts related to public health were determined to be less than significant; impacts from hazards, hydrology, emergency access, traffic, and other impacts related to safety were determined to be less than significant; and impacts from aesthetics, recreation, and other impacts related to general welfare were determined to be less than significant. Mitigation measures were incorporated as conditions of approval for the Plot Plan which will further ensure that public health, safety and general welfare are protected.
24. The proposed plot plans conform to the logical development of the land and will be compatible with the present and future logical development of the surrounding property. The site is located along Highway 62 which will serve as the main access to the site for the commercial uses. The project is located within a developing area with scattered residential uses that would be served by the proposed uses. The projects propose to develop the sites in a manner that would facilitate logical development of the area by providing services and jobs to the area, while remaining adjacent to a traffic corridor.
25. The Development plan for the proposed uses have been reviewed by the appropriate Departments for the compatibility with the need for dedication, the location, and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and has been reviewed for topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The County of Riverside Department of Transportation has analyzed the designs, reviewed and conditioned this project for appropriate improvements to serve the project. The project circulation provides ample parking, drive aisles, and adequate drainage. With the implementation of the proposed project, all of the intersections studied within the environmental assessment are forecast to operate at a satisfactory level of service.
26. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The scope of this project does not include the subdivision of any land. However, should the site or any portion thereof, be proposed for sale in the future and a subdivision would be required, further analysis will be conducted to ensure compliance with Ordinance No. 460.

Development Plan Findings

The project complies with the Industrial Park (IP) and Scenic Highway Commercial (C-P-S) Zoning Classification's Development standards:

Industrial Park:

Plot Plan No. 180011 (PPT180011) Plot Plan to facilitate the construction of a 107,335 square foot light industrial park, including industrial buildings, offices, buildings and a convenience center for workers and visitors on 10.05 acres (APN: 668-200-020).

Plot Plan No. 180012 (PPT180012) would facilitate the construction of a 140,579 square foot mini-storage development, including a caretakers facility on a 9.8acre parcel (APN: 668-200-008).

The following standards of development are required in the I-P zone:

27. The minimum lot size shall be 20,000 square feet with a minimum average lot width of 100 feet. Both parcels meet this standard. The smallest parcel to be zoned IP is the mini warehouse lot (property C (668-200-008)) which is approximately 9.82 acres. The minimum lot width is approximately 450 feet.
28. The maximum height of all structures, including buildings, shall be 35 feet at the yard setback line. Any portion of a structure that exceeds 35 feet in height shall be set back from each yard setback line not less than two feet for each one foot in height that is in excess of 35 feet. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet for buildings, or 105 feet for other structures is specifically permitted under the provisions of Section 18.34 of this ordinance. The mini warehouses will reach a height of 22 feet, while the tallest portion of the self-storage portion will reach 21 feet 5 inches in height, whereby not exceeding the maximum height.
29. A minimum 15 percent of the site shall be landscaped and automatic irrigation shall be installed. The landscaping has been reviewed and approved by the Riverside County Transportation Department.
30. A minimum 25 foot setback shall be required on any street. A minimum ten foot strip adjacent to the street line shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. The remainder of the setback may be used for off street automobile parking, driveways or landscaping. Both the Industrial Properties (APN: 668-200-020 and APN: 668-200-008) contain at a minimum 25 foot setback from the street, and both of the setbacks are landscaped.
31. The minimum side yard setback shall equal not less than ten feet for the two side lot areas combined. All side yard setbacks for both parcels (APN: 668-200-020 and APN: 668-200-008) would exceed ten feet.
32. The minimum rear yard setback shall be 15 feet. The project is providing a 50 foot setback, which exceeds all setbacks.
33. A minimum 50 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property. A minimum of 20 feet of the setback shall be landscaped, unless a tree screen is approved, in which case the setback area may be used for

automobile parking, driveways or landscaping. Block walls or other fencing may be required. There is no residential property that abuts the proposed project boundaries. The closest residential property is separated by State Highway 62 on the west. The area of the mini warehouse property along this westerly border contains a six foot high split face masonry wall and approximately 20 feet of landscaped area. In addition to the block wall the mini warehouse will provide, the industrial park will have a tree screen of Acacia Smalli "Sweet Acacia Acacia Aneura "Mulga Tree" along this property line.

34. Parking, loading, trash and service areas shall be screened by structures or landscaping. They shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing shall be located in such a manner as to minimize noise or odor nuisance. Block walls or other fencing may be required. The perimeter of the properties will be screened, and the parking, loading, trash, and service areas will be screened by structures or landscaping.
35. Outside storage shall be screened with structures or landscaping. Landscaping shall be placed in a manner adjacent to the exterior boundaries of the area so that materials stored are placed in a manner adjacent to the exterior boundaries of the areas so that materials stored are screened from view. In a non-screened exhibit of products is proposed, it shall be part of the industrial park plot plan, and shall be set back at least ten feet from the street line. The outside storage will be screened by landscaping and a tree screen of 24' box Acacia Smalli "Sweet Acacia and Quercus Virgiana "Southern Live oak" and Acacia Aneura "Mulga trees". There is landscaping proposed along all of the exterior boundaries of the area so that these areas are screened from view.
36. Automobile parking complies with Section 18.12 of this ordinance. The Project, including as set forth above, has demonstrated that the future developments could meet all the applicable development standards identified in Ordinance No. 348 including but not limited to: required setbacks, parking, height, electric vehicle parking, and accessible parking spaces for persons with disabilities, etc.
37. All new utilities will be underground per condition 80-Transportation – Utility Plan.
38. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet per condition of approval (90 - Roof Equipment Shielding).
39. All signs shall be in conformance with Article XIX of this ordinance. No signs are proposed at this time. All signs will require approval and permitting when a tenant is identified, prior to installation.
40. All lighting, including spotlights, floodlights, electrical reflectors and other means of illumination for signs, structures, landscaping parking, loading, unloading and similar areas shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property per Condition (15 – Lighting Hooded/Directed).

Scenic Highway Commercial

Conditional Use Permit No. 180007 (CUP180007): Conditional Use Permit to facilitate the establishment of a gas station with an approximately 2,696 square foot convenience store with the concurrent sale of beer and wine for off premises consumption, sixteen fueling stations under a 6,048 square foot canopy, a 3,107 square foot retail building, and a 1,727 square foot self-service car wash on a 2.46 acre parcel.

The following shall be the standards of development in the C-P-S Zones:

41. There is no minimum lot area requirement, unless specifically required by zone classification for a particular area.
42. There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans. The tallest building/structure of the project is the gas station's fueling area canopy which has a maximum height of 20 feet.
43. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34. of this ordinance. The tallest building/structure of the project, is the gas station's fueling canopy which has a maximum height of 20 feet.
44. Automobile storage space shall be provided as required by Section 18.12 of this ordinance. The overall project which includes two parcels not proposed for C-P-S zone is determined to require 264 spaces, whereby 454 were provided. With 264 spaces required, 7 spaces share required to be ADA accessible, and 7 spaces designated for electronic vehicles per Ordinance No. 348.

The Parcel 3 (668-200-018) that is proposing a change of zone to C-P-S has 70 spaces required with 116 provided.

45. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet. The elevations detail that there are parapets that will screen any roof mounted equipment. It is conditioned (90 - Roof Equipment Shielding) that no roof equipment will be visible from a minimum sight distance of 1,320 feet.

Other Findings:

Mini Warehouse Findings:

46. Ordinance No. 348 Section 18.46 regulates Mini Warehouses. Mini warehouses are allowed in the IP zone with an approved plot plan and shall be designed and operated for the storage of goods in individual compartments or rooms which are available for use by the general public on a rental or lease basis. This is the primary use of the project, whereby it complies with this requirement. Additionally, mini warehouses shall comply with the following development standards:

- Individual storage spaces within a mini warehouse shall have a maximum gross floor area of 500 square feet. The project complies with this requirement because individual storage spaces will range from 150 to 200 square feet.
- Unless otherwise approved by the hearing body, a six foot high decorative masonry wall is required to be around the proposed use, which is what the project has proposed.
- Additionally, the rear and sides of the mini warehouse buildings may be used in place of portions of the required wall where no individual storage units are accessible from the building sides. The easterly side of building 19 on PPT180012 (APN: 668-200-008) will be used in place of a wall.

- All surfaces shall be color coated in coordinating colors as approved by the hearing body. The proposed colors (Sherwin Williams Colonial Revival, Downing Sand and Classical White) have been approved by to the Planning Commission and Board of Supervisors, whereby complying with this requirement. Roofing materials shall be compatible with area development. The borall claylite roof will be compatible with the surrounding development, complying with this requirement.
- All lighting shall be indirect, hooded and positioned so as to not reflect onto adjoining property or public streets. Condition of Approval (15 – Lighting Hooded/Directed) requires any outside lighting to be hooded and directed as to not shine directly upon adjoining property or public rights of way.
- All mini warehouses in the Mt Palomar Special Lighting Area shall comply with the lighting policies established for that area. The project is required to comply with Ordinance No. 655 and Condition of Approval (15 – Lighting Hooded/Directed) which restricts the permitted use of certain light fixtures emitting into the night sky light that may have a detrimental effect on astronomical observation and research.
- Lighting fixtures may be installed in each individual storage space, provided that the fixtures shall not include or be adaptable to provide electrical service outlets. This requirement has been included in the conditions of approval. (15 – No electrical service in units)
- All gates shall be decorative wrought iron, chain link, or other metal type, or wood. All metal type or wood gates must be painted in a color that coordinates with the rest of the mini-warehouse development. All gates shall be subject to review and approval by the County Fire Department and Sheriff's department to assure adequate emergency access. Conditions of Approval (15- Gates Fire Review) requires the gate plans to be submitted to the Fire Department for approval. The gates will consist of a wrought iron sliding gate.
- Parking shall be provided in accordance with the requirements set forth in Section 18.12 of Ordinance No. 348. Two spaces are required, while 16 have been provided. The parking complies with Ordinance No. 348.
- All street setbacks and walls serving as buffers between the mini-warehouse and residentially zoned property shall be landscaped. This landscaping shall include shrubs, trees, vines, or a combination thereof, which act to soften the visual effect of the walls. This landscaping shall be in addition to and coordinated with the landscaping required for parking areas under Section 18.12 of Ordinance No. 348. There is no residential property that abuts the proposed project boundaries. The closest residential property is separated by State Highway 62 on the west. The area of the mini warehouse property along this westerly border contains a six foot high split face masonry wall and approximately 20 feet of landscaped area.
- No building, structure or wall shall be located closer than 20 feet from any street right-of-way. The project includes a 25 foot setback from the street right of way.
- No buildings are be located closer than 20 feet from any residential zoned property. A wall is to be located so as to provide a buffer between the residential zone and the mini-warehouse zone. There is no residential property that abuts the proposed project boundaries. The closest residential property is separated by State Highway 62 on the west. The area of the mini

warehouse property along this westerly border contains a six foot high split face masonry wall and approximately 20 feet of landscaped area.

- One caretakers residence may be included within the site plan for a mini-warehouse land use. Where a caretakers residence is proposed, a minimum of two parking spaces shall be provided for the caretakers residence in addition to those required for the mini-warehouse land use by Section 18.12 of Ordinance No. 348. The project includes a caretakers residence and all of the required parking per Ordinance No. 348.
- Flammable or explosive material, material which creates obnoxious dust, odor, or fumes, and hazardous or extremely hazardous waste will not be permitted within the project. Condition of Approval (15- No Flammable Materials) specifically prohibits the storage of these materials, whereby complying with this requirement.
- No water, sanitary facilities or electricity, with the exception of lighting fixtures shall be provided in individual storage spaces. Prefabricated shipping containers shall not be used as mini warehouse facilities. Condition of Approval (15 – No Water Prefabricated) specifically prohibits the sanitary facilities, and the use of prefabricated shipping containers for storage, whereby complying with these standards.

Findings of Public Conveyance and Necessity

47. The project is located within Census Tract 445.22. The 2010 census population for Census Tract 445.22 was 4,026 persons according to the U.S. Census Bureau.
48. The maximum concentration level for General Alcohol License of beer, and wine (Type 20) is limited to four per 1,860 people by census tract (Alcoholic Beverage Control Act: California Business and Professions Code Section 238175).
49. Currently, there are eight (8) alcohol beverage control licenses permitted in Census Tract 445.22. Approval of this Conditional Use Permit would increase the number of existing alcohol beverage control licenses to nine (9). According to the California State Department of Alcohol Beverage Control (ABC), the maximum number of licenses for this census tract is two (2). In order to exceed the number of allowed licenses for a census tract, the ABC requires acknowledgement from the local jurisdiction that the jurisdiction agrees with the increase beyond the limit. The acknowledgement is the approval of finding of "Determination of Public Convenience and Necessity" in the recommendations.
50. The California Alcoholic Beverage Control Board requires the local jurisdiction to make a finding of public convenience and necessity for the granting of a license when said granting would cause an over concentration of licenses within a census tract, or when an over concentration already exists.
51. According to ABC, over concentrations of existing licenses above those allocated for Census Tracts are common occurrences.
52. The proposed project does provide the public necessity and convenience for the residents of the surrounding community. The Project provides additional local retail services for the surrounding community in line with the General Plan. In addition, the Project will provide a convenience to

local residents, jobs, and overall economic growth in the community. By providing fueling as well as retail options, the Project will reduce the number of vehicle trips in the area, and the residents would gain the resulting cumulative benefits of those reduced vehicle trips such as less traffic congestion and lower total emissions.

53. The project site is consistent with the objectives and development standards of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 based on the following:
- a. A conditional use permit is being processed for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
 - b. Condition of Approval (15 Section 18.48 Standards) has been added to ensure the project meets the development standards per Section 18.48.c.5. of Ordinance No. 348 for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.

Alcoholic Beverage Sales Development Standards

54. The Conditional Use Permit is for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
55. Such facilities shall not be situated in such a manner that vehicle traffic from the facility may reasonably be believed to be a potential hazard to a school, church, public park or playground. A church has been approved on an adjacent lot south of Parcel 3 (668-200-018). The church (PP26164) has not been constructed, however is approved in a location approximately 275 feet south of the shared property line with Parcel 3 (668-200-018). The convenience store would be limited to the sale of beer and wine and is located approximately 70 feet north of the church site and approximately 350 feet from the approved church building. This separation is reasonably sufficient, as a large parking area and fencing that will separate the two uses. Therefore the convenience store with the sale of beer and wine is not anticipated to be a potential hazard to the church.
56. A notice of hearing was provided to all property owners within 2,400 feet.
57. It has been conditioned under Condition "Gen- Section 18.48 standards" that the following standards apply:
- a. Only beer and wine may be sold.
 - b. The owner of each location and the management at each location shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs, decals, or brochures at points of purchase. In addition, the owner and management shall provide adequate training for all employees at the location as to these matters.

- c. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter.
- d. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only.
- e. No beer, wine or other alcoholic beverages advertising shall be located on gasoline islands; and no lighted advertising for beer, wine or other alcoholic beverages shall be located on the exterior of buildings or within window areas.
- f. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.
- g. No sale of alcoholic beverages shall be made from a drive-in window. No drive-thru windows are proposed with this project.

Other Findings:

- 58. The project site is not within any conservation area of the MSHCP, and none of the covered species known to occur in the project area was observed on-site during the biological studies. However, the entire project site is within the MSHCP Local Development Mitigation Fee (LDMF) area and is required to pay category fees of \$2,104 per residential unit for developments of 0 to 8 units per acre and \$7,164 per acre for industrial and commercial developments. The payment of LDMF in accordance with the MSHCP is a standard condition of project approval subject to County plan check review in order to ensure consistency with the MSHCP.
- 59. The project site is located within the Palm Springs Sphere of Influence. This project was provided to the City of Palm Springs for review and comment. No comments were received either in favor or opposition of the project.
- 60. 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.
- 61. In compliance with Senate Bill 18 (SB18), on May 18, 2018, Riverside County sent a request for a Sacred Lands File search and a consultation list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project area. Based on the May 21, 2018 list provided by NAHC, project notices were sent on May 22, 2018 to 24 Native American Tribal representatives. Of these 24, six tribes responded to the County's notice.

The Soboba Band of Luiseno Indians (Soboba) requested SB 18 consultation in a letter dated July 12, 2018. Consultation took place with Soboba on July 30, 2018. Although no sacred sites were identified by the tribe, they did express concern for the potential for subsurface resources to be present and recommended that a Tribal monitor be present during ground disturbing activities associated with the project.

The Augustine Band of Cahuilla Indians (Augustine) responded to the County's notice in a letter dated June 5, 2018. In the letter the Augustine indicated they had no knowledge of resources within the project area and deferred to closer tribes.

The Morongo Band of Mission Indians responded in a letter dated June 28, 2018. The letter stated they had no information to provide at this time but did not waive their rights to consult under AB52.

The San Manuel Band of Mission Indians responded in an email dated May 30, 2018 and stated that because the project was located about 1.8 miles outside of Serrano ancestral territory, they would not be requesting to consult.

The Viejas Band of Kumeyaay Indians responded in a letter dated May 30, 2018 and stated the project area has little cultural significance or ties to Viejas and recommended that Planning contact closer tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on May 14, 2018. One (1) timely response (within 30 days of notification) was received from 29 Palms Band of Mission Indians (29 Palms), and one (1) late response was received from the Agua Caliente Band of Cahuilla Indians (Agua Caliente). Neither tribe requested consultation pursuant to AB52. No other tribes responded to the County's AB52 notification.

The cultural report and the project conditions of approval were provided to Agua Caliente on June 15, 2018; on July 02, 2018, Agua Caliente provided the County a consultation conclusion letter. No Tribal Cultural Resources were identified by Agua Caliente.

29 Palms sent the County a letter dated June 01, 2018. The letter indicated the tribe was not aware of any Tribal Cultural Resources within the project area, and requested copies of any available cultural report(s) related to the project. The project cultural report was provided to 29 Palms and a response letter was then received from them dated June 18, 2018. No Tribal Cultural Resources were identified by the tribe, but they did recommend Cultural Sensitivity Training be conducted by the 29 Palms prior to grading activities. The project conditions of approval were provided to 29 Palms on August 10, 2018. These conditions include both archaeological and tribal monitors be present during ground disturbing activities and a sensitivity training is part of this process.

62. 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.
63. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Conclusion:

64. 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 Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2400 feet of the project site. The project was noticed with the State

Clearinghouse for 30 days which exceeds the 20 day requirement. As of the writing of this report, Planning Staff has received one written letter and one phone calls who indicating opposition to the proposed project.

2
3 **RESOLUTION NO. 2019-231**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1201**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 October 16, 2019, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on October 16, 2019, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

22 **ADOPTION** of the Mitigated Negative Declaration environmental document, Environmental
23 Assessment File No. CEQ180035; and
24

25 **ADOPTION** of General Plan Amendment No. 1201
26
27
28

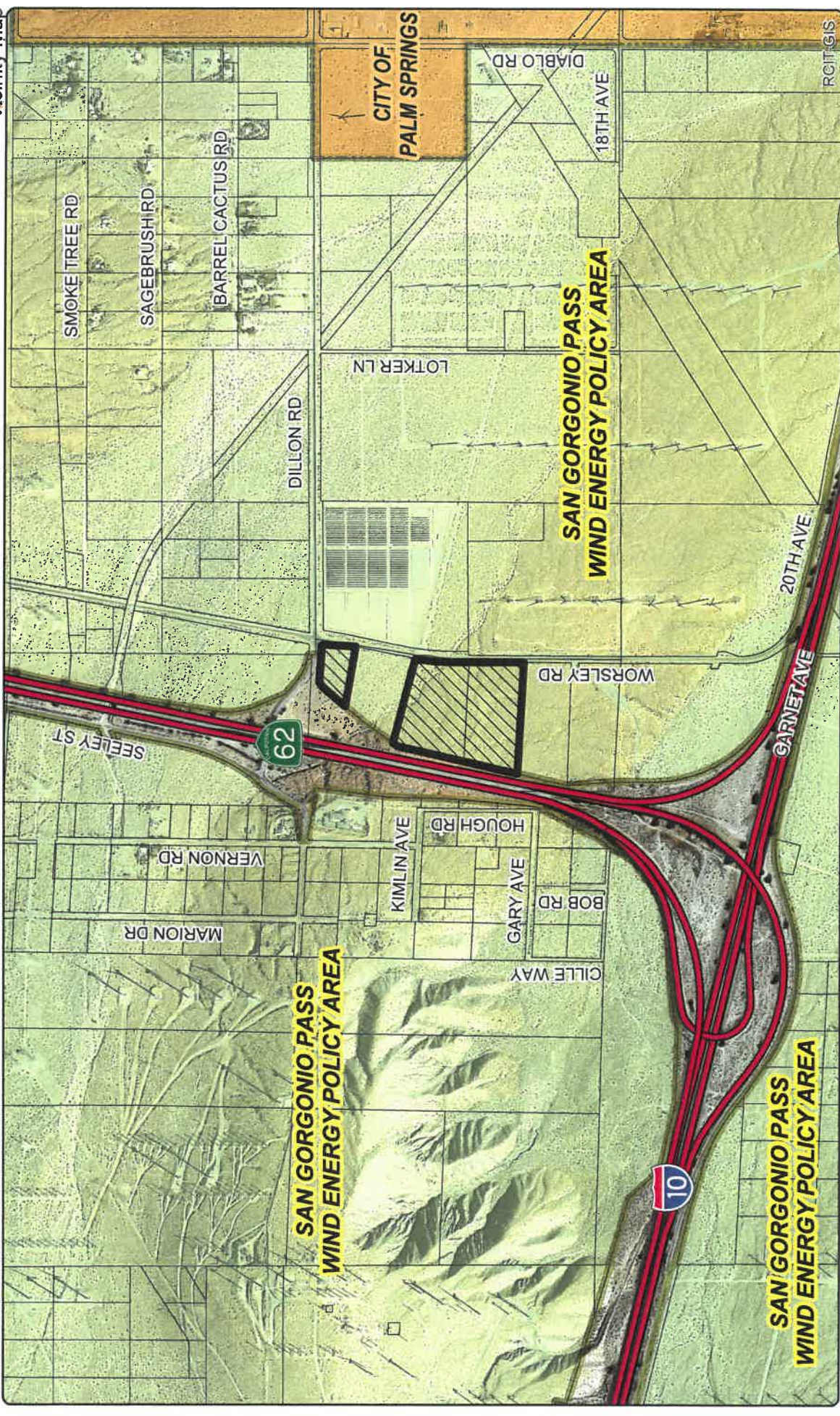
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07946 GPA01201 CUP180007 PPT1800011 PPT1800012

Date Drawn: 09/06/2019
Vicinity Map

Supervisor: Hewitt
District 5

VICINITY/POLICY AREAS



Author: Vinnie Nguyen

Zoning Dist: Pass & Desert



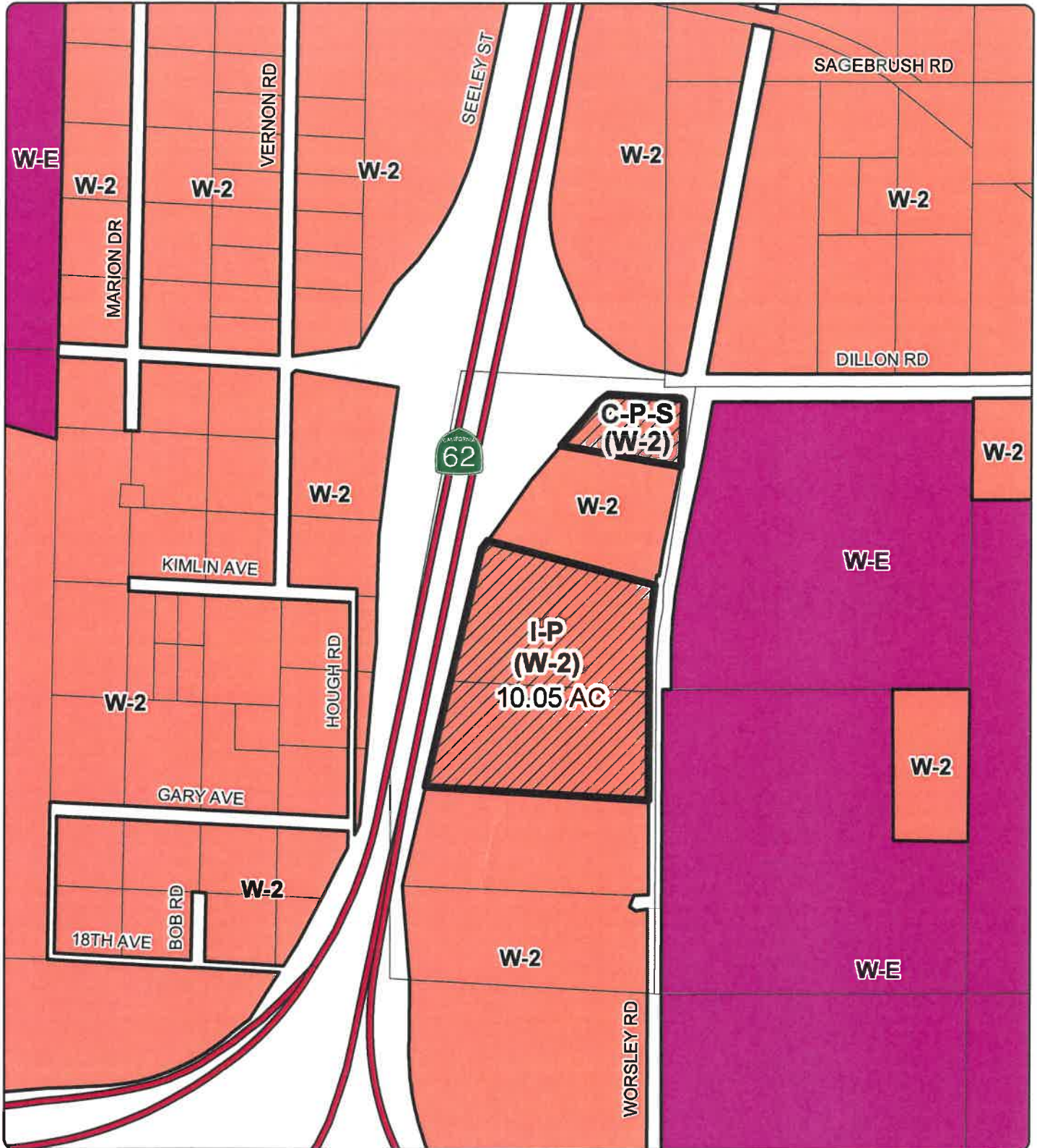
DISCLAIMER: On October 7, 2002, the County of Riverside adopted a new General Plan. Planning and Zoning Commission staff have reviewed the General Plan for consistency with the County's existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at 951.955.3300 (Western County) or in Palm Desert at (760)965.8277 (Eastern County) or Website: <http://www.riversideca.gov/planning>

RIVERSIDE COUNTY PLANNING DEPARTMENT
 CZ07946 GPA01201 CUP180007 PPT1800011 PPT1800012

Supervisor: Hewitt
 District 5

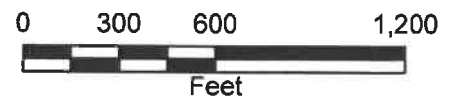
PROPOSED ZONING

Date Drawn: 09/06/2019
 Exhibit 3



Zoning Dist: Pass & Desert

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.retima.org>

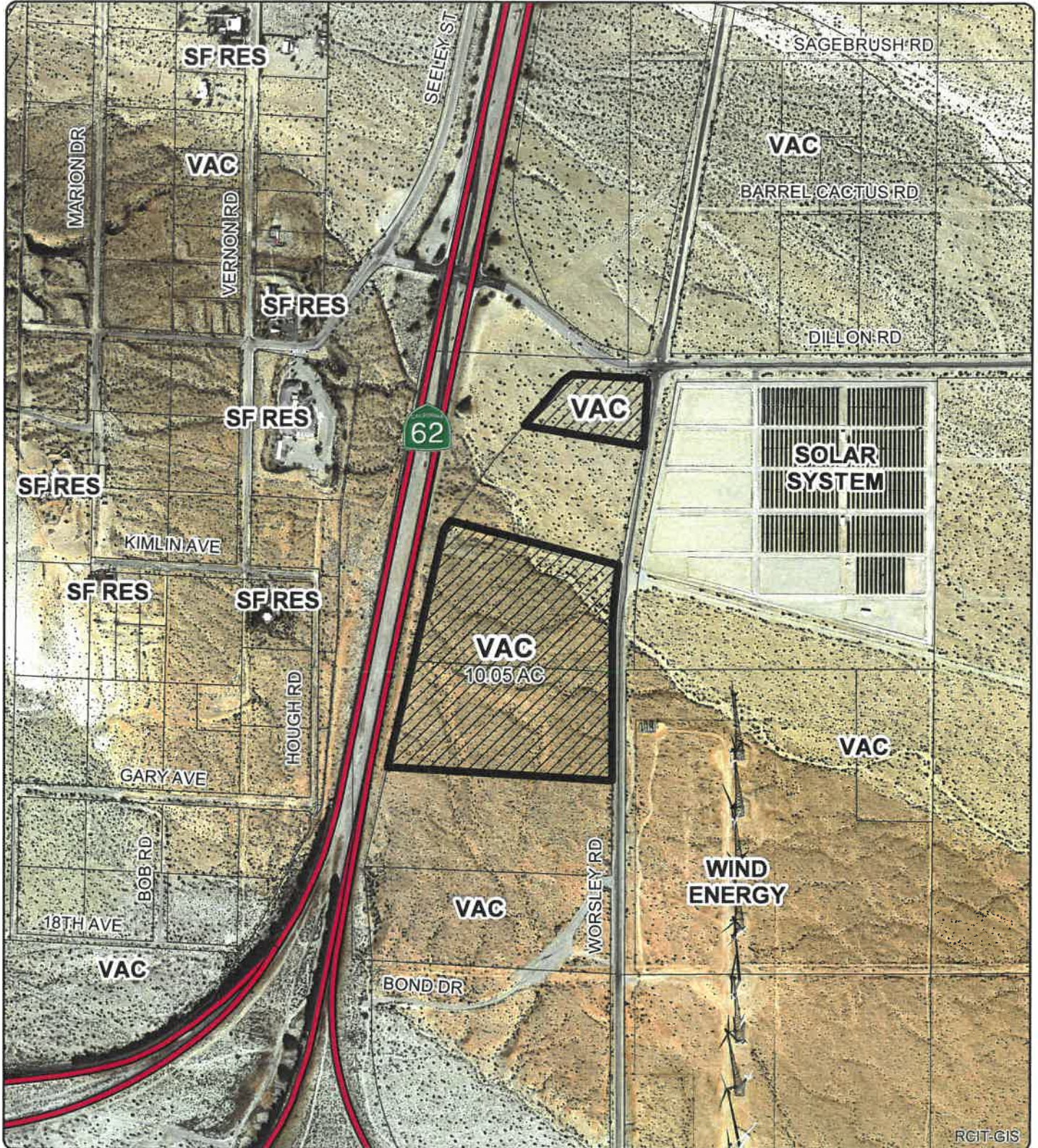
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07946 GPA01201 CUP180007 PPT1800011 PPT1800012

Supervisor: Hewitt
District 5

Date Drawn: 09/06/2019

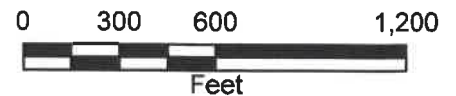
LAND USE

Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



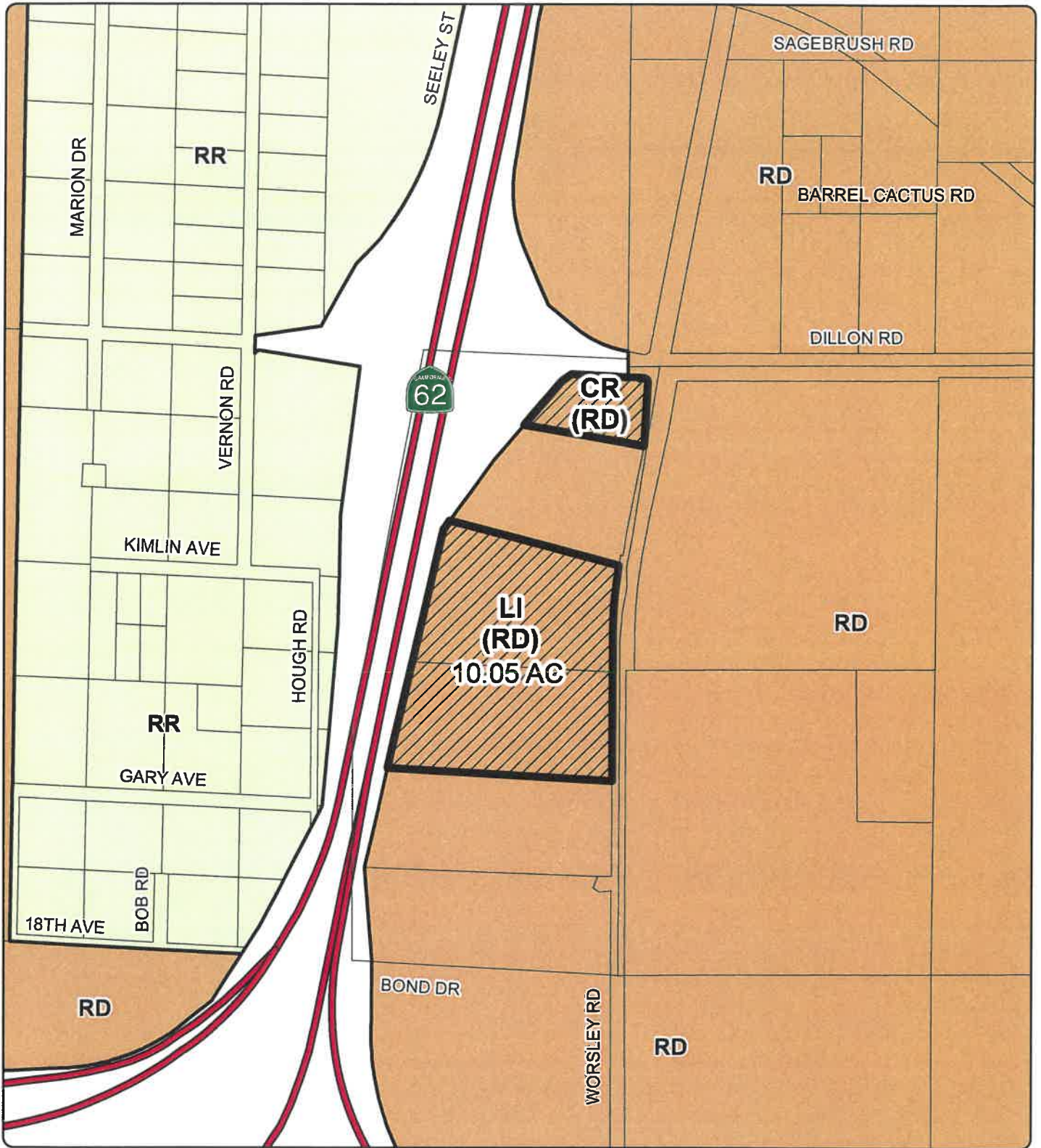
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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07946 GPA01201 CUP180007 PPT1800011 PPT1800012

Supervisor: Hewitt
District 5

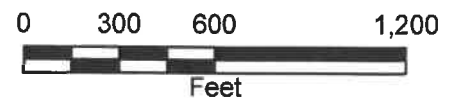
PROPOSED GENERAL PLAN

Date Drawn: 09/06/2019
Exhibit 6

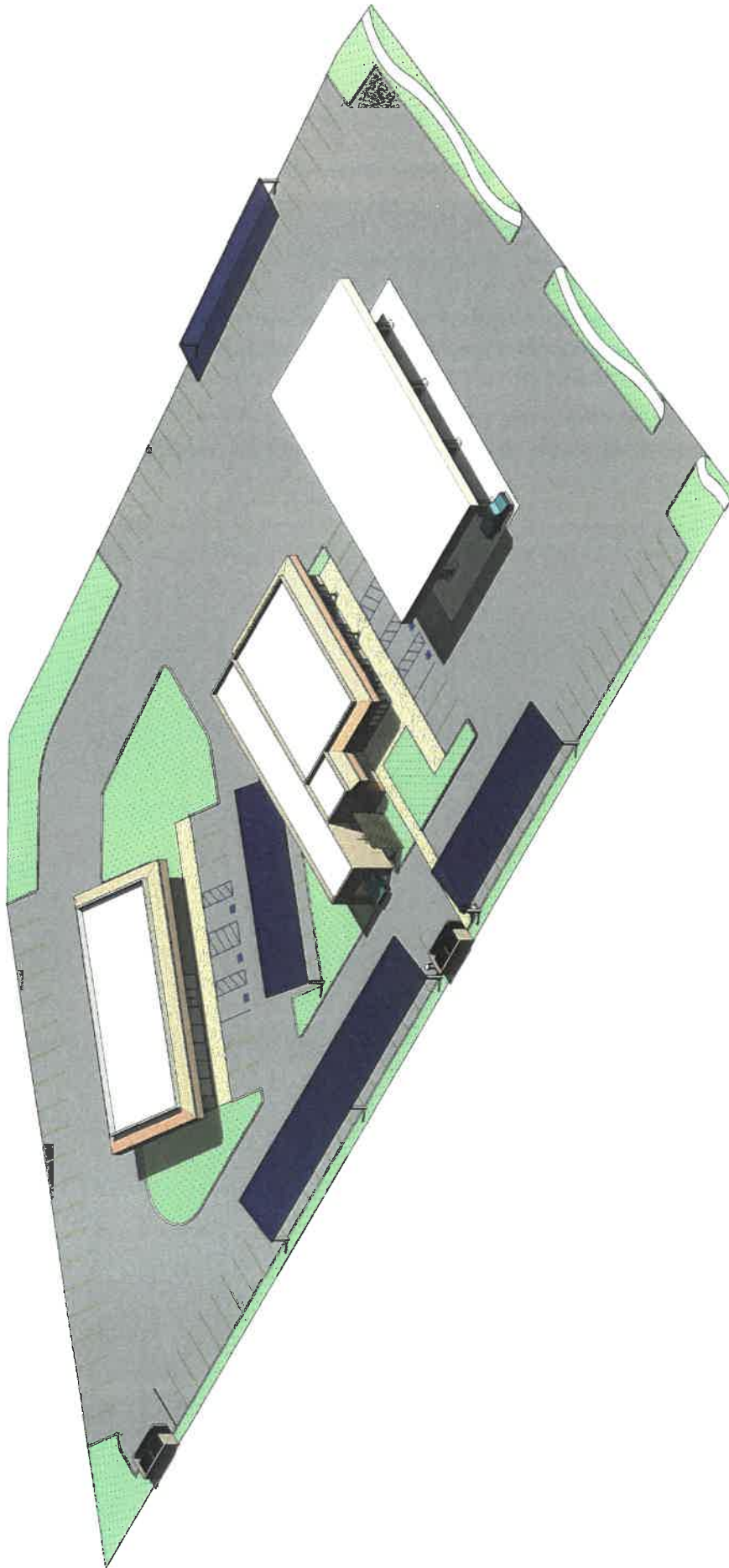


Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



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Parcel 3 Travel Center Perspective

CASE: CUP180007
 EXHIBIT: Exhibit A
 DATE: 9/4/19
 PLANNER: Brett Dawson
 PROJECT: Final
 CONSULT: Consult/Agency

- ARCHITECTURAL
- A100 PARCEL 3 TRAVEL CENTER PERSPECTIVE
 - A101 EXHIBIT A - ARCHITECTURAL SITE PLAN
 - A102 EXHIBIT B - BUILDING ELEVATIONS
 - A103 MATERIAL & COLORS CONTAINED
 - A104 EXHIBIT C - BUILDING FLOOR PLAN
 - A105 EXHIBIT D - TRAVEL CENTER BUILDING ELEVATIONS
 - A106 TRASH ENCLOSURE DETAILS
 - ARCHITECTURE 7

PHILIP F. BETTENCOURT
 PARCEL 3 (A.P.N. 668-200-018)
 78-365 Highway 111, No. 432
 LA Quinta, CA 92253

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 Architecture Planning / Engineering / Project Management
 14071 Payson Dr., #2054
 Chino Hills, California 91709
 Tony Davis: (626) 709-6789
 Michael Neapolitan: (951) 231-0181
 www.alvdconsulting.com



Consulting Engineer:

NO.	DATE	DESCRIPTION

A100

PROJECT: 2018-025
 DATE: 9/4/19
 DRAWN BY: PHILIP F. BETTENCOURT
 SHEET: 1 OF 7

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	01/11/17	ISSUE FOR PERMITTING	PT
2	01/11/17	REVISIONS TO PARCEL 3	PT
3	01/11/17	REVISIONS TO PARCEL 3	PT
4	01/11/17	REVISIONS TO PARCEL 3	PT
5	01/11/17	REVISIONS TO PARCEL 3	PT
6	01/11/17	REVISIONS TO PARCEL 3	PT
7	01/11/17	REVISIONS TO PARCEL 3	PT
8	01/11/17	REVISIONS TO PARCEL 3	PT
9	01/11/17	REVISIONS TO PARCEL 3	PT
10	01/11/17	REVISIONS TO PARCEL 3	PT
11	01/11/17	REVISIONS TO PARCEL 3	PT
12	01/11/17	REVISIONS TO PARCEL 3	PT
13	01/11/17	REVISIONS TO PARCEL 3	PT
14	01/11/17	REVISIONS TO PARCEL 3	PT
15	01/11/17	REVISIONS TO PARCEL 3	PT
16	01/11/17	REVISIONS TO PARCEL 3	PT
17	01/11/17	REVISIONS TO PARCEL 3	PT
18	01/11/17	REVISIONS TO PARCEL 3	PT
19	01/11/17	REVISIONS TO PARCEL 3	PT
20	01/11/17	REVISIONS TO PARCEL 3	PT





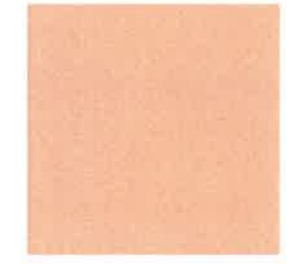
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3 Sherwin-Williams Downing Sand #2822
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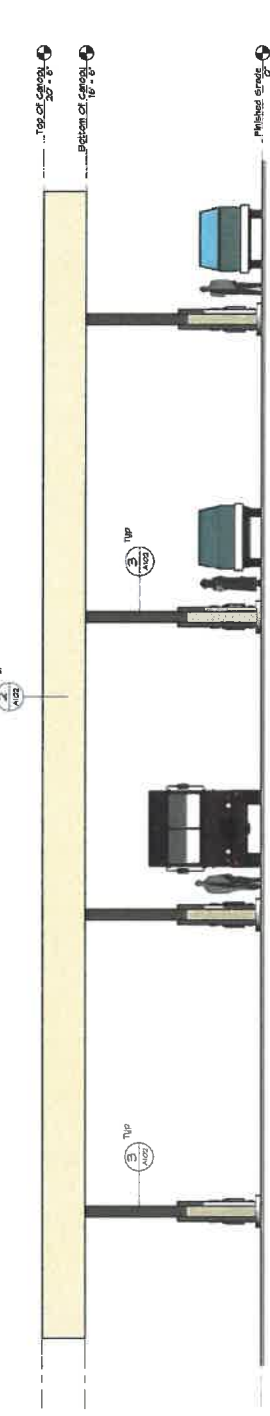
4 Sherwin-Williams Colonial Revival Tan #2828
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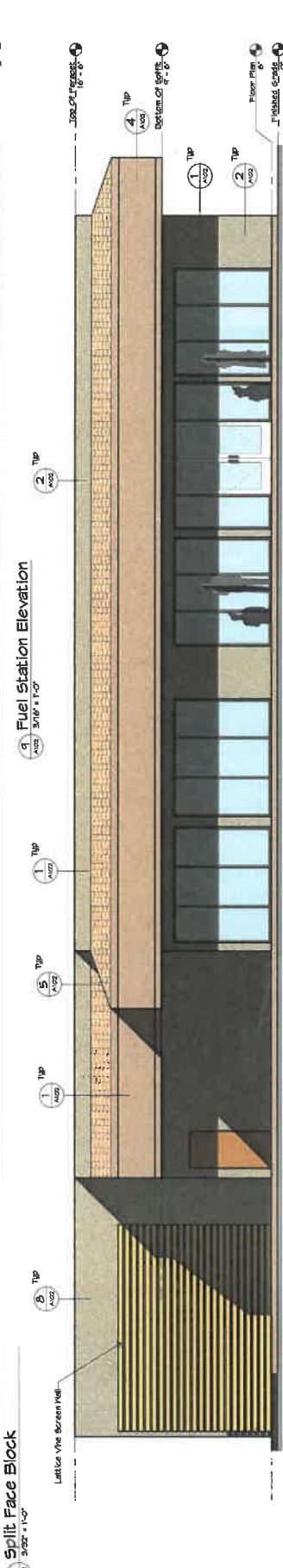
5 Boral ClayLite-Corona De Oro
 3/32" x 1'-0"



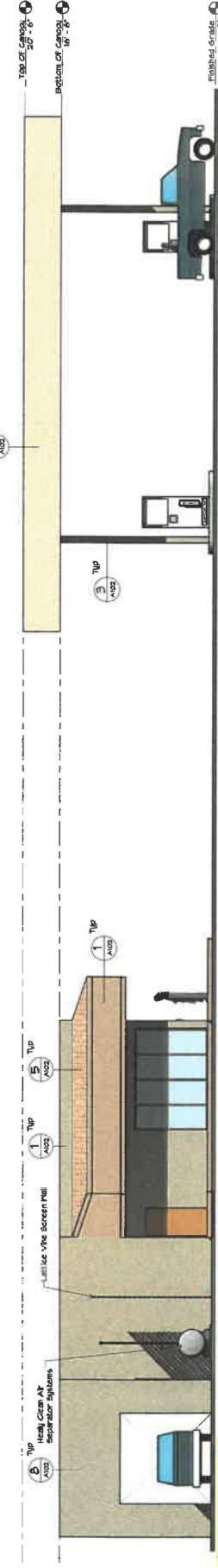
6 Split Face Block
 3'-0" x 1'-0"



Fuel Station Elevation
 3/16" x 1'-0"



C-Store Elevation
 1/4" x 1'-0"



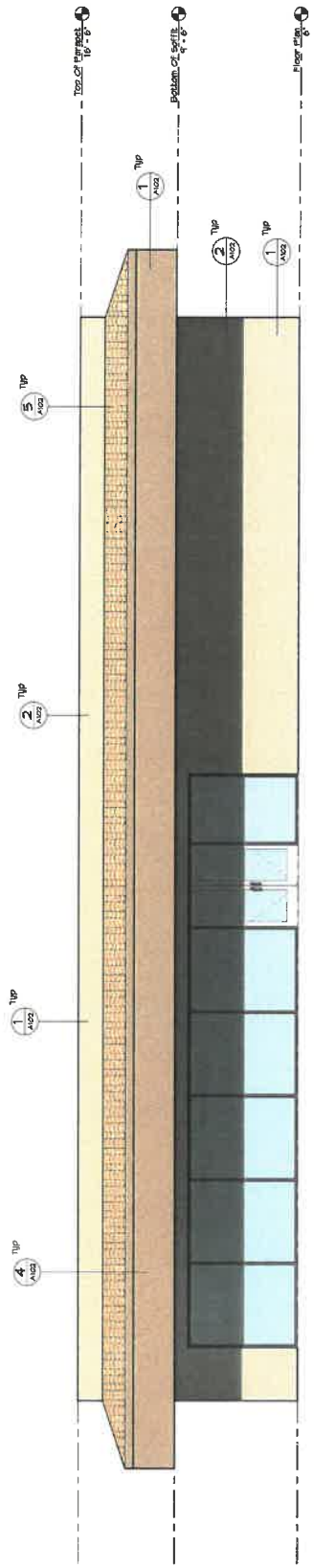
Drive Thru Carwash Elevation
 3/16" x 1'-0"



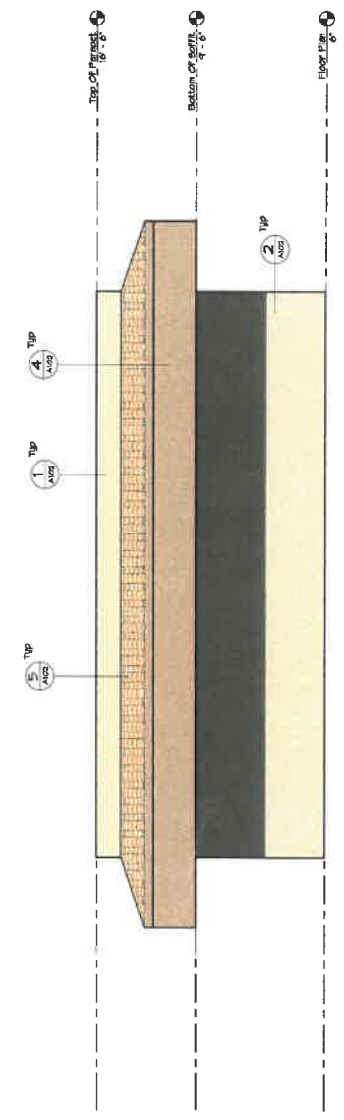
Consulting Engineer

REVISION SHEET

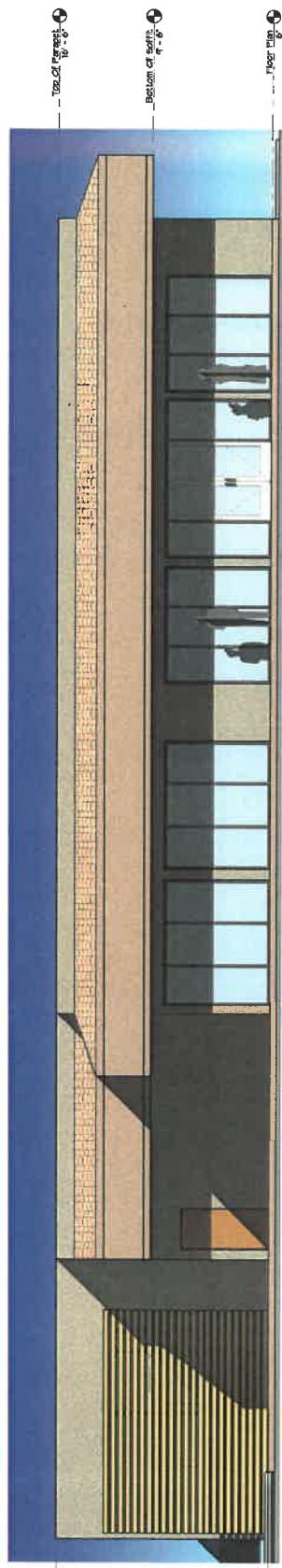
MATERIALS & COLORS CONTINUED



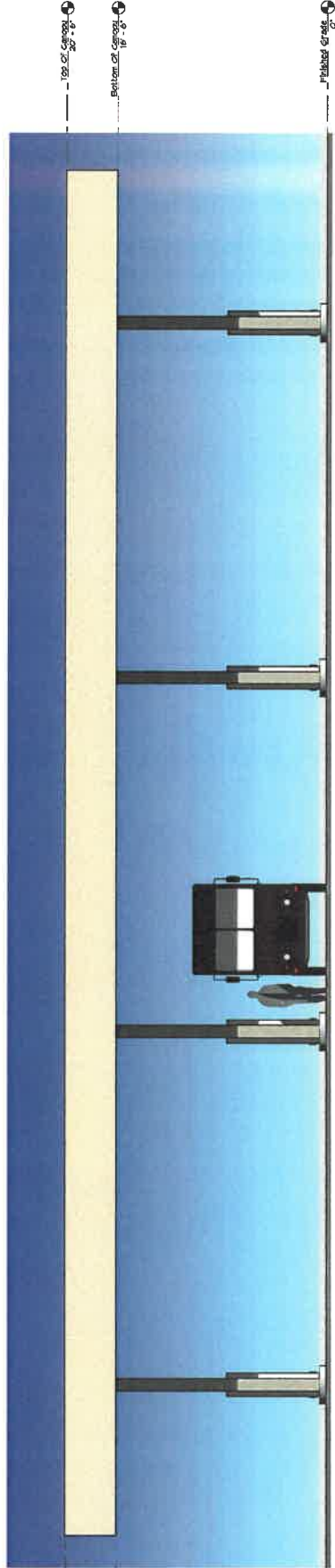
1 Retail Front Elevation



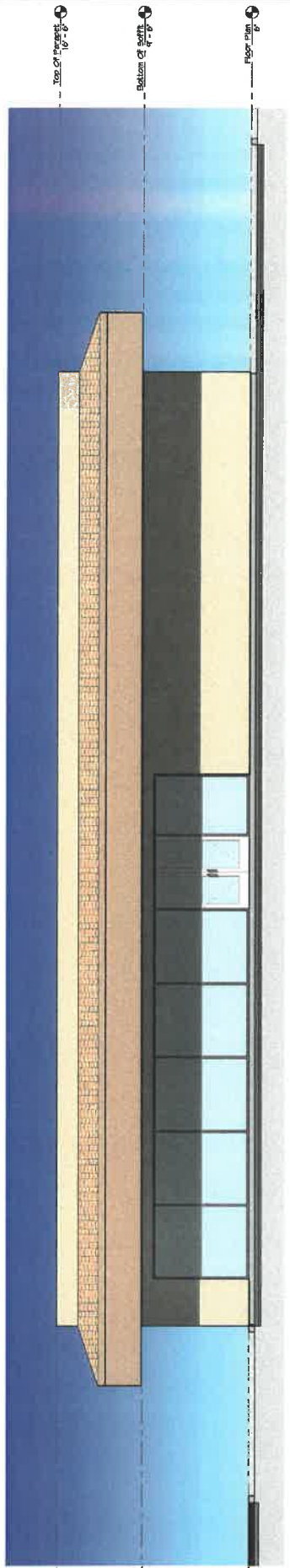
2 Retail Side Elevation



1 C-Store East Elevation
1/4" = 1'-0"



2 Fuel Station East Elevation
1/4" = 1'-0"



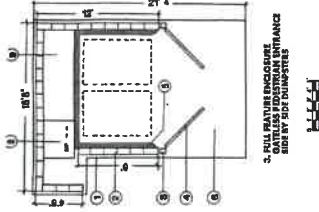
3 Retail East Elevation
1/4" = 1'-0"

PROVISIONS: _____
 OTHER: _____

CITY OF RIVERSIDE TRASH ENCLOSURE CONSTRUCTION

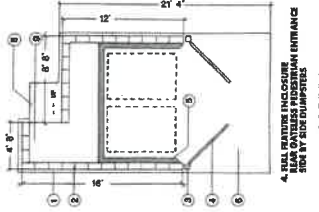
- NOTES**
1. 4" PCC foundation, extending 4" beyond enclosure walls, over 60% compacted base.
 2. 6" x 6" x 16" x 16" x 16" OK for slumped blocks, 8" high masonry walls constructed to complement surrounding architecture to Design Review Board approval.
 3. 6" square 3/16" thick steel jumbo tubes, concrete filled, 2" clearance between tube and wall.
 4. 16 gal ribbed metal pans with 2" x 2" x 1/4" steel angle iron frame and 1/2" thick concrete base @ joints.
 5. 6" x 6" PCC curb.
 6. 6" thick PCC landing pad over 60% compacted base, 4% maximum slope.
 7. Padwalk gate, constructed to standards of Construction Note 4.
 8. Access ramp (Use where raised walkway is to be installed).
 9. 6" raised PCC walkway, 36" wide (optional).
 10. Metal flange, continuously welded to gate and jamb tube.
 11. 3/16" metal plate with side bolt assembly welded in place (see detail).
 12. 1/4" x 36" PCC footing.
 13. #4 horizontal re-bar @ 32" O/C in PCC filled cells.
 14. #4 vertical re-bar @ 32" O/C in PCC filled cells.
 15. #4 re-bar continuous in footing under walls and gate openings.
 16. #4 re-bar continuous in footing under walls and gate openings.
- * Notes: The city concrete trash enclosures, built to equivalent specifications are also acceptable, if approved by the Design Review Board and/or staff.

Drawing 3 - Full Feature Enclosure, Gateless Pedestrian Entrance, Side by Side Dumpsters



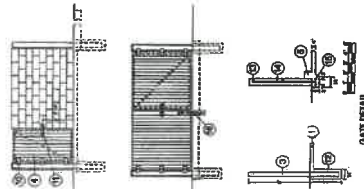
3. FULL FEATURE ENCLOSURE SIDE BY SIDE DUMPSTERS

Drawing 4 - Full Feature Enclosure Rear Gateless Pedestrian Entrance, Side by Side Dumpsters



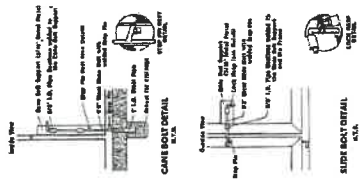
4. FULL FEATURE ENCLOSURE SIDE BY SIDE DUMPSTERS

Drawing 8 - Gate Detail



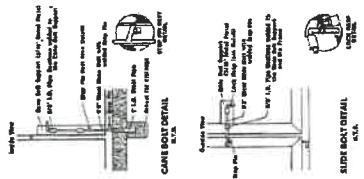
GATE DETAIL

Drawing 9 - Side Bolt Detail

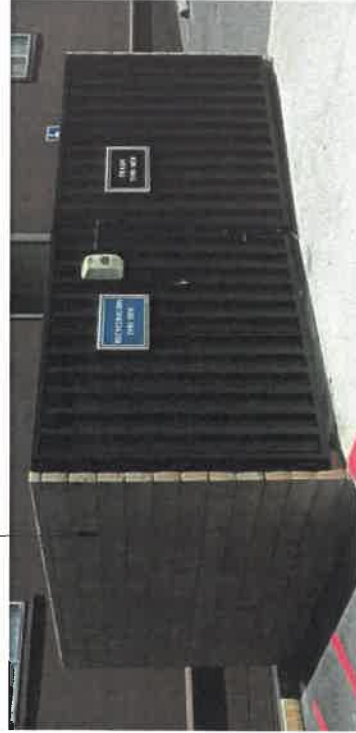


SIDE BOLT DETAIL

Drawing 9 - Side Bolt Detail



SIDE BOLT DETAIL



Trash Enclosure

NO DATE
 REVISIONS

Consulting Engineer:



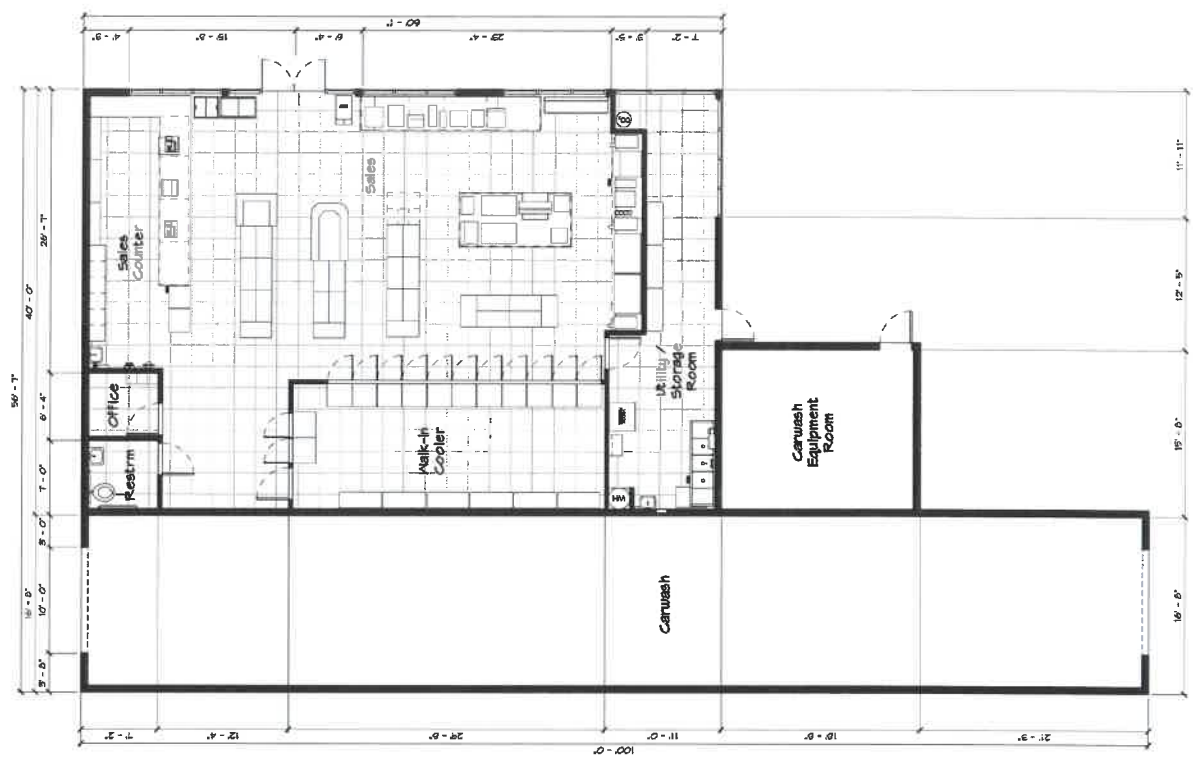
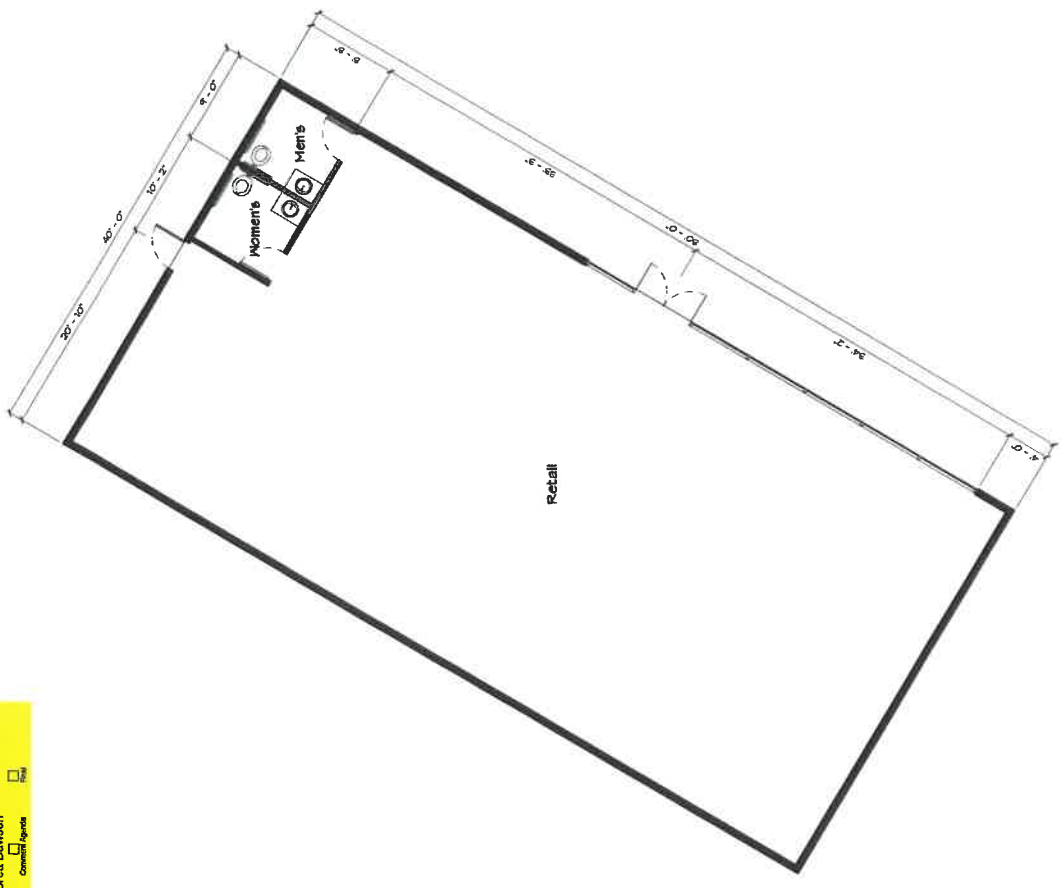
ALVD CONSULTING
 14271 Parkton Dr., #2051
 City Hills, California 91708
 Tony Davis: (626) 706-6769
 Michael Negobiano: (951) 231-0181
 www.alvdconsulting.com
 Architecture Planning / Engineering / Project Management

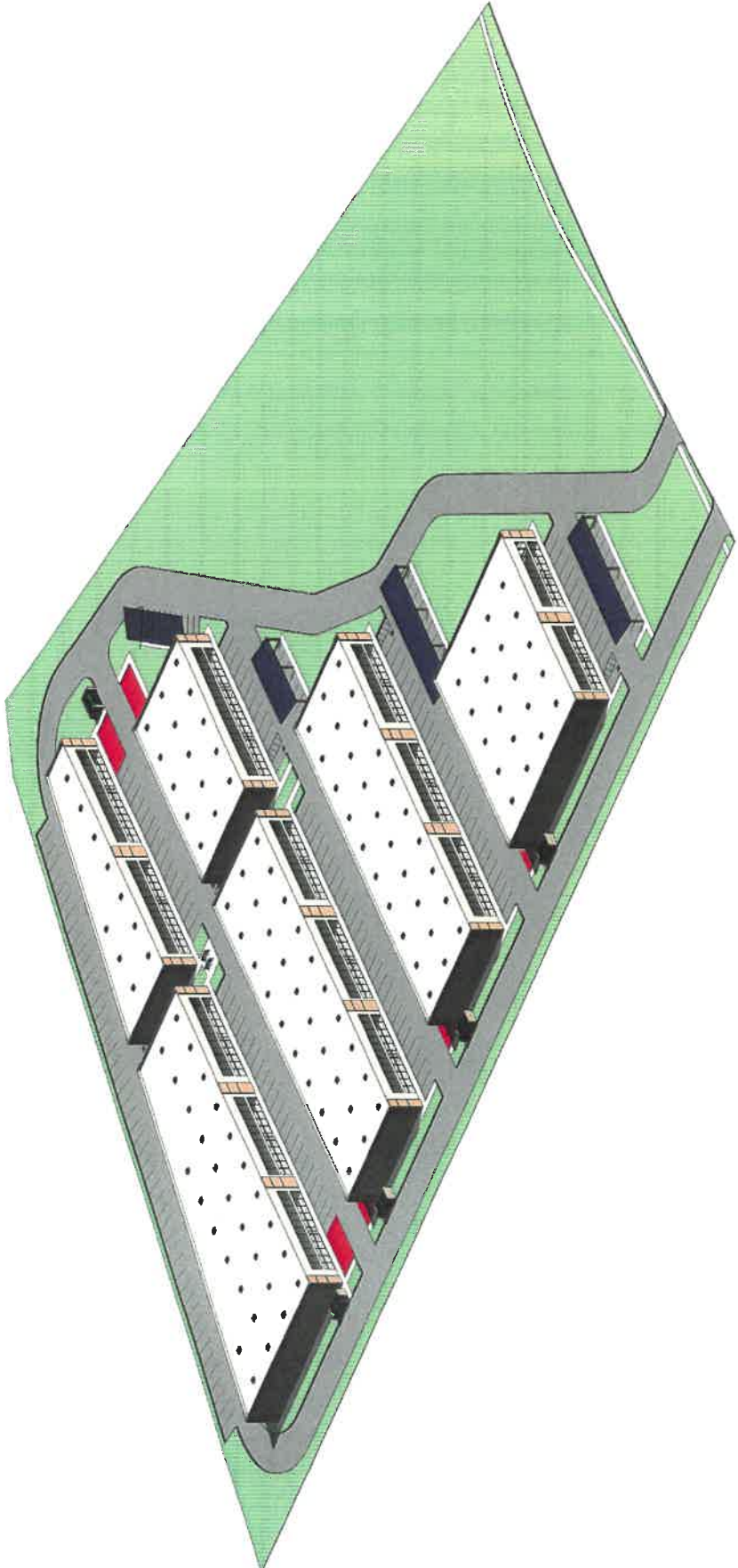
PHILIP F. BETTENCOURT
 PARCEL 3 (A.P.N. 666-200-018)
 78-365 Highway 111, No. 432
 LA Quinta, CA 92253

PROJECT: 2018-05
 SHEET: ALVD-2018-05-001

A800

CASE: CUP180007
 EXHIBIT: Exhibit C
 DATE: 9/4/19
 PLANNER: Brett Dawson
 CONSULTING ENGINEER





Parcel 1 Industrial Park Perspective

- ARCHITECTURAL
- A100 PARCEL 1 INDUSTRIAL PARK PERSPECTIVE
- A101 EXHIBIT A- ARCHITECTURAL SITE PLAN
- A102 MATERIALS & COLORS
- A103 EXHIBIT B- TYP. INDUSTRIAL BUILDING FLOOR PLAN
- A104 EXHIBIT C- TYP. INDUSTRIAL BUILDING FLOOR PLAN
- A105 EXHIBIT C- TYP. INDUSTRIAL BUILDING FLOOR PLAN
- A106 EXHIBIT C- TYP. INDUSTRIAL BUILDING FLOOR PLAN
- A107 EXHIBIT C- TYP. INDUSTRIAL BUILDING FLOOR PLAN
- A108 EXHIBIT C- TYP. INDUSTRIAL BUILDING FLOOR PLAN
- A109 EXHIBIT C- TYP. INDUSTRIAL BUILDING FLOOR PLAN
- A100 TRAIN ENCLASURE DETAILS
- ARCHITECTURAL: 11
- Created Date: 11

CASE: PPT180011
 EXHIBIT: Exhibit A
 DATE: 8/4/18
 PLANNER: Brett Dawson

NO.	DATE	DESCRIPTION

Consulting Engineer:



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 Chino Hills, California 91709
 Michael Krepplink (562) 231-0181
 www.mvdcconsulting.com

MVD CONSULTING
 Architecture Planning / Entitlements / Project Management

PARCEL 1 INDUSTRIAL PARK PERSPECTIVE
 PHILIP F. BETTENCOURT
 PARCEL 1 (A.P.N. 668-200-020)
 78-365 Highway 111, No. 432
 La Quinta, CA 92253

DATE:	2018-05
SCALE:	AS SHOWN
PROJECT:	A100
REVISED:	11/28/18
BY:	PH
DATE:	11/28/18

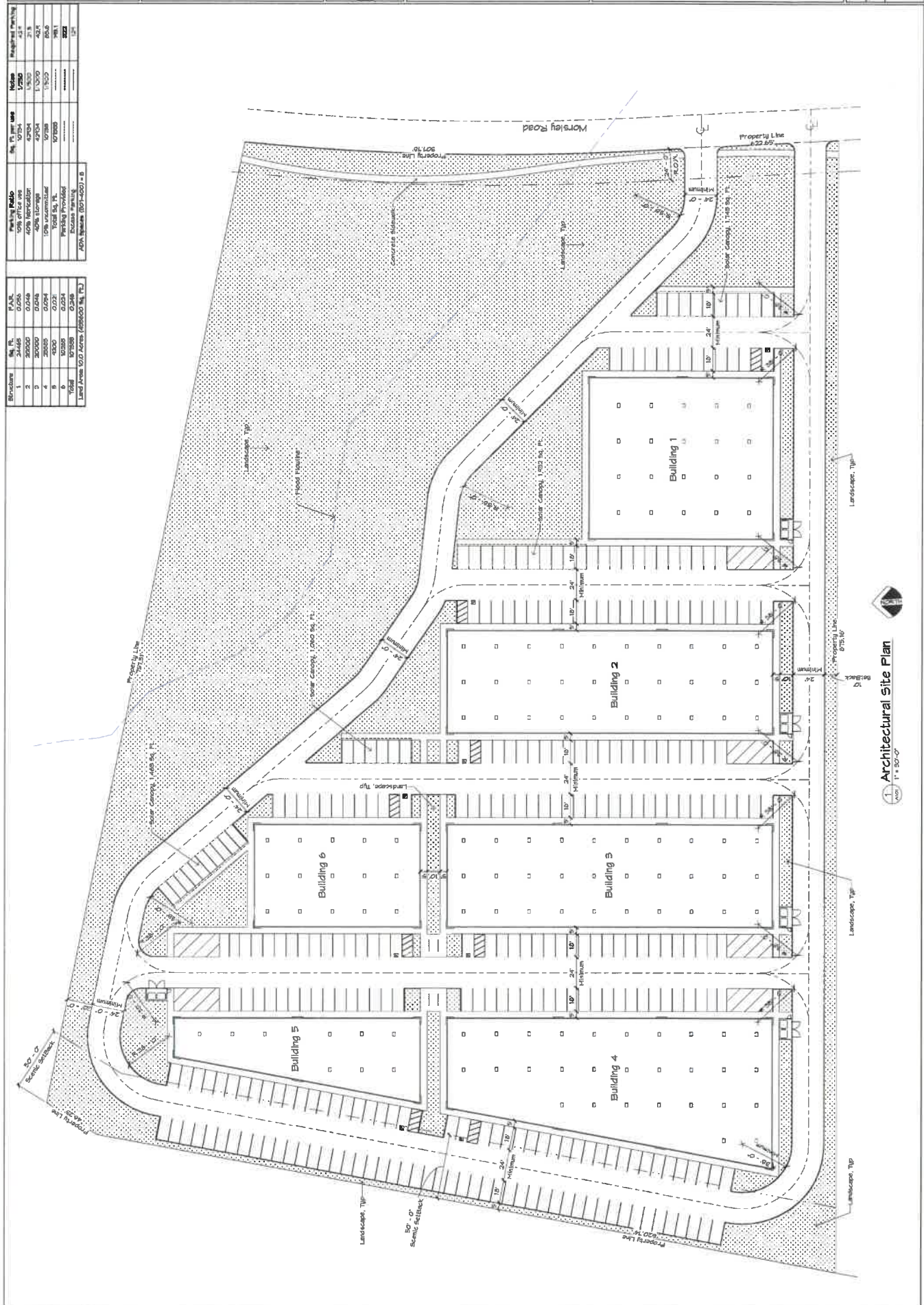
A100



Consulting Engineer

DATE	DESCRIPTION
11/25/2014	PRELIMINARY
11/25/2014	REVISED

PHILIP F. BETTENCOURT
 11/25/2014



Structure	sq. ft.	P.A.R.	Permitted Use
1	34465	0.026	Office
2	20500	0.026	Office
3	20500	0.026	Office
4	20500	0.026	Office
5	20500	0.026	Office
6	20500	0.026	Office
Total	122265	0.158	

Structure	sq. ft.	P.A.R.	Permitted Use
1	34465	0.026	Office
2	20500	0.026	Office
3	20500	0.026	Office
4	20500	0.026	Office
5	20500	0.026	Office
6	20500	0.026	Office
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Total	122265	0.158	

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3	20500	0.026	Office
4	20500	0.026	Office
5	20500	0.026	Office
6	20500	0.026	Office
Total	122265	0.158	

Land Area: 60.7 Acres (2628000 sq. ft.)

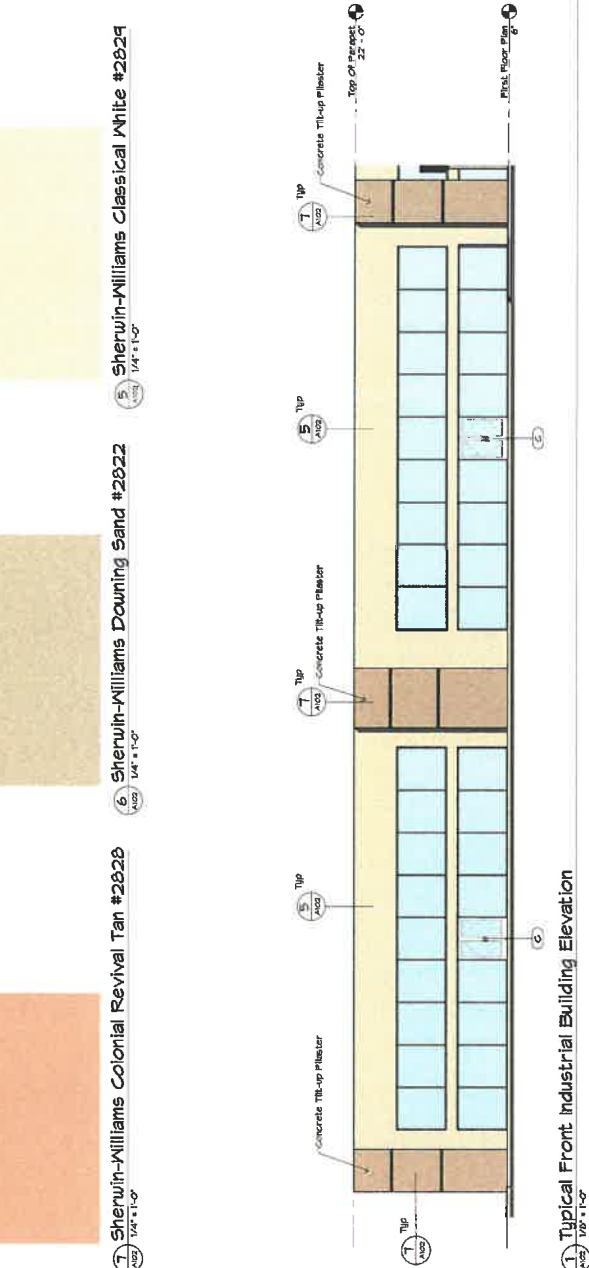
1. Boral ClearLite - Corona De Oro
1/28" x 1'-0"

2. Sherwin-Williams Colonial Revival Tan #2828
1/4" x 1'-0"

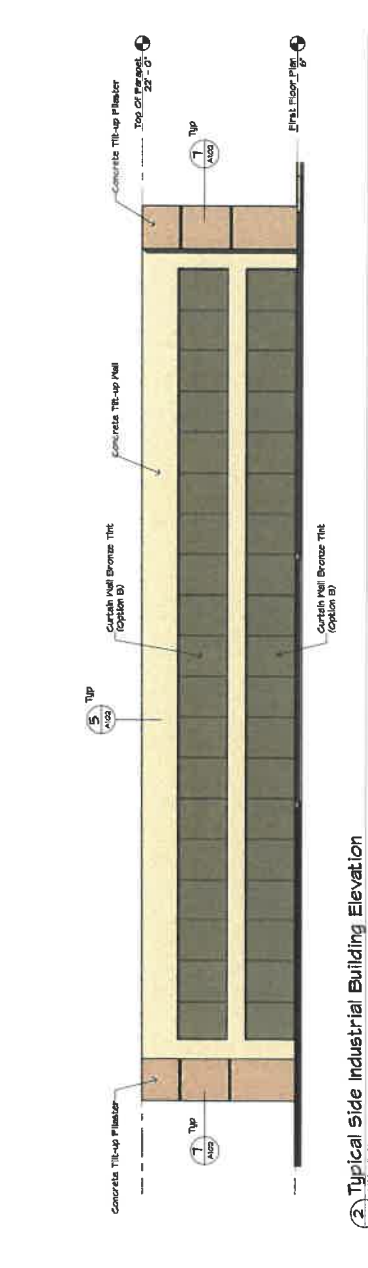
3. Sherwin-Williams Downing Sand #2822
1/4" x 1'-0"

4. Sherwin-Williams Classical White #2824
1/4" x 1'-0"

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



Typical Front Industrial Building Elevation
1/4" x 1'-0"



Typical Side Industrial Building Elevation
1/4" x 1'-0"

CASE: PPT100011
EXHIBIT: Exhibit B
DATE: 8/4/19
PLANNER: Brett Dawson
Mailing
Comment Agents



Door Schedule
Door Number
Door Size
Door Material
Door Hardware

EXHIBIT B - TYP. INDUSTRIAL BUILDING EXT. ELEV. S

PHILIP F. BETTENCOURT
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78-365 Highway 111, No. 432
LA QUIETA, CA 92253

ALVD CONSULTING
Architectural Planning / Exhibits / Project Management
14071 Payne Dr., #2051
Chino Hills, California 91709
Tommy David (626) 708-6786
Michael Repolano: (951) 231-0181
www.alvdconsulting.com



Consulting Engineer

DATE	DESCRIPTION



3 Typical North Elevation
1/8" = 1'-0"



2 Typical South Elevation
1/8" = 1'-0"



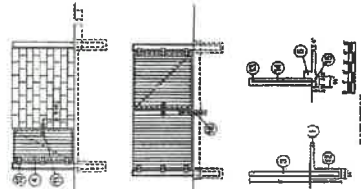
1 Typical East Elevation
1/8" = 1'-0"

PROVISIONS: _____
 OTHER: _____

CITY OF RIVERSIDE TRASH ENCLOSURE CONSTRUCTION

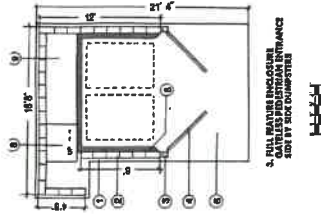
- NOTES**
1. 4" PCC foundation, extending 4' beyond exterior walls, over 60% compacted base.
 2. 6" x 8" x 16' x 8" x 16' OK for slumped blocks, 6" high masonry walls, 1/4" re-bar continuous in footing under walls and gate opening.
 3. 8" square 3/16" thick steel jumbo tubes, concrete filled, 2" clearance between tube and walls.
 4. 16 gpm blocked metal pipes with 1/2" x 1/2" x 1/2" steel angle iron frame and disconnector controlled as per plans.
 5. 6" x 6" PCC curb.
 6. 8" thick PCC leveling pad over 60% compacted base, 4% maximum slope.
 7. Foundation girth, constructed to dimensions of Construction Note 4.
 8. Access ramp (Use where raised walkway is to be installed).
 9. 8" raised PCC walkways, 36" wide (optional).
 10. Metal flange, continuously welded to gate and jumbo tube.
 11. 3/16" metal plate with slide bolt assembly welded in place (see detail).
 12. 1/4" x 3/8" PCC footing.
 13. #4 horizontal re-bar @ 32" OC in PCC filled cells.
 14. #4 re-bar continuous in footing under walls and gate opening.
 15. Footing to be cast in place.
 16. The top concrete mesh enclosure, built to engineer's specifications are also acceptable, if approved by the Design Review Board and/or staff.

Drawing 8 -- Gate Detail



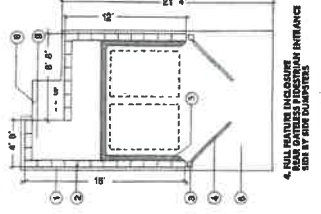
GATE DETAIL

Drawing 3 -- Full Feature Enclosure, Gateless Pedestrian Entrance, Side by Side Dumpsters



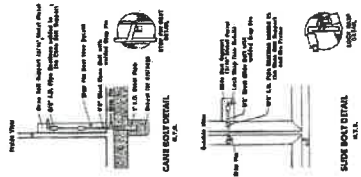
3. FULL FEATURE ENCLOSURE SIDE BY SIDE DUMPSTERS

Drawing 4 -- Full Feature Enclosure, Rear Gateless Pedestrian Entrance, Side by Side Dumpsters



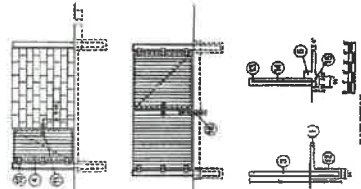
4. FULL FEATURE ENCLOSURE REAR GATELESS ENTRANCE SIDE BY SIDE DUMPSTERS

Drawing 9 -- Slide Bolt Detail



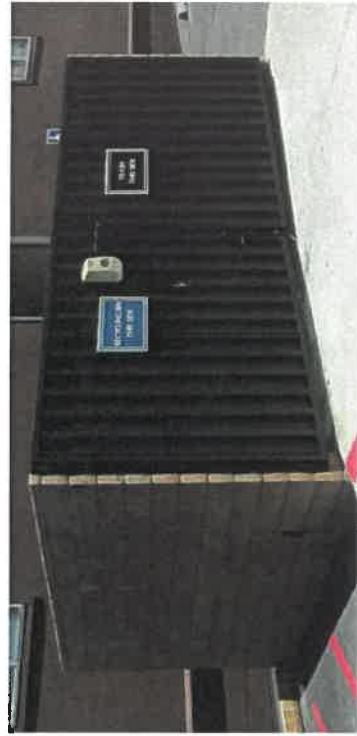
SLIDE BOLT DETAIL

Drawing 6 -- Gate Detail



GATE DETAIL

Trash Enclosure



Split Face Block
 3002 - 1' x 1'

PHOTOGRAPHIC COPY	P.S.

Consulting Engineer:

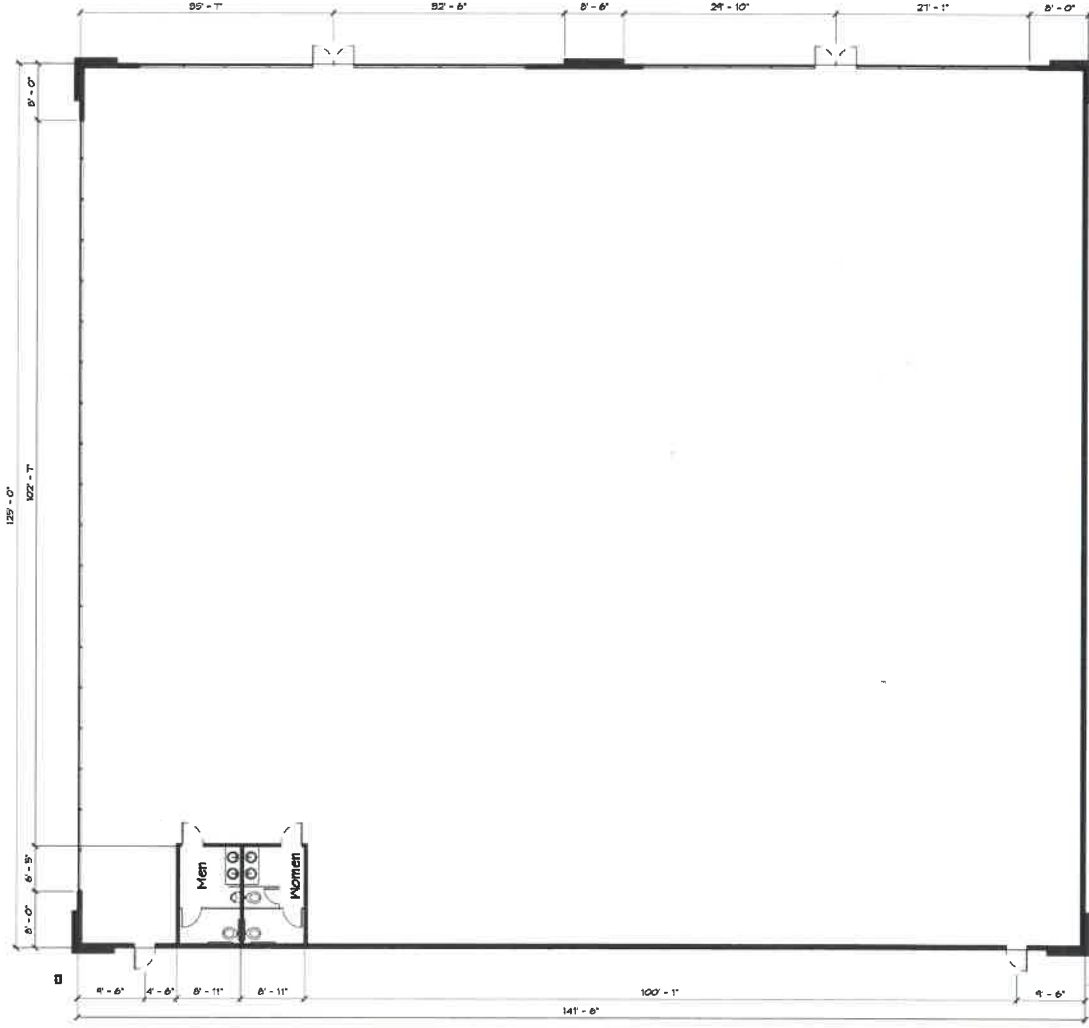


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 Chino Hills, California 91708
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 Michael Neopolitan (951) 231-0181
 www.alvdconsulting.com

EXHIBIT C - TYP. INDUSTRIAL BUILDING FLOOR PLAN
PHILIP F. BETTENCOURT
PARCEL 1 (A.P.N. 666-200-020)
78-365 Highway 111, No. 432
LA Quinta, CA 92253

DATE: 2/21/15
 SHEET NO: 116229
 ALVD PROJECT NO: 2011-026

A200
 SCALE: AS SHOWN

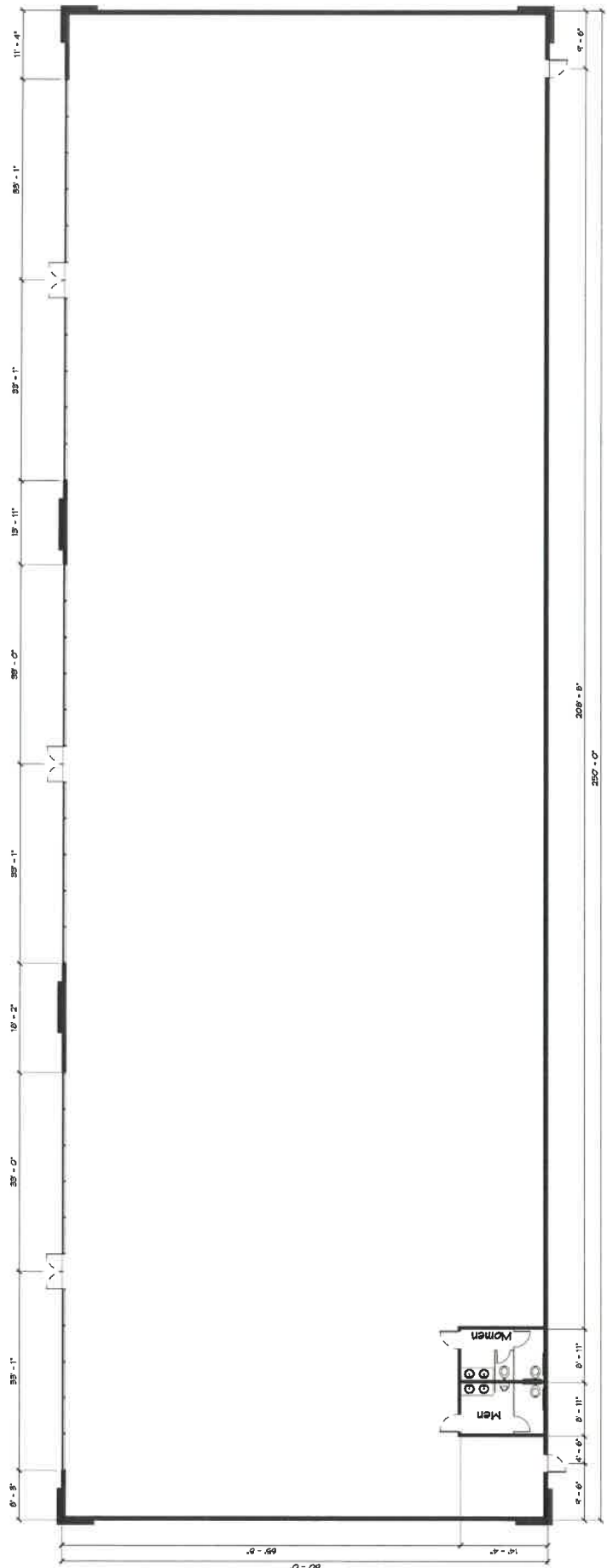


1 Building 1 Floor Plan
 1/8" = 1'-0"


 CASE: PPT180011
 EXHIBIT: EXHIBIT C
 DATE: 9/4/19
 PLANNER: Brett Dawson
 ALVD CONSULTING

EXHIBIT C-TYP. INDUSTRIAL BUILDING FLOOR PLAN

Building 2 Floor Plan



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 Chino Hills, California 91709
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Consulting Engineer:

NO.	DATE	REVISIONS

A202

ALVO

2018-05

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Chino Hills, California 91709
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Michael Napolitano: (951) 231-0181
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Consulting Engineer:

DATE	DESCRIPTION

1 Building 3 Floor Plan
1/8" = 1'-0"

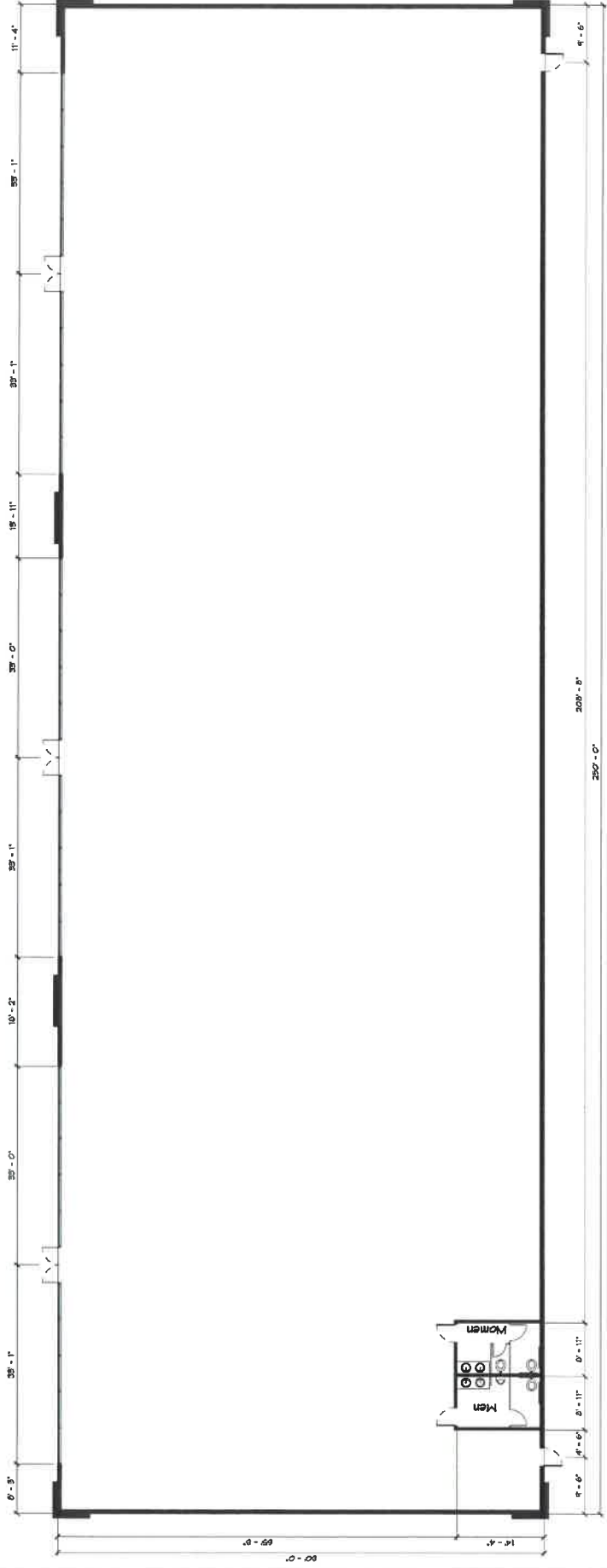


EXHIBIT C - TYP. INDUSTRIAL BUILDING FLOOR PLAN
PHILIP F. BETTENCOURT
PARCEL 1 (A.P.N. 668-200-020)
78-365 Highway 111, No. 432
La Quinta, CA 92253

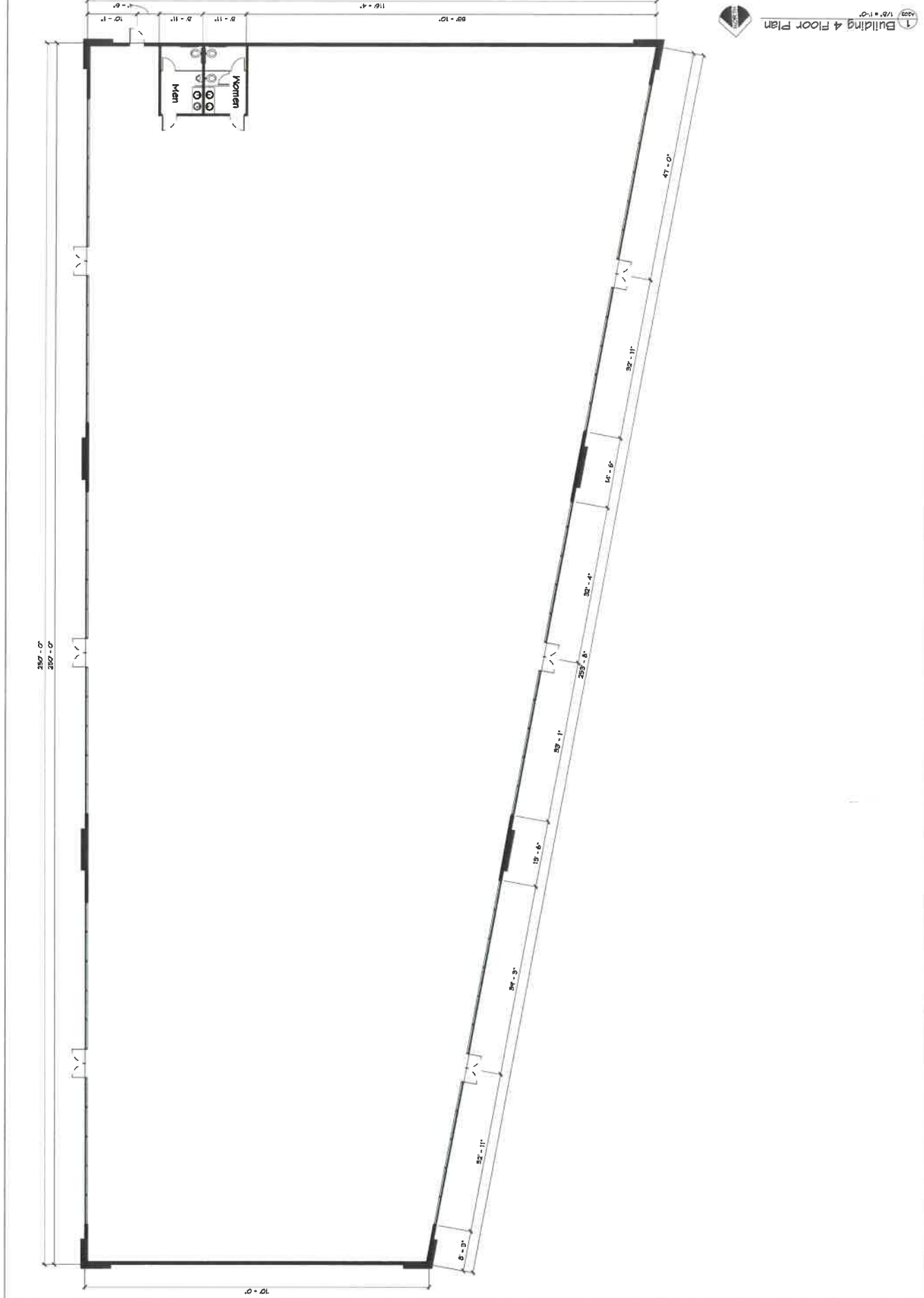
ALVD CONSULTING
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14071 Peyton Dr. #2051
Chino Hills, California 91708
Chris Hill: (929) 799-6789
Tommy Davis: (929) 799-6789
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Consisting Engineer

TABLE OF CONTENTS

NO.	DESCRIPTION	DATE



Building 4 Floor Plan
1/8" = 1'-0"

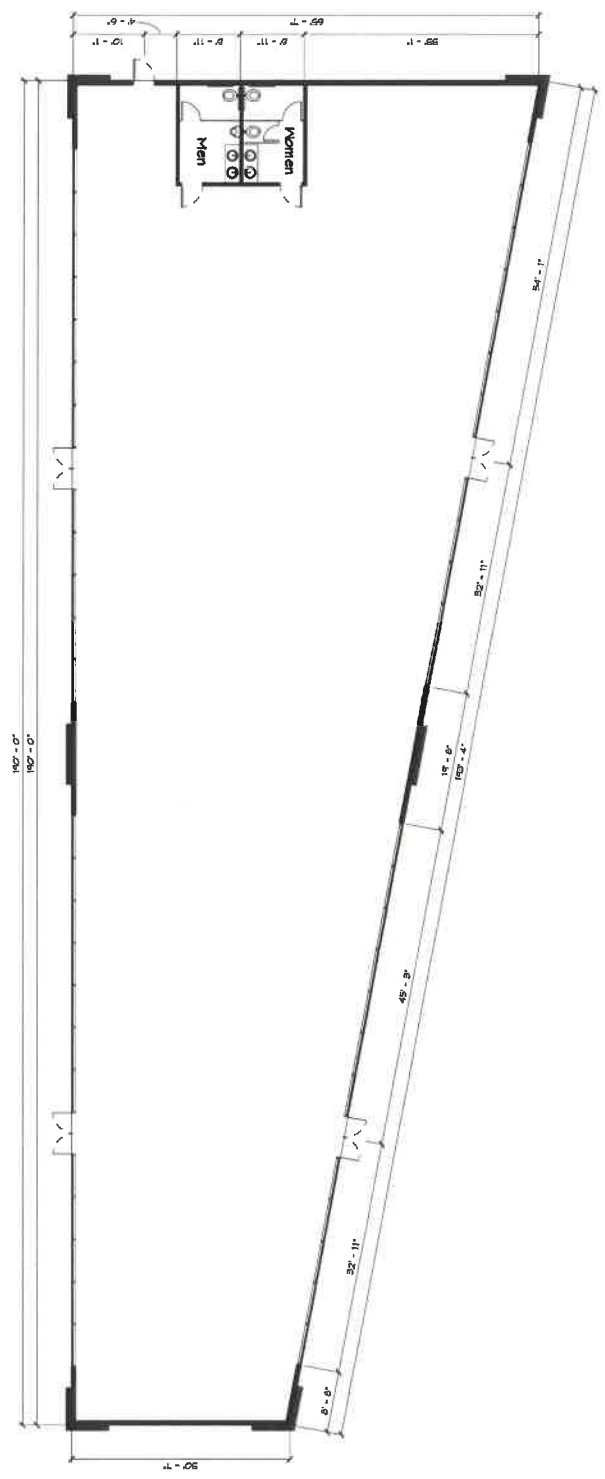
PHILIP F. BETTENCOURT
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Consulting Engineer

1 Building 5 Floor Plan 1/8" = 1'-0"



NO.	DATE	DESCRIPTION

NO. DATE	REVISION

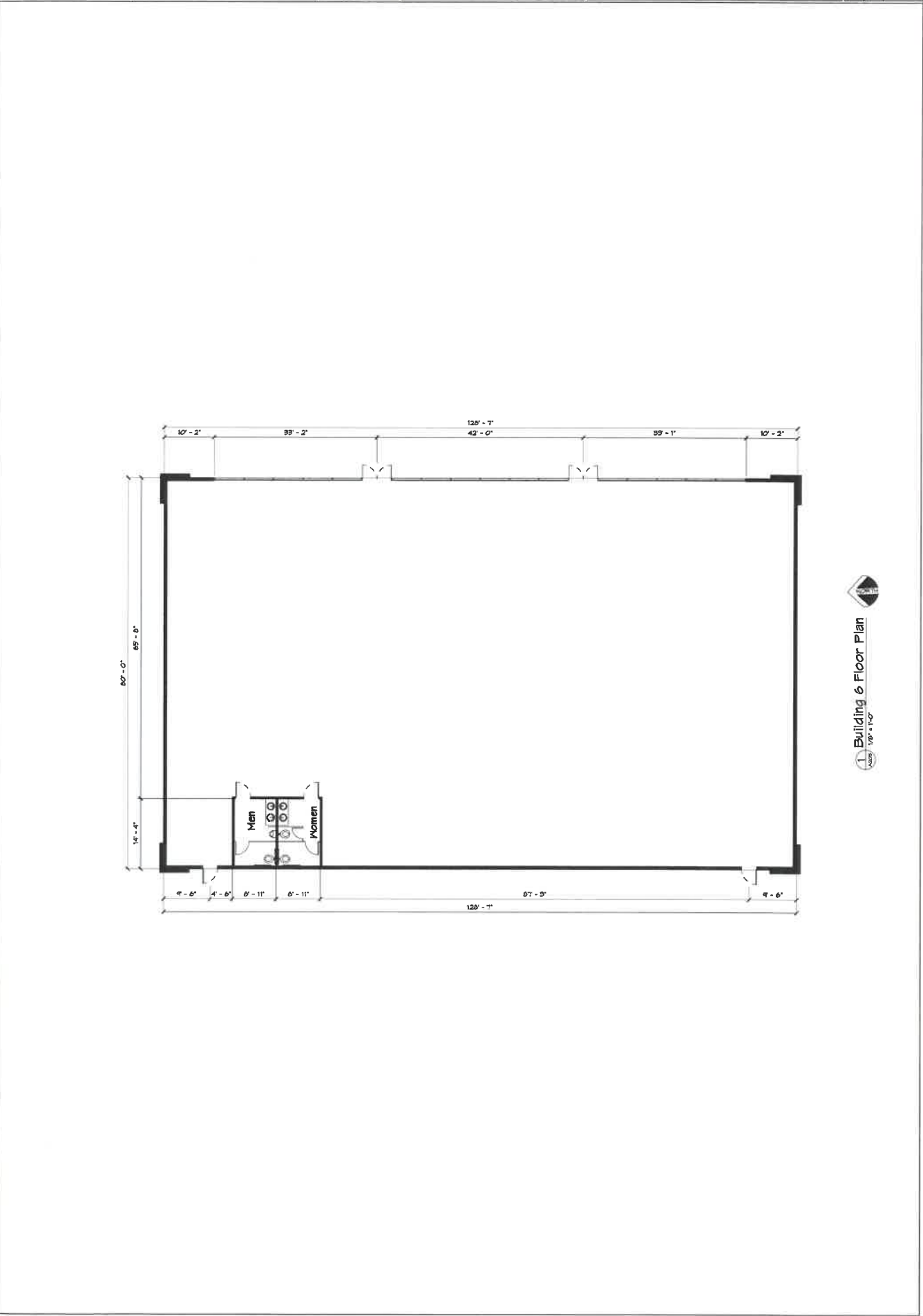
Consulting Engineer:



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 Chino Hills, California 91709
 Tony Davis: (929) 705-6789
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PHILIP F. BETTENCOURT
 ARCHITECT (A.P.N. 668-200-020)
 78-365 Highway 111, No. 432
 La Grima, CA 92253

DATE: 2010-05
 PROJECT: INDUSTRIAL BLDG #2
 ALVD
 SHEET: **A205**

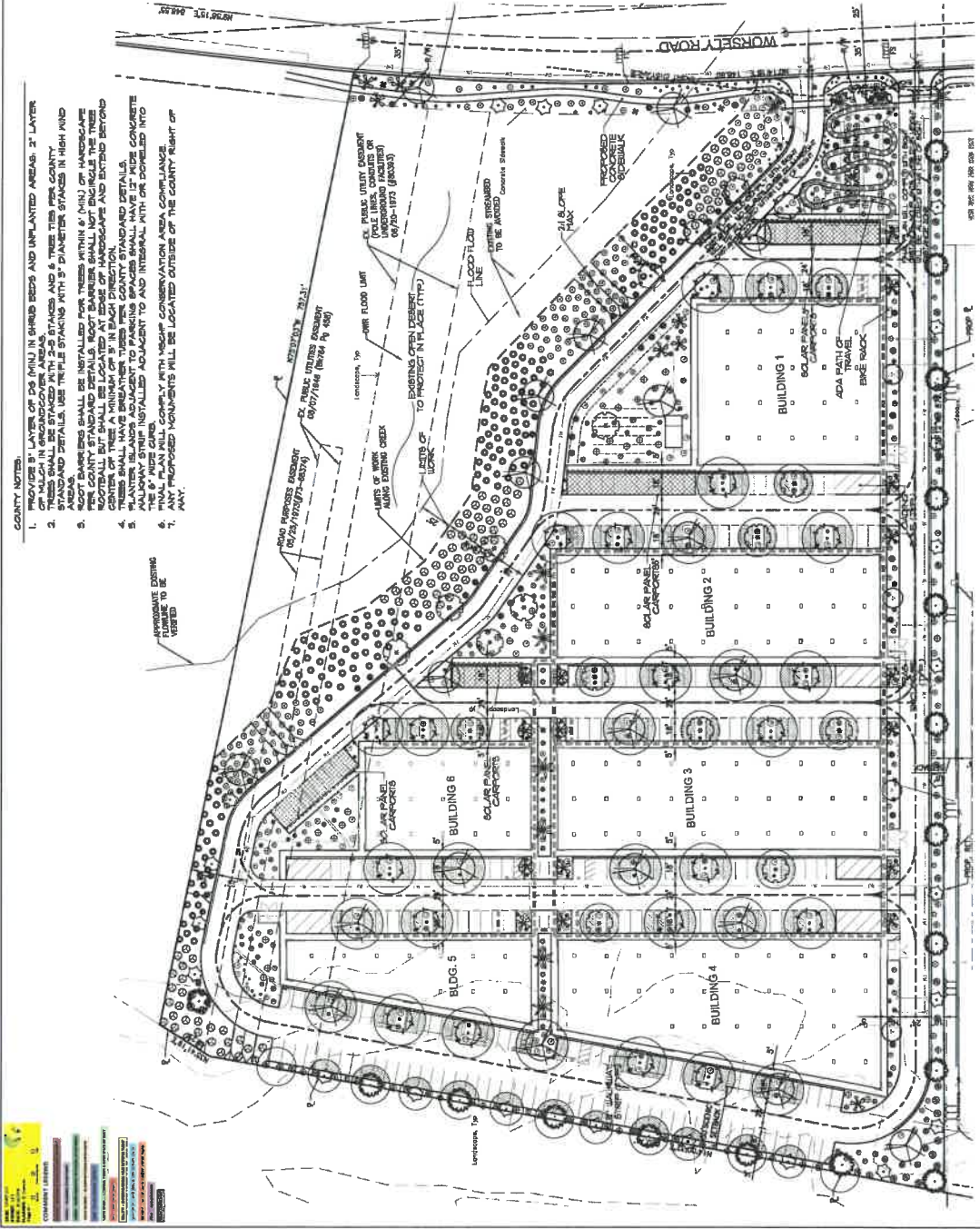


- COUNTY NOTES:**
1. PROVIDE 2" LAYER OF 24 (MIN) IN SHRED BEDS AND UNPLANTED AREAS. 3" LAYER OF MULCH IN SOFTSCAPE AREAS.
 2. THE MINIMUM SPACING BETWEEN TREES SHALL BE 10 FEET. THE MINIMUM SPACING BETWEEN TREES WITH 2" DIAMETER SPACES IN HIGH WIND AREAS.
 3. SCOT BERRY TREES SHALL BE INSTALLED FOR THESE AREAS (MIN) OF HARDSCAPE. ROOTBALL SHALL BE LOCATED AT EACH CORNER OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 3' IN EACH DIRECTION.
 4. PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" KIDS CONCRETE PLANTER STRIP INSTALLED ADJACENT TO AND INTEGRAL WITH OR DOWNEID INTO APPROVED EXISTING CURB.
 5. FINAL PLAN SHALL COMPLY WITH WASH. CONSERVATION AREA COMPLIANCE.
 6. ANY PROPOSED MONUMENTS WILL BE LOCATED OUTSIDE OF THE COUNTY RIGHT OF WAY.

PLANT LEGEND

SPACINGS	CITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACINGS	REMARKS	MATERIAL USE
18"	1	PLUM LANCEA	PLUM LANCEA	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
24"	2	FRAXINUS BENTAMIANA	FRAXINUS BENTAMIANA	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
24"	3	QUERCUS VARIANNA	QUERCUS VARIANNA	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
24"	4	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
24"	5	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
24"	6	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
24"	7	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
24"	8	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
24"	9	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
24"	10	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD

SPACINGS	CITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACINGS	REMARKS	MATERIAL USE
18"	11	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
18"	12	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
18"	13	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
18"	14	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
18"	15	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
18"	16	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
18"	17	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
18"	18	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
18"	19	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD
18"	20	QUERCUS LAEVIS	QUERCUS LAEVIS	24" BOX	AS SHOWN	SINGLE TRUNK	OS MOD



CABE: PPT100011
 EXHIBIT: Exhibit L
 DATE: 9/4/19
 PLANNER: Brett Dawson
 CONSULTANT: [Logo]

LANDSCAPE CONCEPT PLAN
 INDUSTRIAL PARK DESERT HOT SPRINGS, CA
 VAN DORPE-BETTENCOURT FAMILY PROPERTIES

Hermann Design Group
 7740 S. STATE RD. SUITE 102
 PALM DESERT, CA 92211
 LEN 3744 3923
 PH (760) 773-9131
 FAX (760) 773-9132

LPI

DATE: 9/4/19



NO.	DATE	REVISION	DESCRIPTION

Consulting Engineer:

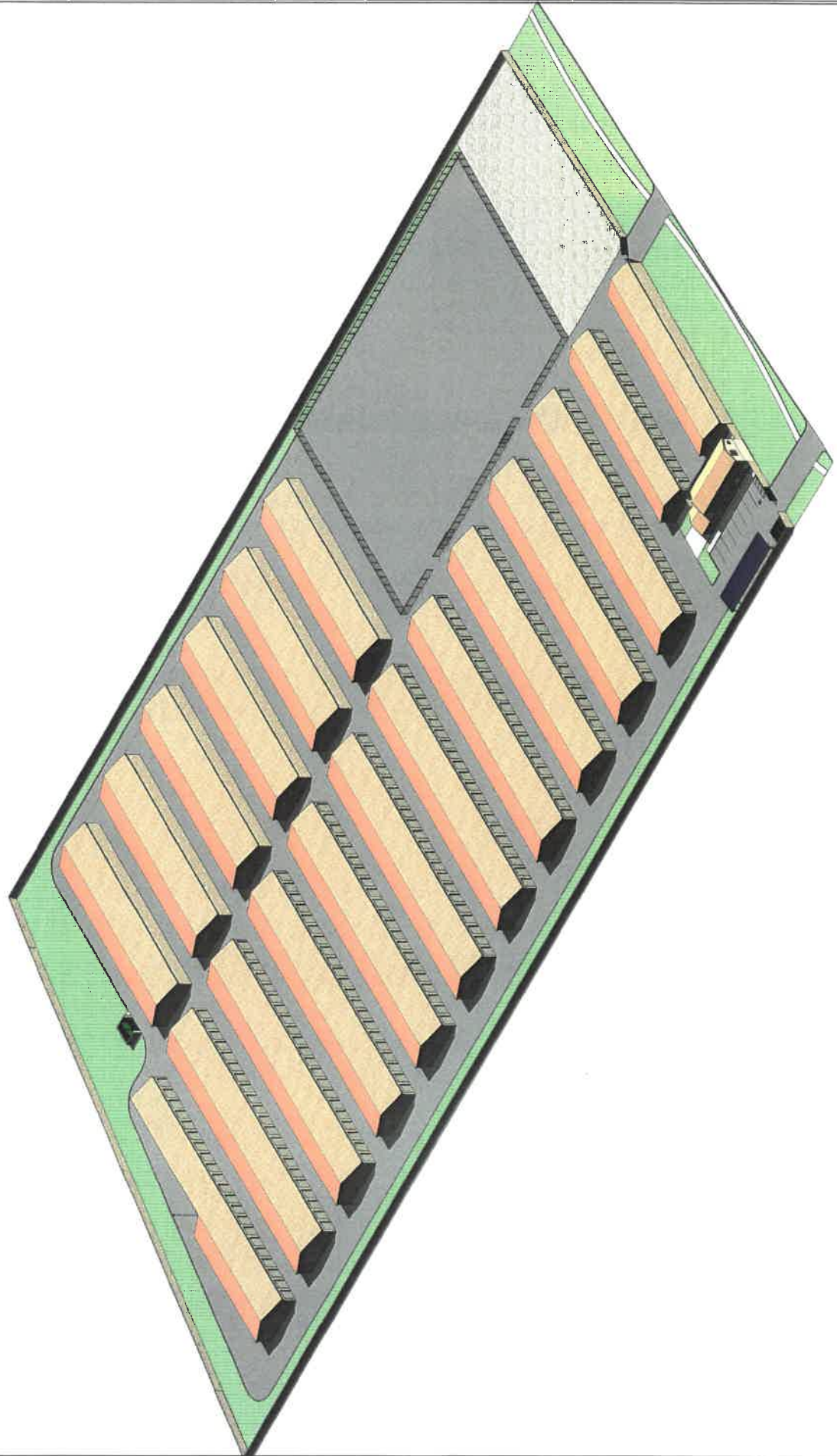


PLD CONSULTING
 14071 Payson Dr., #2051
 Chino Hills, California 91709
 Michael Neumann: (951) 231-0181
 Tony Chiu: (951) 788-8788
 www.pldconsulting.com

PROPERTY C SELF STORAGE PERPECTIVE
 PHILIP F. BETTENCOURT
 PROPERTY C (A.P.N. 668-200-008)
 78-365 Highway 111, No. 432
 La Quinta, CA 92253

DATE: 2019-05
 DRAWING NO: 1102009
 SHEET: 002/024
 ALVP

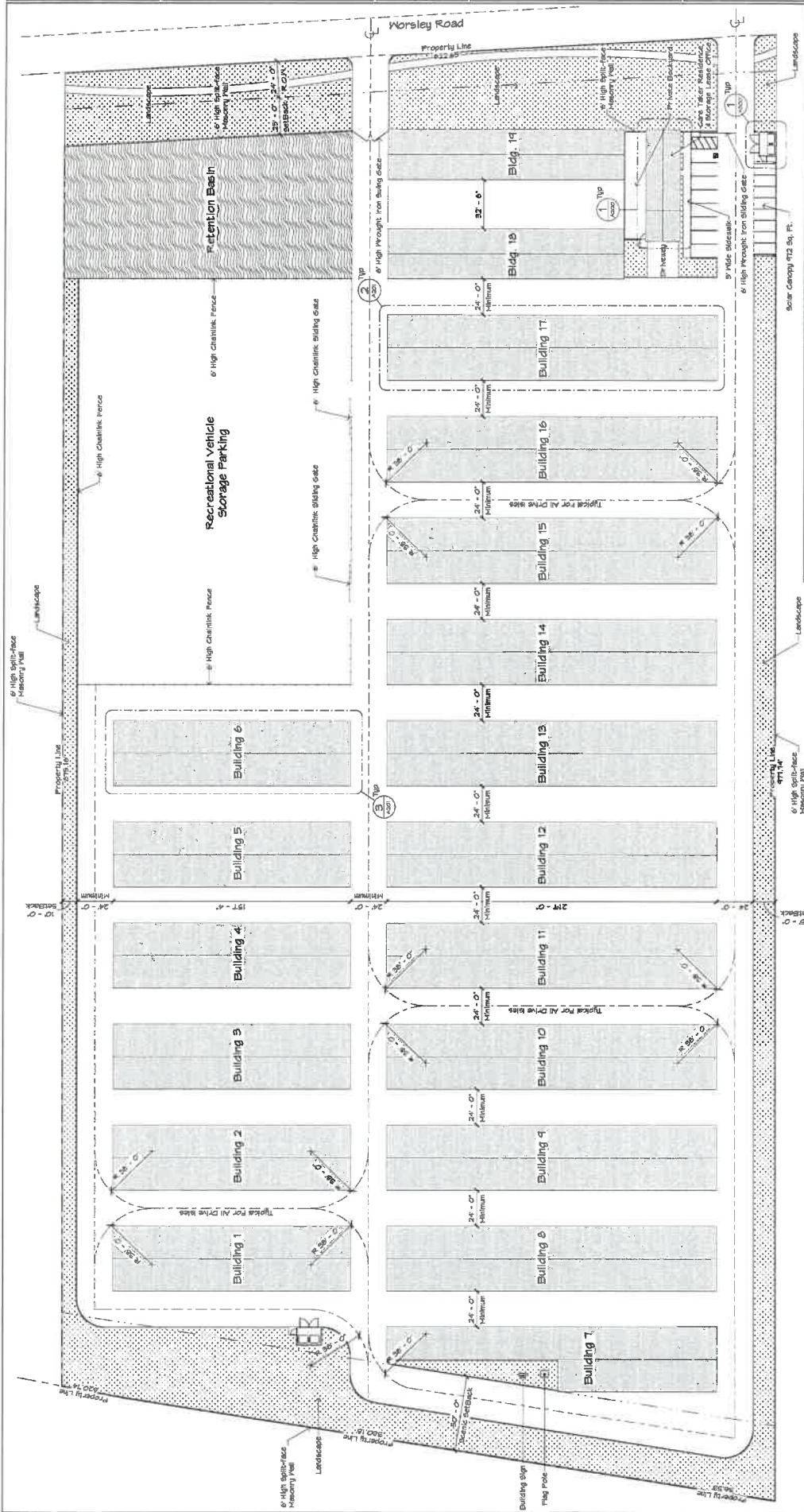
A100



- ARCHITECTURAL
- A100 PROPERTY C SELF STORAGE PERPECTIVE
- A101 EXHIBIT A- ARCHITECTURAL SITE PLAN
- A102 MATERIALS & COLORS
- A103 ROBERT C TYPICAL BUILDING FLOOR PLAN
- A104 ROBERT C TYPICAL BUILDING SECTION
- A105 EXHIBIT B- TYP SELF STORAGE BLDG. INT. BULKY
- A106 TRASH ENCLOSURE DETAILS
- ARCHITECTURAL T

Property C Self Storage Perpective

CASE: PPT180012
 EXHIBIT: Exhibit A
 DATE: 9/4/19
 PLANNER: Brett Dawson
 Modeling Construction Agency



SELF-STORAGE FACILITY
 Floor Area, Ratio and Parking Requirements

Structure	Dimensions	Floor Area (sq. ft.)	F.A.R.	Parking Ratio	Comments/Notes
Building 1	40'-0" x 117'-4"	4,708	0.215	1	
Building 2	40'-0" x 117'-4"	4,708	0.215	1	
Building 3	40'-0" x 117'-4"	4,708	0.215	1	
Building 4	40'-0" x 117'-4"	4,708	0.215	1	
Building 5	40'-0" x 117'-4"	4,708	0.215	1	
Building 6	40'-0" x 117'-4"	4,708	0.215	1	
Building 7	40'-0" x 117'-4"	4,708	0.215	1	
Building 8	40'-0" x 117'-4"	4,708	0.215	1	
Building 9	40'-0" x 117'-4"	4,708	0.215	1	
Building 10	40'-0" x 117'-4"	4,708	0.215	1	
Building 11	40'-0" x 117'-4"	4,708	0.215	1	
Building 12	40'-0" x 117'-4"	4,708	0.215	1	
Building 13	40'-0" x 117'-4"	4,708	0.215	1	
Building 14	40'-0" x 117'-4"	4,708	0.215	1	
RECREATIONAL VEHICLE STORAGE					
RETENTION BASIN					
TOTAL		65,312	2.87	14	

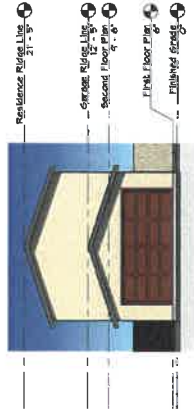
Architectural Site Plan
 A101 1" = 30'-0"

SELF-STORAGE FACILITY
 Floor Area, Ratio and Parking Requirements

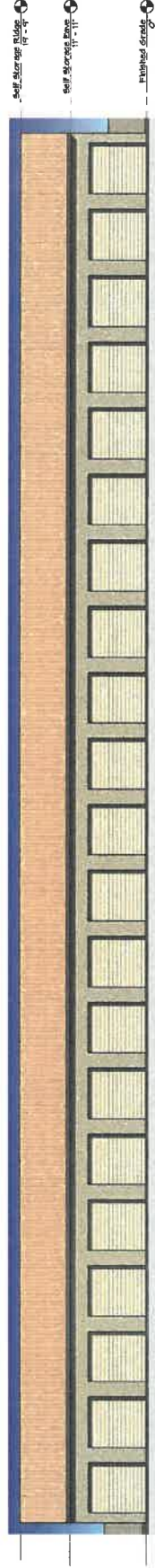
Structure	Dimensions	Floor Area (sq. ft.)	F.A.R.	Parking Ratio	Comments/Notes
Building 1	40'-0" x 117'-4"	4,708	0.215	1	
Building 2	40'-0" x 117'-4"	4,708	0.215	1	
Building 3	40'-0" x 117'-4"	4,708	0.215	1	
Building 4	40'-0" x 117'-4"	4,708	0.215	1	
Building 5	40'-0" x 117'-4"	4,708	0.215	1	
Building 6	40'-0" x 117'-4"	4,708	0.215	1	
Building 7	40'-0" x 117'-4"	4,708	0.215	1	
Building 8	40'-0" x 117'-4"	4,708	0.215	1	
Building 9	40'-0" x 117'-4"	4,708	0.215	1	
Building 10	40'-0" x 117'-4"	4,708	0.215	1	
Building 11	40'-0" x 117'-4"	4,708	0.215	1	
Building 12	40'-0" x 117'-4"	4,708	0.215	1	
Building 13	40'-0" x 117'-4"	4,708	0.215	1	
Building 14	40'-0" x 117'-4"	4,708	0.215	1	
RECREATIONAL VEHICLE STORAGE					
RETENTION BASIN					
TOTAL		65,312	2.87	14	



2 Care Taker Front Building Elevation
1/8" = 1'-0"



4 Care Taker Side Building Elevation
1/8" = 1'-0"



3 Typical self storage Building Elevation
1/8" = 1'-0"



1 Typical self storage Side Building Elevation
1/8" = 1'-0"

EXHIBIT B - TYP. SELF STORAGE BLDG. EXT. ELEV.
 PHILIP F. BETTENCOURT
 PROPERTY C (A.P.N. 668-200-008)
 78-365 Highway 111, No. 432
 LA Quinta, CA 92253

ALVD CONSULTING
 14071 Palom Dr., #2051
 Chino Hills, California 91709
 Tony Davis (626) 709-6788
 Michael Neopolitan (951) 231-0181
 www.alvdconsulting.com
 Architecture Planning / Endorsements / Project Management



Consulting Engineer

4/2/2016 09:57AM

A600

2016-05
 11/2/2016
 ALVD
 SHEET

SYMBOL	DESCRIPTION	SIZE	SPECIES	REMARKS	MATERIAL
○	OTONICAL WINE GARDEN WINE	8 GAL	AS SHOWN	FALL 1 BUSH	03 LOR
○	TRAILING INDIAN BUSH	8 GAL	AS SHOWN	FALL 1 BUSH	03 NED
○	CARESSA N. YUKON GARNET	8 GAL	AS SHOWN	FALL 1 BUSH	03 NED
○	GREEN CARPET TROPICAL PLANT	8 GAL	AS SHOWN	FALL 1 BUSH	03 NED
○	VALLEY FLOUNDER PLANT	8 GAL	AS SHOWN	FALL 1 BUSH	03 NED

- BRANDS, CITY, DESCRIPTION**
- APPROX. 5' X 3' BOLLIER COLOR CRESTA CONTACT: EQUIPMENT BOLLIER CO. 800-867-8811
 - APPROX. 2' X 3' BOLLIER COLOR CRESTA EQUIPMENT BOLLIER CO. 800-867-8811
 - APPROX. 2' X 1' BOLLIER COLOR CRESTA PH: (877) 763-7628
 - 6" VINYL CRUSHED ROCK - COLOR, TEXTURE BROWN
 - 8" X 8" HINDS 5/8" - COLOR BRONSTONE NOTE: IN ALL PLANTER AREAS

COUNTY NOTES:

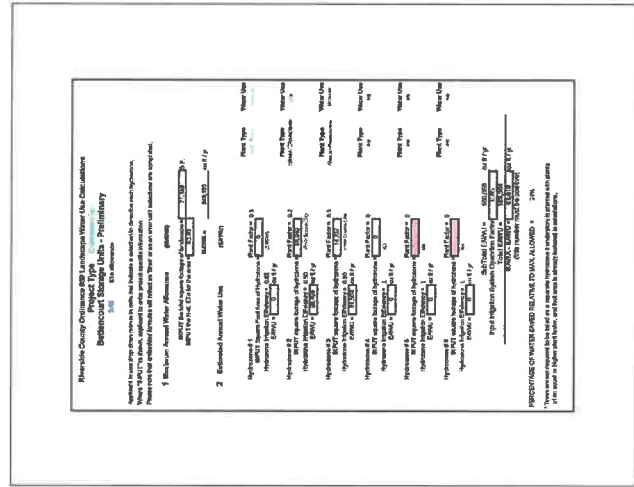
1. PROVIDE 5' LAYER OF MULCH (MIN) IN BRUSH BEDS AND UNPLANTED AREAS, 2" LAYER OF DG IN GROUNDOVER AREAS.
2. TREES SHALL BE STAKED WITH 2-5 STAKES AND 6 TREE TIES PER COUNTY STANDARDS.
3. STANDARD DETAILS USE TRIPLE STAKING WITH 6" DIAMETER STAKES IN HIGH WIND AREAS.
4. PLANTER ISLANDS SHALL BE INSTALLED FOR TREES WITHIN 6" MIN OF HANDSCAPE PER COUNTY STANDARD DETAILS. ROOT BARRIERS SHALL NOT ENCIRCLE THE TREE FOOTBALL BUT SHALL BE LOCATED AT EDGE OF HANDSCAPE AND EXTEND BEYOND TREE CANOPY.
5. TREES SHALL HAVE BREADTHEN TUBES PER COUNTY STANDARD DETAILS.
6. PLANTER ISLANDS ADJACENT TO PARKING SPACES SHALL HAVE 12" WIDE CONCRETE CURB. 6" WIDE CURB SHALL BE INSTALLED ADJACENT TO AND INTERNAL WITH OR CORRELL INTO THE 6" WIDE CURB.
7. FINAL PLAN WILL COMPLY WITH HSCOP CONSERVATION AREA COMPLIANCE.
8. ANY PROPOSED JOINTMENTS WILL BE LOCATED OUTSIDE OF THE COUNTY RIGHT OF WAY.

IRRIGATION SPECIFICATIONS:

- THE FOLLOWING ITEMS WILL BE INCORPORATED INTO THE FINAL IRRIGATION DESIGN PLAN AND SPECIFICATIONS
- SHARED WATER MAINS SHALL BE 18" DIA WITH ACCESS TO REAL-TIME ET (MINIMUM 18" DIA)
 - MASTER VALVE AND FLOW SENSOR (EXCEPT FOR PRIVATE RESIDENTIAL LOTS)
 - RAIN SENSING DEVICE
 - PRESSURE REGULATOR (IF NEEDED)
 - HYDROZONES WILL BE PROPERLY DESIGNATED
 - INSTRUCTIONS TO BE PROVIDED TO OPERATE AND MAINTAIN THE SYSTEM
 - SURFACE OR LOW-VOLUME IRRIGATION WILL BE USED FOR IRREGULARLY SHAPED AREAS, OR AREAS LESS THAN 10 FEET IN WIDTH.

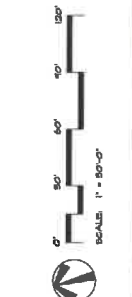
LANDSCAPE ARCHITECT STATEMENT:

PRIOR TO PROJECT CONSTRUCTION, I AGREE TO SUBMIT A COMPLETE LANDSCAPE CONSTRUCTION DOCUMENT PACKAGE WITHIN THE SPECIFIED TIME FRAME. THE CONSTRUCTION DOCUMENT PACKAGE SHALL BE REVIEWED BY THE COUNTY TO ENSURE COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL ORDINANCE NO. 2015-09 (ORDINANCE 2015-09, ORDINANCE 481). PROJECT CONDITIONS OF APPROVAL AND IN SUBSTANTIAL COMPLIANCE WITH THE REQUIREMENTS OF THE LOCAL ORDINANCE NO. 2015-09 (ORDINANCE 2015-09, ORDINANCE 481). THE PLAN SHOULD BE REVISED, PLANS MAY BE SUBJECT TO CHANGE. THE MAINTENANCE ENTITY FOR ORNITH AND OPPOSITE (ROW) LANDSCAPE AREAS.



HERMANN DESIGN GROUP
 7777
 SUITE 102
 PALM DESERT, CA
 92211
 LCV 254.453.8020
 PH (760) 777-9131
 FAX (760) 777-9132

DATE: 4/23/19



LANDSCAPE CONCEPT PLAN

STORAGE UNIT FACILITY DESERT HOT SPRINGS, CA
 VAN DORPE-BETTENCOURT FAMILY PROPERTIES

REVISIONS	DATE	DESCRIPTION

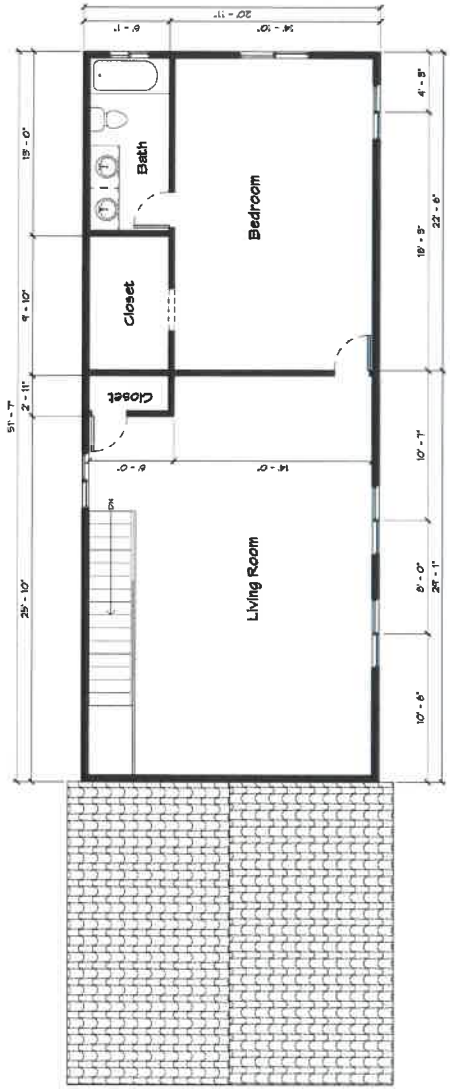
Consulting Engineer



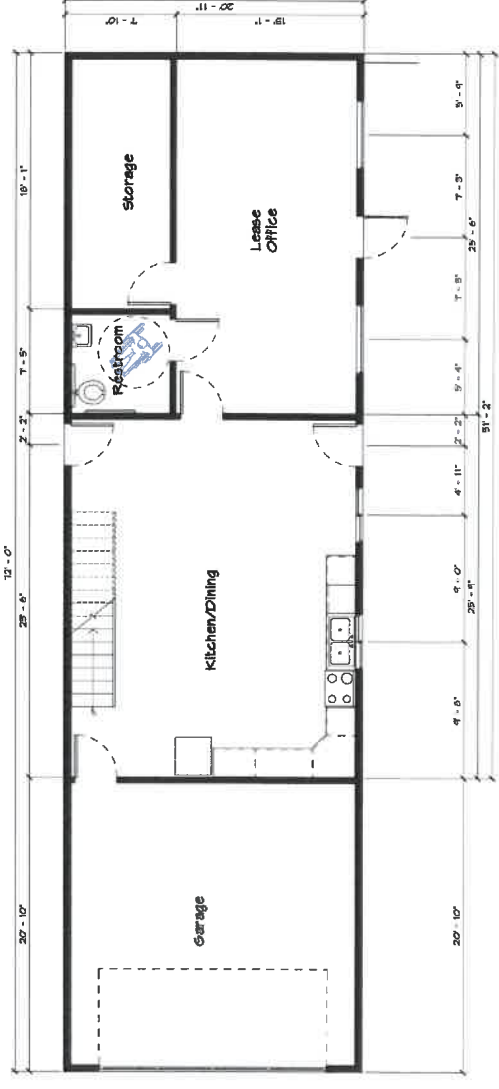
ALVD CONSULTING
 14071 Payson Dr. #2251
 Chino Hills, California 91709
 Tony Clark (626) 709-6789
 Michael Spolansky (951) 231-0181
 www.alvdconsulting.com
 Architecture Planning / Entitlements / Project Management

PHILIP F. BETTENCOURT
 PROPERTY C (A.P.N. 668-200-008)
 78-365 Highway 111, No. 432
 La Grinda, CA 92253

2010-05
 ALVD
 SHEET
A200



2 Care Taker Second Floor Plan
 1/4" = 1'-0"



1 Care Taker First Floor Plan
 1/4" = 1'-0"

CASE: PPT180012
 EXHIBIT: Exhibit C
 DATE: 9/4/19
 PLANNER: Brett Dawson
 CITY: CONSULTING

REVISION	DATE	DESCRIPTION

Consulting Engineer

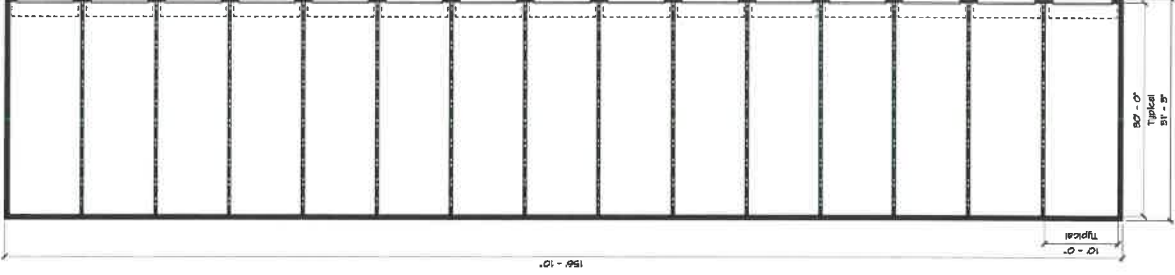


ALVD CONSULTING
 14071 Peyton Dr., #2051
 Chino Hills, California 91708
 Tony Davis (928) 709-8758
 Michael Neupert (951) 231-0181
 www.alvdconsulting.com
 Architects Planning / Enhancements / Project Management

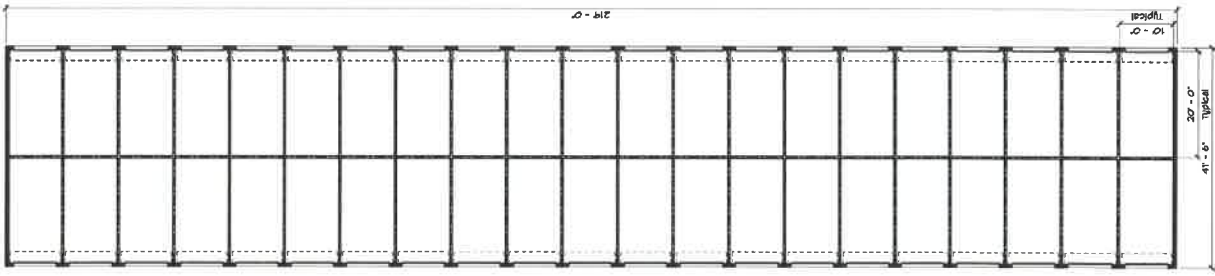
PHILIP F. BETTENCOURT
 PROPERTY C (A.P.N. 668-200-008)
 78-365 Highway 111, No. 432
 La Quinta, CA 92253

2016-08
 11/22/16
 12/22/16
 ALVD
 A201

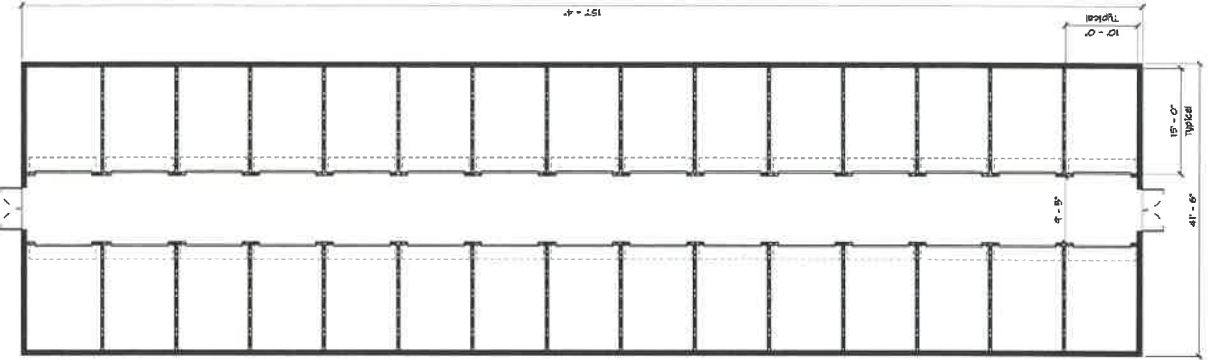
EXHIBIT C TYPICAL BUILDING FLOOR PLAN



1 Typical 10x30' Self Storage Building Floor Plan
 1/8" = 1'-0"



2 Typical 10x20' Self Storage Building Floor Plan
 3/32" = 1'-0"



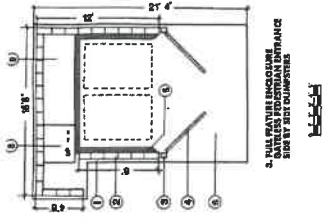
3 Typical 10x15' Self Storage Building Floor Plan
 1/8" = 1'-0"

PROVISIONS: _____
 OTHER: _____

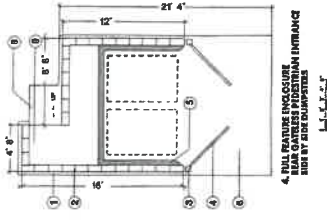
CITY OF RIVERSIDE TRASH ENCLOSURE CONSTRUCTION NOTES

1. 4" PCC foundation, extending 4" beyond enclosure walls, over 60% compacted base.
 2. 6" x 8" x 16" (6" x 6" x 16" OK for slumped blocks, 6" high masonry walls completed base.
 3. 6" x 8" x 16" (6" x 6" x 16" OK for slumped blocks, 6" high masonry walls completed base) to complement surrounding architecture to Design Review Board approval.
 4. 6" square 3/16" thick steel jamb tubes, concrete filled, 2" clearance between tube and wall.
 5. 16 ga ribbed metal gates with 2" x 2" 1/4" steel angle iron frame and 1/2" x 1/2" x 1/4" stainless steel weld up joints.
 6. 6" x 6" PCC curb.
 7. Pedestrian gate, constructed to standards of Construction Note A.
 8. Access ramp (use where raised roadway is to be installed).
 9. 6" raised PCC walkway, 3/8" wide (optional).
 10. Metal hinges, continuously welded to gate and jamb tube.
 11. 3/16" metal plate with slide bolt assembly welded in place (see detail).
 12. 1/4" x 3/8" PCC footing.
 13. #4 horizontal re-bar.
 14. #4 vertical re-bar @ 32" OC in PCC block cells.
 15. #4 re-bar continuous in footing under walls and gate openings.
 16. Core bolt and zinc bolt assemblies (see detail assembly).
- Design Review Board approval is required for all construction notes. All construction notes are also acceptable, if approved by the Design Review Board and/or staff.

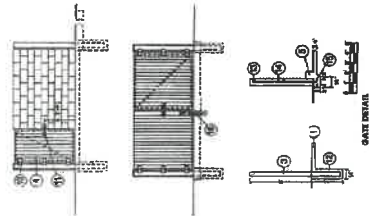
Drawing 3 - Rail Feature Enclosure, Gateless Pedestrian Entrance, Side by Side Dumpsters



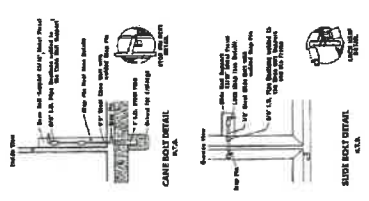
Drawing 4 - Rail Feature Enclosure Rear Gateless Pedestrian Entrance, Side by Side Dumpsters



Drawing 8 - Gate Detail



Drawing 9 - Slide Bolt Detail



Trash Enclosure

A800

DATE: 11/25/08
 DRAWN BY: ALVD

TRASH ENCLOSURE DETAILS
 PHILIP F. BETTENCOURT
 PROPERTY C (A.P.N. 668-200-008)
 78-365 Highway 111, No. 432
 La Quinta, CA 92258

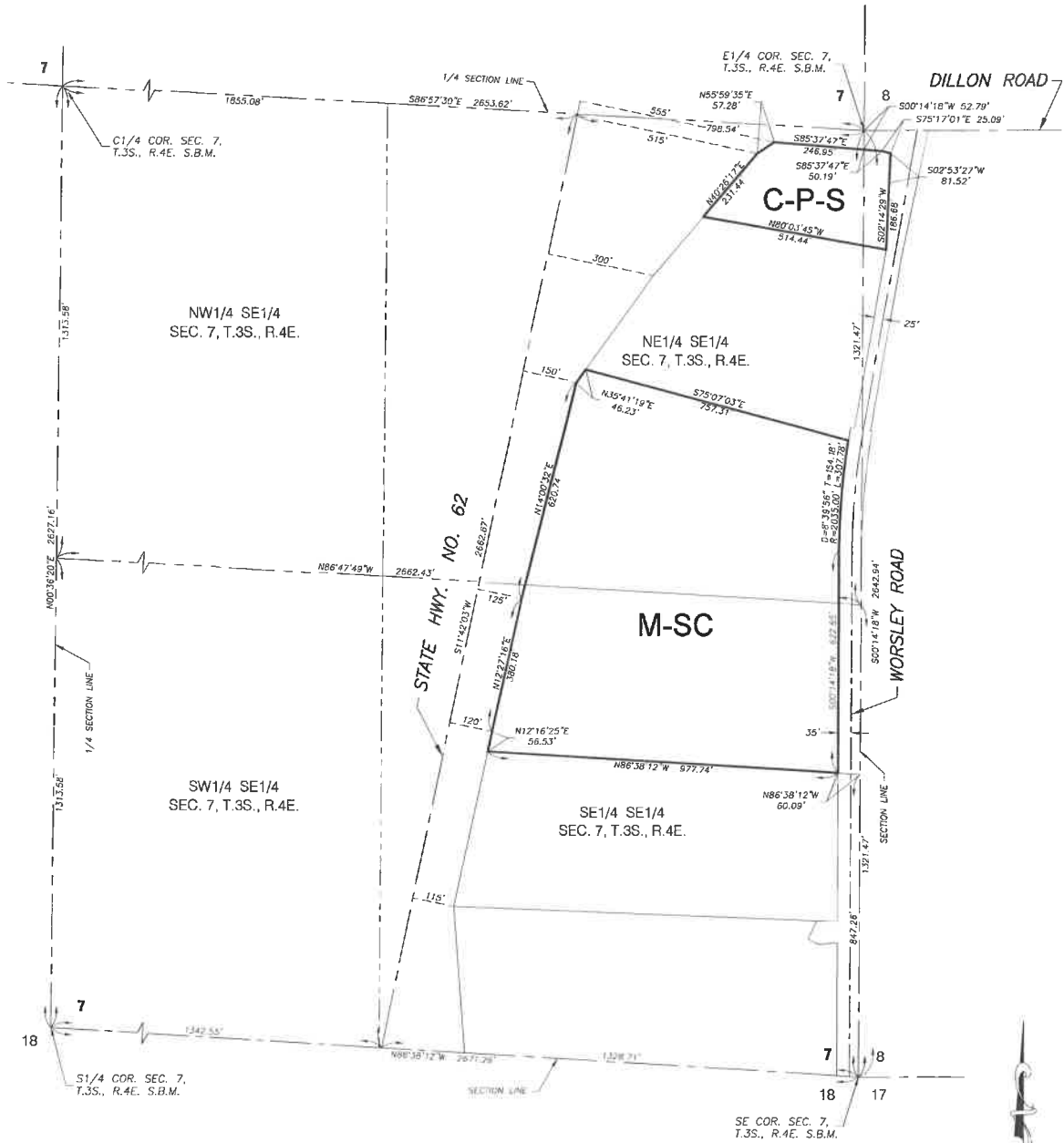
ALVD CONSULTING
 14071 Peyton Dr., #2051
 Chino Hills, CA 91709-5129
 Tony Davis (925) 709-6793
 Michael Nepeck (951) 231-0181
 www.alvdconsulting.com



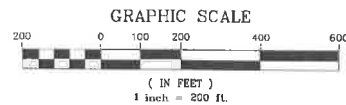
Consulting Engineer

REVISION RECORD

SEC. 7 & 8, T.3S., R.4E. S.B.B. & M.



- C-P-S SCENIC HIGHWAY COMMERCIAL
- M-SC MANUFACTURING - SERVICE COMMERCIAL



MAP NO. _____
CHANGE OF OFFICIAL ZONING PLAN
PASS & DESERT
DISTRICT
 CHANGE OF ZONE CASE NO. 7946
 AMENDING ORDINANCE NO. 348
 ADOPTED BY ORDINANCE NO. 348.____

RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: CEQ180035 PPT180012 PPT180011 CUP180007 GPA01201 CZ07946

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: September 17, 2019

Applicant/Project Sponsor: Beresford Properties Date Submitted: _____

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: *Brett Dawson* Date: 9/17/19

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Brett Dawson at 951-955-0972 or bdawson@rivco.org.

Revised: 09/05/19
Y:\Planning Case Files-Riverside office\TR37169\DH-PC-BOS Hearings\Cover_Sheet_Mitigated_Negative_Declaration.docx

Please charge deposit fee case#: ZEA ZCFG

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: CEQ180035
Project Case Type (s) and Number(s): GPA01201, CZ07946, CUP180007, PPT180011, PPT180012
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson
Telephone Number: (951) 955-00972 or email bdawson@rivco.org
Applicant's Name: VanDorpe-Bettencourt Family Properties (Phillip F. Bettencourt)
Applicant's Address: 78-365 Highway 111, No. 432
 La Quinta, CA 92253
 (949-720-0970)
 Philip@Bettencourtplans.com

I. PROJECT INFORMATION

Project Description: The Van Dorpe-Bettencourt Family Properties Project includes development of three parcels (Parcel 3, Parcel 1, and Property "C") together comprising approximately 22.33 acres southwest of the intersection of Worsley Road and Dillon Road (Figure 1). Parcel 3 (Assessor's Parcel Number [APN] 668-200-018) will consist of a gasoline station with 16 fueling positions beneath a 6,048-square foot canopy, a 2,696-square foot convenience store with the concurrent sale of beer and wine for off premises consumption, a 1,727-square foot self-service car wash, a 3,107-square foot retail use, and 7,053 square feet of covered parking on 2.46 acres (Figure 2a) under Conditional Use Permit No. 180007 (CUP180007). Parcel 1 (APN 668-200-020) will consist of a 107,335-square foot industrial park including industrial buildings, offices buildings, and a convenience center for workers and visitors on 10.05 acres (Figure 2b) under Plot Plan No. 180011 (PPT180011). Property "C" (APN 668-200-008) will consist of a 140,579-square foot self-storage facility including an on-site residence/administrative office on 9.82 acres (Figure 2c) under Plot Plan No. 180012 (PPT180012). The proposed development on the three parcels shall be considered the "project". Project construction is anticipated to be completed by 2020.

General Plan Amendment No. 1201 (GPA01201) is a General Plan Foundation Component Amendment to change the project site's General Plan Foundation from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert, 10 acre minimum (RD) to Light Industrial (LI) on Property "C" and Parcel 1 and to Commercial Retail (CR) on Parcel 3 (Figure 3a).

Change of Zone No. 7946 (CZ07946) will change the zoning from W-2 (Controlled Development Area) to C-P-S (Scenic Highway Commercial) on Parcel 3; and Industrial Park (IP) on Parcel 1 and Property "C" (Figure 3b).

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

B. Total Project Area: 22.33 acres

Residential Acres: 0	Lots: 1	Units: 1	Projected No. of Residents: 2
Commercial Acres: 2.46	Lots: 1	Sq. Ft. of Bldg. Area: 20,631	Est. No. of Employees: 9 to 30
Industrial Acres: 19.87	Lots: 2	Sq. Ft. of Bldg. Area: 247,914	Est. No. of Employees: 84

C. Assessor's Parcel No(s): 668-200-018, 668-200-020, 668-200-008

Street References: North of Interstate 10 (I-10), east of California State Route 62 (Highway 62), west of Worsley Road, and south of Dillon Road.

Section, Township & Range Description or reference/attach a Legal Description: Three parcels of land lying within the southeast quarter of Section 7 and within the southwest quarter of Section 8, all in Township 3 South, Range 4 East, of the San Bernardino Baseline and Meridian, County of Riverside, State of California.

Figure 1: Regional/project Location

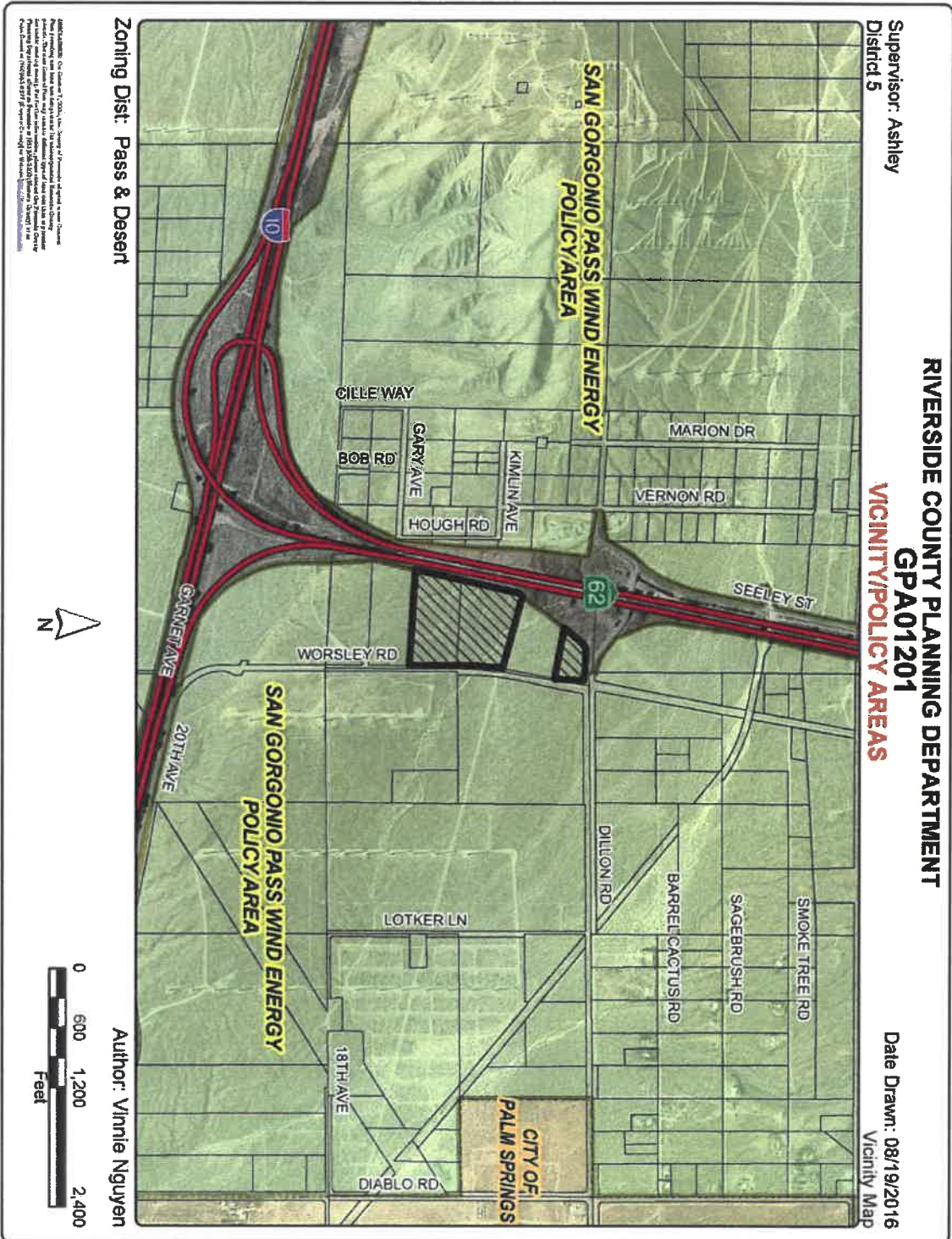


Figure 2b: Parcel 1 Site Plan (PPT180011)

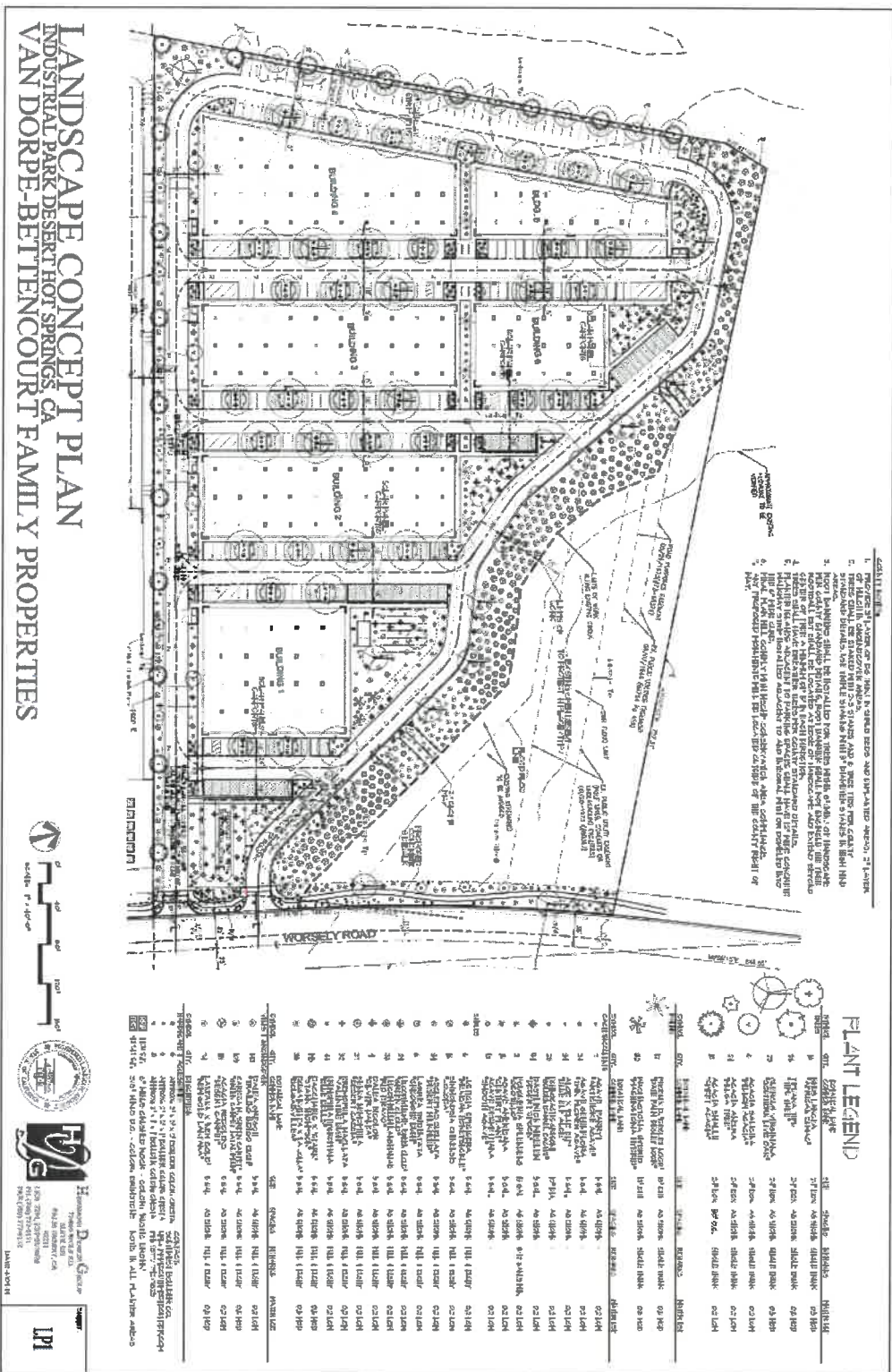


Figure 3a: Existing and Proposed General Plan

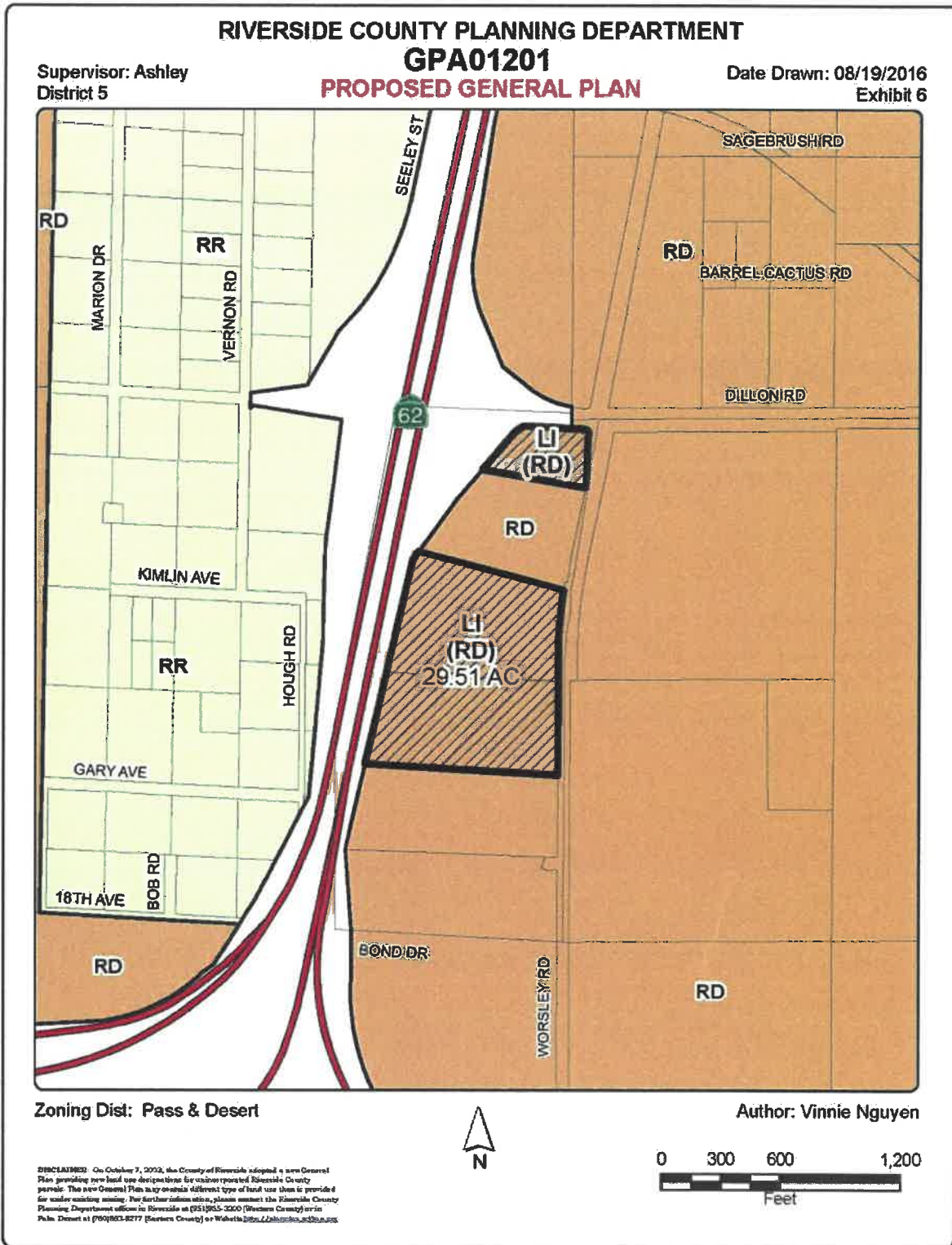


Figure 3b: Existing Zoning Designations

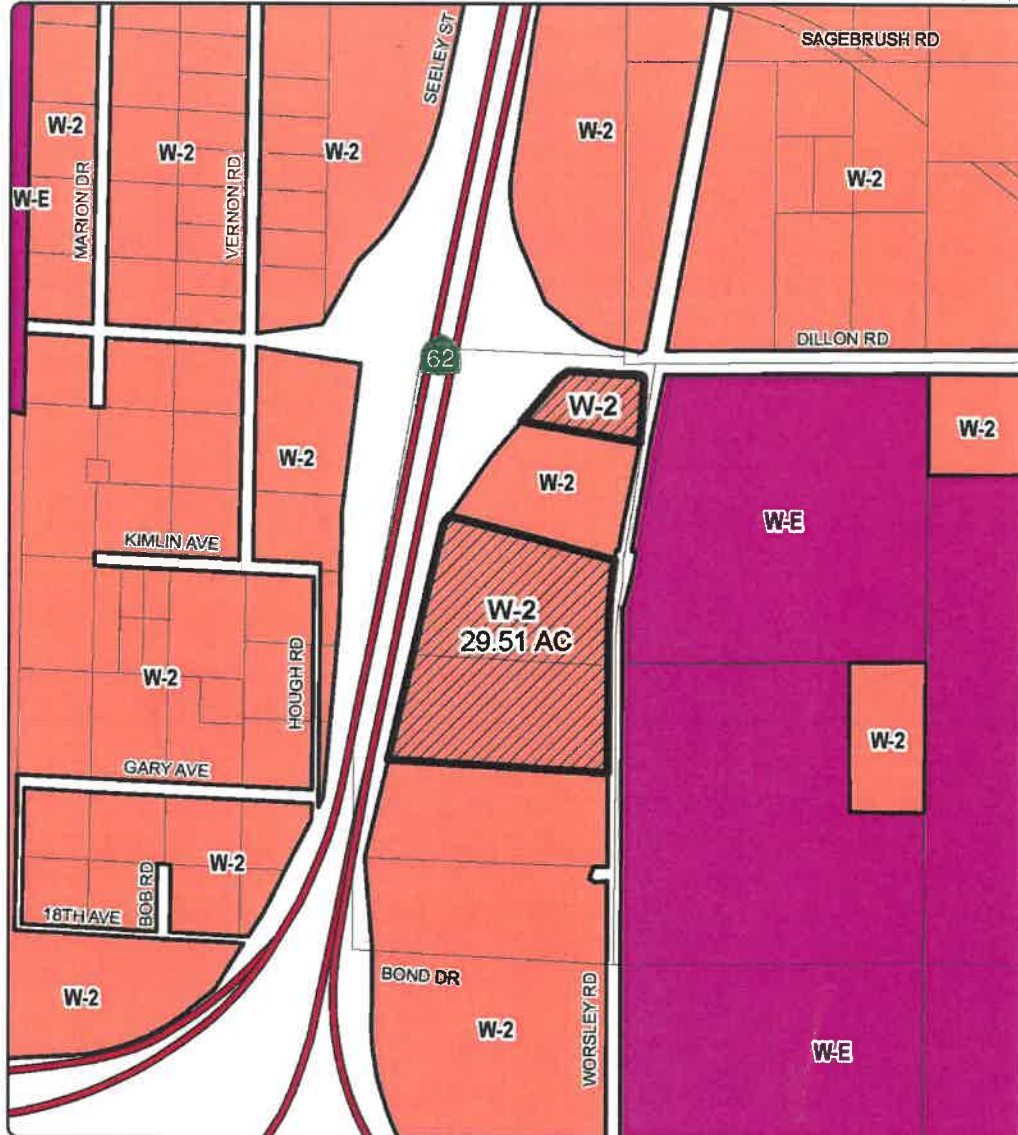
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01201

EXISTING ZONING

Supervisor: Ashley
District 5

Date Drawn: 08/19/2016
Exhibit 2



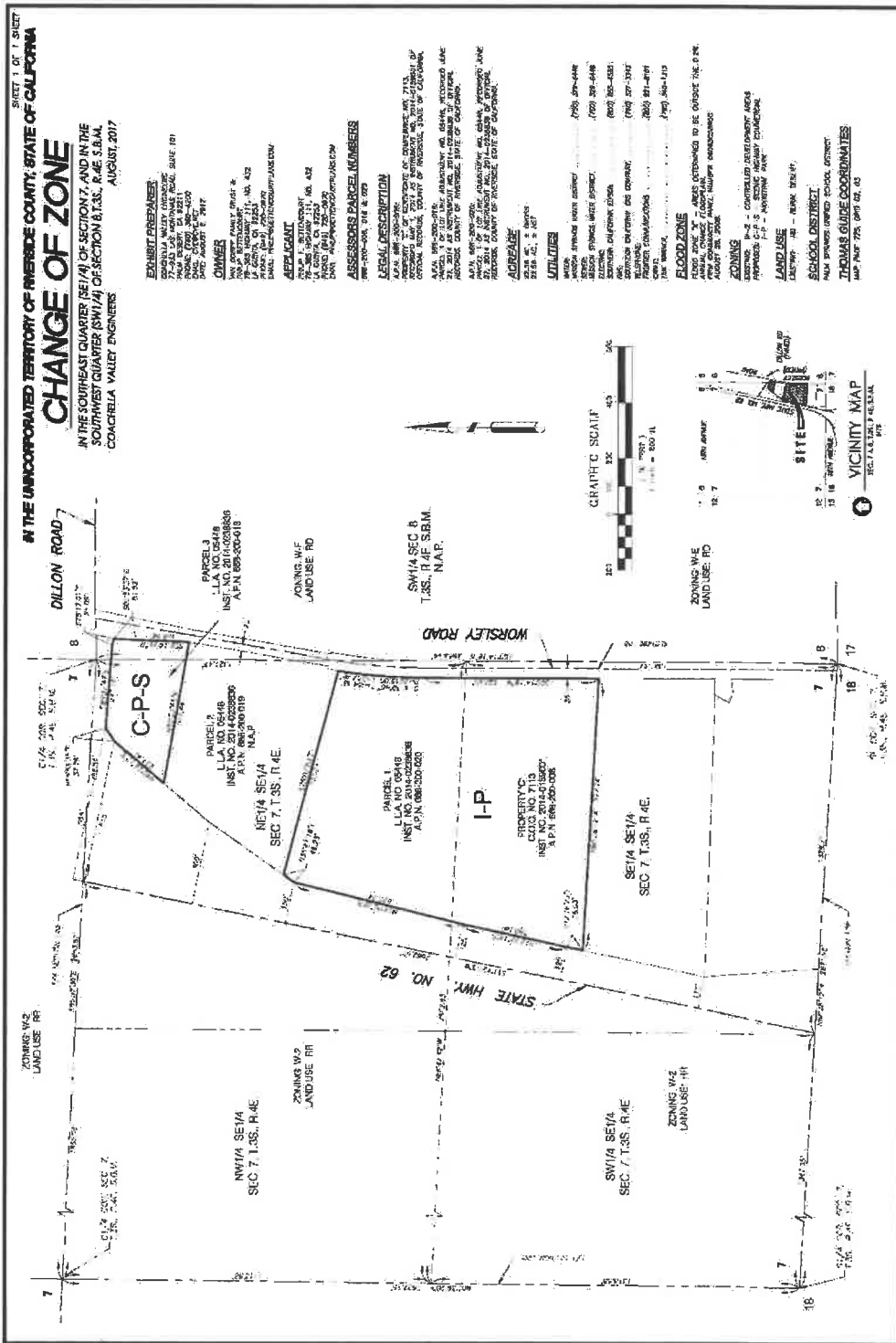
Zoning Dist: Pass & Desert

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. This new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3000 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://riverside.ca.gov>

Figure 3b: Proposed Zoning Designations



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 a relatively gentle sloping alluvial fan from northwest to southeast. A natural drainage course follows the slope through the northeast portion of Parcel 1 (APN 668-200-020). The project site is undeveloped and comprised primarily of Creosote Bush - White Bursage - Brittlebush Scrub desert vegetation community. A small amount of Desert Dry Wash vegetation community along the on-site drainage course is located on a portion of Parcel 1. Minor areas of disturbed habitat occur along areas that have been subject to earthwork for earthen roads.

The majority of the surrounding properties are primarily undeveloped with the exception of a solar facility adjacent to the east of Parcel 3 (across Worsley Road) and a wind turbine facility adjacent to the east of Parcel 1 and Property "C" (across Worsley Road). Highway 62 and Dillon Road abut the western and northern boundaries of the project site, respectively. There are also some parcels scattered northeast of the project site developed as single family residential lots. It should be noted that a parcel of land (APN 668-200-019) between Parcel 3 and Parcel 1 is vacant but entitled by Riverside County Planning Department (PP26164) to be developed as a religious facility. Figure 4 identifies surrounding land uses.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site currently has a General Plan Foundation Component of Rural and a Land Use designation of Rural Desert. As part of the 2016 General Plan Foundation Amendment Cycle, GPA 1201 would change the project site's General Plan Foundation from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert, 10 acre minimum (RD) to Light Industrial (LI) on Property "C" and Parcel 1 and to Commercial Retail (CR) on Parcel 3 (Figure 3a).

The LI designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair, and other service facilities, warehousing, distribution centers, and support retail uses. Building intensity ranges from .25 to .6 FAR. The industrial park and self-storage developments are consistent with the intended uses in the LI designation, and would not conflict with any General Plan Land Use policies.

The CR designation allows for the development of commercial retail uses at the neighborhood, community, and regional level, as well as for professional office and tourist-orientated commercial uses. Floor area ratios range from .2 to .35. The motor vehicle fueling station and retail development is consistent with the intended uses in the CR designation and would not conflict with any General Plan Land use policies.

The project site is within the *San Gorgonio Pass Wind Energy Policy Area* of the *Western Coachella Valley Area Plan*. In accordance with the *Western Coachella Valley Area Plan* Policy WCVAP 2.6, which allows for limited commercial and industrial uses where appropriate and consistent with existing residential uses.

WCVAP 2.6 states, "Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should compliment 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."

There are scattered residential uses throughout the general vicinity, however, no residential uses directly adjacent to the project site. The self-storage facility and industrial park include caretakers units that are incidental to each development, and serve only to secure and maintain these developments. Ordinance No. 348 identifies one-family dwellings on the same parcel as industrial or commercial uses as a service/commercial use that is exclusively occupied by the proprietor or caretaker of the use and their immediate families.

The project also will amend the project site's existing zoning from *W-2 Controlled Development Areas* to *C-P-S (Scenic Highway Commercial)* and *I-P (Industrial Park)*.

- 2. Circulation:** Access to the project site will be provided via six driveways on Worsley Road with every parcel accessible via two of the six driveways. At Parcel 3, the northerly driveway will operate as a right-in/right-out driveway while the southerly driveway will operate as a full-access driveway. At Parcel 1, both driveways will operate as full-access driveways. At Property "C," both driveways will operate as full-access driveways.

The proposed project has been reviewed by the Riverside County Transportation Department. All conditions of approval for the proposed project regarding possible street improvements and/or road dedication would occur in accordance with Riverside County Road Improvement Standards (Ordinance 461). Dillon Road along the project boundary would be improved with concrete curb and gutter and match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Riverside County Transportation Department in accordance with County Standard No. 92. Worsley Road would be improved with concrete curb and gutter and match up asphalt concrete paving, reconstruction, or resurfacing of existing paving as determined by the Riverside County Transportation Department in accordance with County Standard No. 93. Additionally, five-foot-wide concrete meandering sidewalks would be constructed within the 21-foot parkways per Standard No. 404.

- 3. Multipurpose Open Space:** The proposed project would not conflict with areas identified for conservation, preservation, or reservation within the Multipurpose Open Space Element. The proposed project is not located within the Coachella Valley Multiple Species Habitat Conservation Plan (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 project site. However, the project site is located within a CVMSHCP fee area and therefore would be subject to applicable fees for development of the site. Accordingly, the proposed project would 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 been identified in the County General Plan as having a moderate susceptibility to liquefaction and susceptibility to subsidence. In accordance with General Plan Policy S 3.8, 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 on-site structures would be designed and constructed to withstand geotechnical hazards such as liquefaction and subsidence.

The project site is located within the Special Flood Hazard Area for the 100-year floodplain limits for Garnet Wash. According to the Garnet Wash Master Drainage Plan and West Desert Hot Springs Master Drainage Plan, no structural improvements are proposed for Garnet Wash to alleviate the floodplain. Accordingly, the proposed project shall be conditioned to construct finished floor of new buildings a minimum of 24 inches above the

highest adjacent finished surface. Buildings and structures shall be placed away from the property lines to allow for off-site flows to be accepted on-site without deflecting onto adjacent properties. Additionally, the project site drainage pattern shall be perpetuated by constructing buildings and any potential obstructions parallel to the flow path and maintaining a minimum of 50 percent flow-through area throughout the project site.

The project site is not located within a high fire hazard area. Fire department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards. Additionally, the project shall incorporate automatic sprinkler systems and private hydrant systems. Plans must be submitted to the Riverside County Fire Department/Cal Fire Riverside for review and approval prior to building permit issuance.

The proposed project is required to comply with applicable provisions of the California Building Code, California Fire Code, and other regulations pertaining to human health and safety (through the grading and building plan check process) to ensure consistency with the Safety Element of the County General Plan.

5. **Noise:** The proposed use is commercial and light industrial surrounded primarily by vacant land, a future church, renewable energy facilities across Worsley Road to the east, and sparsely scattered residential uses to the west across Highway 62. A Noise and Vibration Impact Analysis, prepared by LSA, concluded the project would generate short-term noise from construction and long-term noise from operation of the project. However, based on the nature of the surrounding land uses and their proximity to the project site, the proposed project would not generate noise that would exceed thresholds adopted by the County. Therefore, the project would not conflict with any policies of the County General Plan Noise Element.
6. **Housing:** The project proposes commercial and light industrial uses but also would include one on-site residence/administrative office within the 10.05-acre Parcel 1. The project site is currently vacant and designated *Rural Desert*, where residential uses would be allowed at a density of one dwelling unit per ten acres. Therefore, Parcel 1 at 10.05 acres could support the construction of a single-family residence under the existing land use designation and would continue to do so under the proposed *Light Industrial* land use designation for that parcel. Since no housing exists on-site, the project would not displace people or housing.

The jobs-to-housing ratio of the Southern California Associated Governments (SCAG) region is currently 1.25 jobs for every household. This standard is used because most residents of the region are employed somewhere in the SCAG region. A City or sub-region with a jobs-to-housing ratio lower than the overall standard of 1.25 jobs for every household would be considered a "jobs poor" area, indicating that many of the residents must commute to places of employment outside the sub-region and additional jobs would be needed to balance the ratio. Conversely, a "jobs rich" scenario would indicate that additional housing would be needed to fill the available employment vacancies in order to balance the ratio. The 2012 jobs-to-housing ratios for the County and SCAG region are 0.89 and 1.25, respectively.¹ These jobs/housing ratios indicate that the County trends towards a "jobs poor" scenario compared to the SCAG region, and the County has more housing than jobs. Since the project would provide employment opportunities in a sub-region of SCAG that is

¹ *Demographics & Growth Forecast (Appendix)*. 2016–2040 Southern California Associated Governments Regional Transportation Plan-Sustainable Communities Strategy. Table 11. Adopted April 7, 2016. Additional information is available in Section V.35 (Housing).

considered “jobs poor,” the project would not create the need for new housing. Therefore, the project would not conflict with any policies of the County General Plan Housing Element.

7. **Air Quality:** The proposed project includes site preparation, grading, and structure construction-related activities that would emit emissions during construction. Additionally, operation of the project would generate emissions from use of consumer products, energy usage, emissions from vehicle use, and the generation/disposal of solid waste. The proposed project is required to comply with all applicable regulatory requirements (Rules) of the South Coast Air Quality Management District (SCAQMD) to control fugitive dust during construction and emissions from stationary and mobile sources during construction and operation of the project. Through compliance with SCAGMD Rules, the project would not conflict with any policies of the County General Plan Air Quality Element.
8. **Healthy Communities:** There are no communities in the immediate vicinity of the project site. A project-specific Air Quality and Greenhouse Gas Analysis (Appendix A1) indicates construction and operation of the project site as proposed would not generate emissions in excess of localized significance thresholds established by the SCAQMD for residential uses in proximity to the project site. Additionally, a site-specific Health Risk Assessment (Appendix A2) for the proposed gasoline station on Parcel 3 indicates operation of the gasoline station would not generate emissions in excess of the screening level criteria established in the SCAQMD Risk Assessment Guidelines. Therefore, the proposed project would not conflict with any policies of the County General Plan Healthy Communities Element.
9. **Environmental Justice (After Element is Adopted):** As of September 3, 2019, the Environmental Justice Element has not been adopted.

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

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 Policy Area

G. Adjacent and Surrounding:

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

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

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

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

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

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: W-2 Controlled Development

J. **Proposed Zoning, if any:** C-P-S Scenic Highway Commercial and I-P Industrial Park

K. **Adjacent and Surrounding Zoning:** W-2 Controlled Development 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 checked="" type="checkbox"/> Biological Resources | <input checked="" 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 type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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

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

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


Signature

9/17/19
Date

Brett Dawson, Project Planner
Printed Name

For Charissa Leach, P.E.

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 - b) **Less than Significant Impact.** The proposed project is located adjacent to the east of California State Route 62 (Highway 62), a state-designated scenic highway. The site is currently vacant and is abutted to the east (across Worsley Road) by renewable energy facilities such as a solar farm and large windmills that are visible from Highway 62. The proposed project facilities have been designed with a color schema and mix of materials to purposefully blend in with the surrounding natural environment using lighter color tones such as tans and sandy hues with clay roof tiles and stone perimeter partitions (refer to Figures 5a through 5c). Additionally, the proposed buildings will incorporate 360-degree architecture where all elevations of the building receive equal articulation and design consideration to provide visual appeal and minimize the appearance of large buildings.

The proposed gas station building/convenience store and retail use on Parcel 3 each would be less than 17 feet tall, while the fuel pump canopy would be less than 21 feet tall (Figure 5a). The proposed industrial park buildings on Parcel 1 would be approximately 22 feet tall to the top of the parapets (Figure 5b). The proposed self-storage buildings on Property "C" would be constructed to less than 20 feet tall, while the on-site residence/administrative office would be less than 22 feet tall (Figure 5c). Furthermore, the project would be designed and constructed in accordance with County General Plan Land Use Policy 14.4, which requires all development along a State Scenic Highway to maintain a minimum 50-foot setback from the highway right-of-way (ROW).

Through implementation of project design features that incorporate compatible construction materials, limited structure heights, and 50-foot setbacks which are more than twice as long as the proposed buildings are tall, the proposed project structures would remain substantially shorter than the large

Figure 5a: Parcel 3 Materials, Colors and Elevations

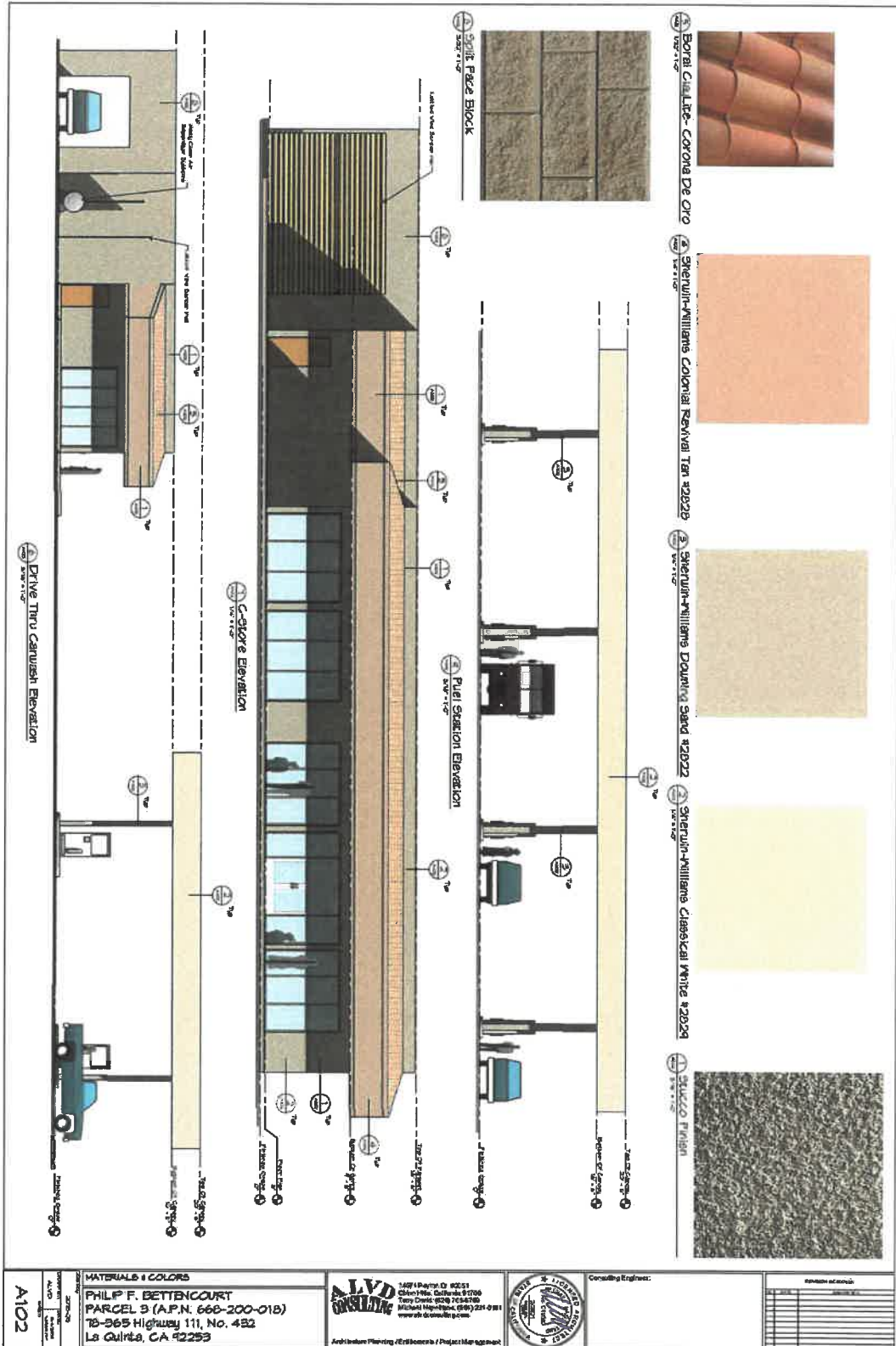


Figure 5b: Parcel 1 Materials, Colors and Elevations

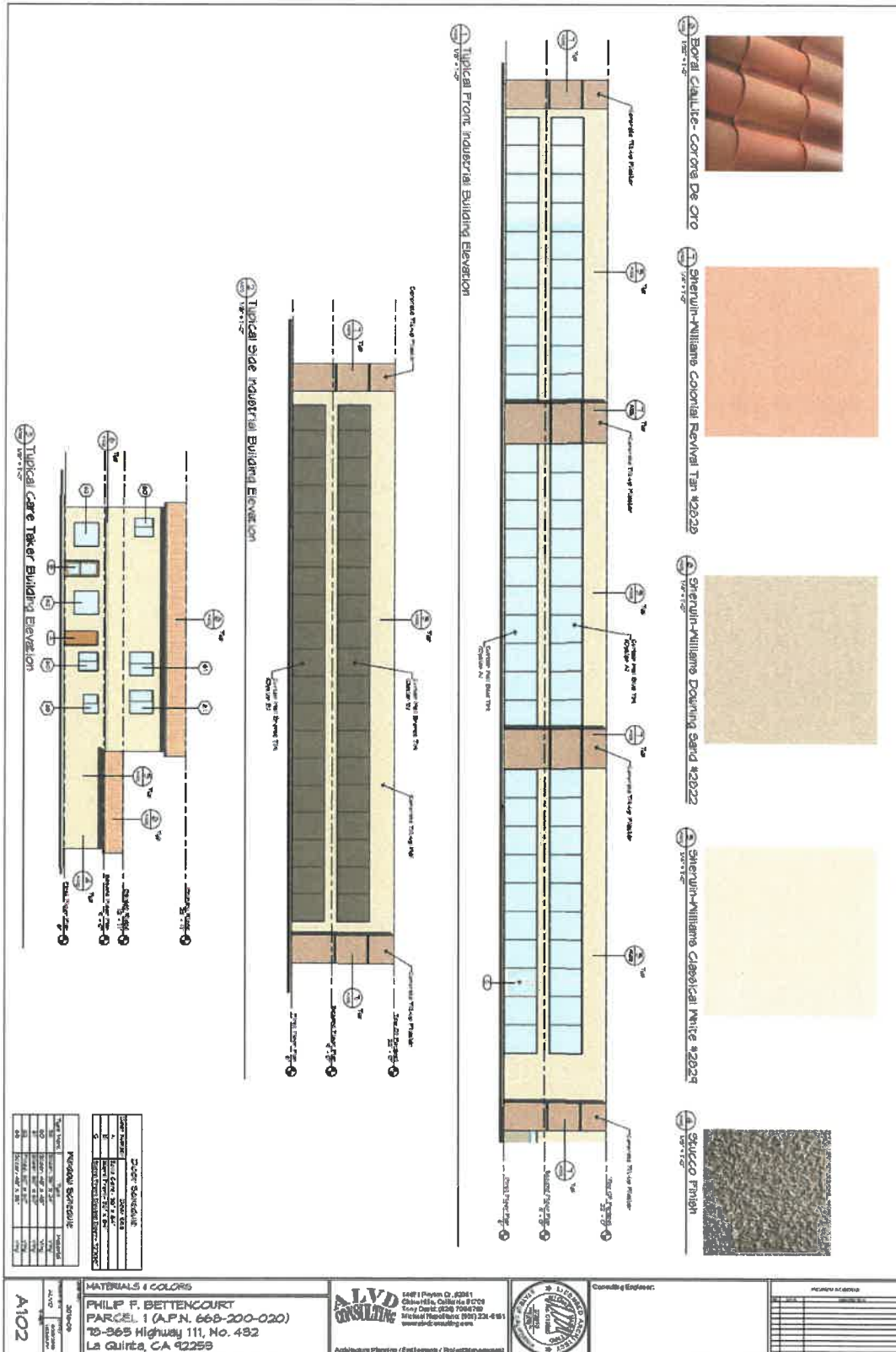
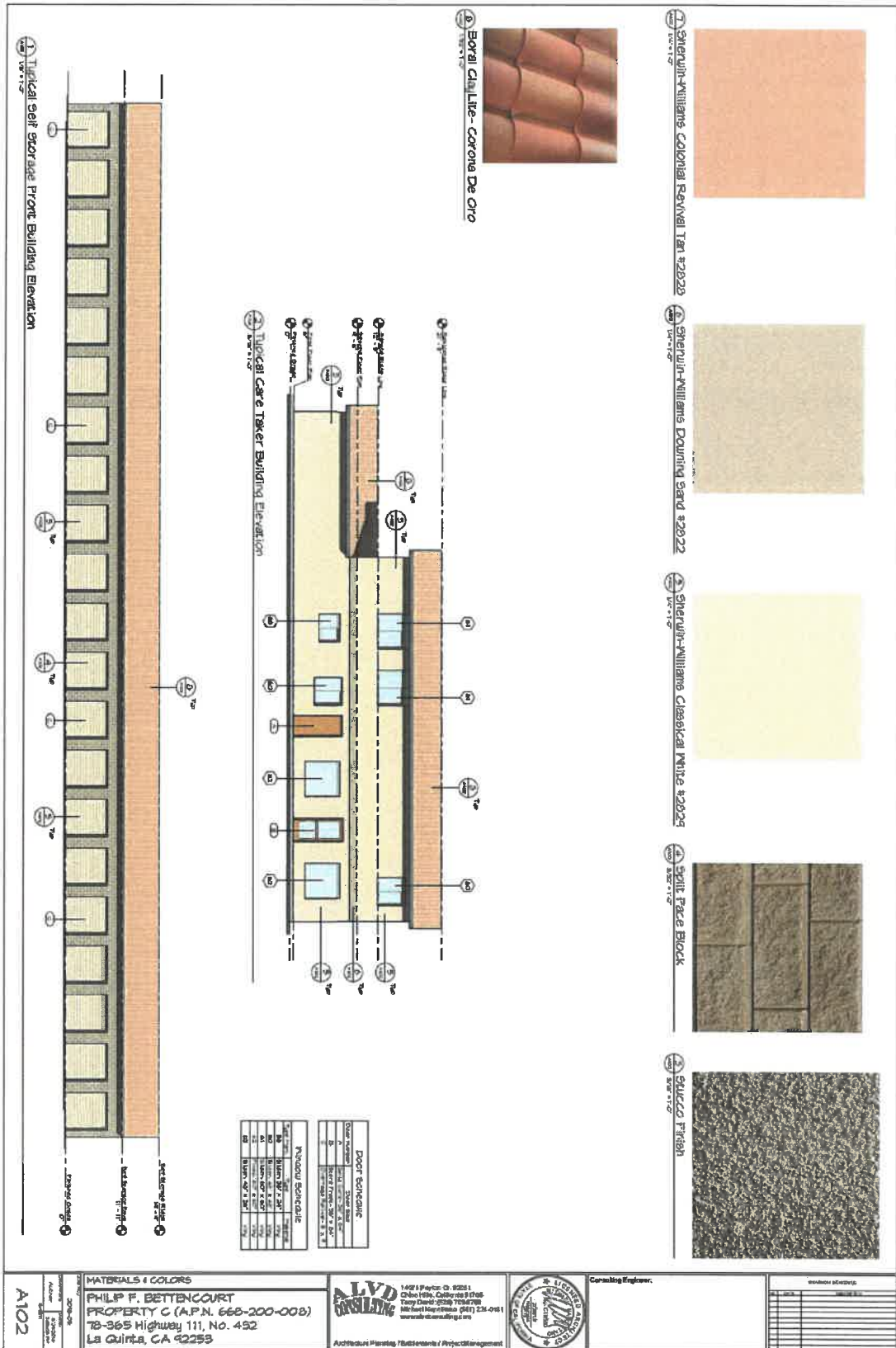


Figure 5c: Property C Materials, Colors and Elevations



windmills dominating the view shed to the east from Highway 62 and would not create a significant obstruction or imposition to the existing view shed. Impacts will be 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) **Less Than Significant Impact.** The project site is located approximately 41.7 miles north of Mt. Palomar Observatory and within Zone B of Ordinance No. 655. Since the project site is undeveloped, the proposed project will create new sources of light from development and operation of the proposed facilities and must comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines* as a matter of regulator policy.

Ordinance No. 655 restricts new development from incorporating fixtures emitting light which would create undesirable light rays into the night sky and detrimentally affect astronomical observations and research. Additionally, Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded, and/or hooded in order to prevent shine onto adjacent properties and streets. Due to the relatively small size and scale of the proposed project, compliance with Ordinance No. 655 of the *Riverside County Standards and Guidelines* would ensure the proposed project would not interfere with the nighttime use of the Mt. Palomar Observatory. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Materials.

Findings of Fact:

a) **Less Than Significant Impact.** Since the project site is undeveloped, the proposed project will create new sources of light from development and operation of the proposed facilities. The project site is situated generally at the southeast corner of Highway 62 and Dillon Road, and the primary sources of light in the project vicinity are street lights and lights from vehicles along the nearby roadways. Additionally, the large windmills adjacent to the east contain safety lights in accordance with Federal Aviation Administration regulations. The selection of building materials and colors, such as tans and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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sandy hues with clay roof tiles and stone perimeter partitions would be subject to County plan check review in order to reduce the potential for architectural glare. Furthermore, incorporation of project site perimeter and streetscape landscaping would serve to further shield surrounding properties from light and/or glare generated on site. Through compliance with County Ordinance No. 655, which mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded, and/or hooded in order to prevent shine onto adjacent properties and streets, as well as selection of building materials that are designed with a color schema and mix of materials to purposefully blend in with the surrounding natural environment, the proposed project would not generate sources of light and/or glare that would be substantial when compared to the existing condition (e.g., Highway 62 and Dillon Road) in the project vicinity. Therefore, impacts from light and glare would be less than significant.

b) Less Than Significant Impact. As stated above, the project site is situated generally at the southeast corner of Highway 62 and Dillon Road, and the primary sources of light in the project vicinity are street lights and lights from vehicles along the nearby roadways. The nearest residential use sensitive to light and/or glare is a single-family home located approximately 700 feet west of Parcel 1 (across Highway 62). Additionally, the Guide Dogs of the Desert dormitories are located approximately 1,149 feet west of the Parcel 3 (across Highway 62) and the Guide Dogs of the Desert training center located approximately 1,362 west of the Parcel 3 (also across Highway 62). The dormitories are assumed to house live-in caretakers for the dogs; therefore, the dormitories are considered residential receptors for purposes of this analysis. Figure 4 identifies surrounding land uses.

Through compliance with County Ordinance No. 655, which mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded, and/or hooded in order to prevent shine onto adjacent properties and streets, as well as selection of building materials that are designed with a color schema and mix of materials to purposefully blend in with the surrounding natural environment, the proposed project would not generate sources of light and/or glare that would be substantial when compared to the existing condition (e.g., Highway 62 and Dillon Road) in the project vicinity. Therefore, impacts from light and glare would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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;" The California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP); The California Department of Conservation, Riverside County Williamson Act FY 2015/2016 (Sheet 2 of 3); GIS database; and Project Application Materials.

Findings of Fact:

a) No Impact. The California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) compiles Important Farmland maps pursuant to the provisions of Section 65570 of the California Government Code. These maps utilize data from the United States Department of Agriculture, Natural Resource Conservation Service soil survey and current land use information using eight mapping categories, and they represent an inventory of agricultural resources within Riverside County.

No agricultural operations are located on, adjacent to, or near the proposed project site. The proposed project site is designated by the state as "Other Land" (land not included in any other mapping category). As no Prime or Unique Farmlands or Farmland of Statewide Importance are identified within or adjacent to the proposed project site, no conversion of such farmlands will occur. No impact related to this issue will occur.

b) No Impact. Williamson Act contracts restrict land development of contract lands.² These contracts typically limit land use to agriculture, recreation, and open space, unless otherwise stated in the contract. The project site is located in "Non-Enrolled Land" (land not enrolled in a Williamson Act contract and not mapped by Farmland Mapping and Monitoring Program as Urban and Build-Up Land or Water) and therefore is not subject to a Williamson Act Conservation Contract. The proposed project would not conflict with a Williamson Act contract. No impact will occur.

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

² The Williamson Act is a procedure authorized under State law to preserve agricultural lands as well as open space. Property owners entering into a Williamson Act contract receive a reduction in property taxes in return for agreeing to protect the land's open space or agricultural values.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) **No Impact.** No agricultural operations are located on, adjacent to, or near the proposed project. The project site is designated as "Urban and Built-Up land" (land occupied by structures with a building density of at least 1 unit per 1.5 acres or approximately 6 structures to a 10-acre parcel) and it is not subject to a Williamson Act Contract. The project site is located on undeveloped land which includes no previous or anticipated agricultural activity. As no agricultural activities occur or are intended to occur on or in the vicinity of the project site, no impact could result from conversion of farmland to non-agricultural use.

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, and Project Application Materials.

Findings of Fact:

a- c) **No Impact.** No lands within the project site are zoned for forest land, timberland, or Timberland Production. Therefore, development of the project will 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. No impacts will occur.

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	<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
quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
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"/>

Sources: SCAQMD CEQA Air Quality Handbook; Final 2016 Air Quality Management Plan, South Coast Air Quality Management District, March 2016; 2016-2040 Southern California Associated Governments Regional Transportation Plan-Sustainable Communities Strategy, Adopted April 7, 2016; Air Quality and Greenhouse Gas Analysis for the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix A1); Health Risk Assessment of the Proposed Gasoline Station Associated with the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix A2); Emissions Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations. South Coast Air Quality Management District. Table 3. January 2007; Chapter 4: Stationary Sources of Air Pollution, Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning, South Coast Air Quality Management District, May 6, 2005; Traffic Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, prepared by LSA, October 2018 (Appendix G).

Findings of Fact:

a) **Less Than Significant Impact.** The project site is located within the Coachella Valley portion of the Salton Sea Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the Air Quality Management Plan (AQMP), which has a 20-year horizon for the Basin. The SCAQMD and SCAG must update the AQMP every three years.

The current regional air quality plan is the Final 2016 AQMP adopted by the SCAQMD on March 10, 2017. The Final 2016 AQMP proposes policies and measures currently contemplated by responsible agencies to achieve federal standards for healthful air quality in the portions of the [Salton Sea Air] Basin that are under SCAQMD jurisdiction. The Basin is currently a federal and state nonattainment area for particulate matter less than 10 microns in size (PM₁₀), particulate matter less than 2.5 microns in size (PM_{2.5}), and ozone (O₃).

The Final 2016 AQMP proposes attainment demonstration of the federal PM_{2.5} standards through a more focused control of sulfur oxides (SO_x), directly-emitted PM_{2.5}, nitrogen oxides (NO_x), and volatile organic compounds (VOC). Consistency with the AQMP for the Basin means that a project would be consistent with the goals, objectives, and assumptions in the respective plan to achieve the federal and state air quality standards.

The 2016 AQMP incorporates local General Plan land use assumptions and regional growth projections developed by SCAG to estimate stationary and mobile source emissions associated with projected population and planned land uses. If a new land use is consistent with the local General Plan and the regional growth projections adopted in the 2016 AQMP, then the added emissions are considered to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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have been evaluated, are contained in the 2016 AQMP, and would not conflict with or obstruct implementation of the regional 2016 AQMP.

The proposed project would consist of commercial and light industrial uses that are not consistent with the existing County General Plan land use designation of *Rural Desert*. The existing zoning is *W-2 Controlled Development*, and the proposed project includes a change in zone classification to *C-P-S (Scenic Highway Commercial)* and *I-P (Industrial Park)*. The County's General Plan is consistent with the SCAG Regional Comprehensive Plan Guidelines and the SCAQMD AQMP. Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD *CEQA Air Quality Handbook*, consistency for project development proposals that differ from the land use designation assumed within the Basin's 2016 AQMP is affirmed when a project: (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation; and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

1. The project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established in the SCAQMD's *CEQA Air Quality Handbook*, as demonstrated in response to Checklist Question V.6.b, below; therefore, the project would not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.
2. The *CEQA Air Quality Handbook* indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects.

The existing and forecast regional vehicle miles traveled (VMT) data are included in the 2016-2040 Southern California Association of Governments Regional Transportation Plan-Sustainable Communities Strategy (RTP/SCS). The entire SCAG region includes about 18.3 million people, approximately 5.9 million homes, and 7.4 million jobs.³ By 2040, the integrated growth forecast projects that these figures will increase by 3.8 million people, with nearly 1.5 million more homes and 2.4 million more jobs. The 2016 RTP/SCS is the region's transportation and sustainability investment strategy for protecting and enhancing the region's quality of life and economic prosperity through this period. The 2016 RTP/SCS is also expected to help California reach its emissions reduction goals, with reductions in per capita transportation emissions of 9 percent by 2020 and 16 percent by 2035. In addition, the 2016 RTP/SCS greenhouse gas (GHG) emissions reduction trajectory shows that more aggressive emissions reductions are projected for 2040. The 2016 RTP/SCS would result in an estimated 8 percent decrease in per capita emissions by 2020, an 18 percent decrease in per capita emissions by 2035, and a 21 percent decrease in per capita emissions by 2040. By meeting and exceeding the Senate Bill (SB) 375 targets for 2020 and 2035, as well as achieving an approximately 21 percent decrease in per capita emissions by 2040, the 2016 RTP/SCS is expected to fulfill and exceed its portion of SB 375 compliance with respect to meeting the State's emission reduction goals.

As detailed in response to Checklist Question V.35.e, the proposed project would generate between 93 and 114 new employees in the County, of which two (2) are expected to be permanent residents at the proposed on-site residence/administrative office on Property "C." The jobs-to-housing ratio of the SCAG region is currently 1.25 jobs for every household. This standard is used because most residents of the region are employed somewhere in the SCAG

³ *Demographics & Growth Forecast (Appendix)*. 2016-2040 Southern California Associated Governments Regional Transportation Plan-Sustainable Communities Strategy. Table 11. Adopted April 7, 2016. Additional information is available in Section V.35 (Housing).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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region. A City or sub-region with a jobs-to-housing ratio lower than the overall standard of 1.25 jobs for every household would be considered a “jobs poor” area, indicating that many of the residents must commute to places of employment outside the sub-region and additional jobs would be needed to balance the ratio. Conversely, a “jobs rich” scenario would indicate that additional housing would be needed to fill available employment vacancies in order to balance the ratio and reduce the distance people would have to travel to work. The 2012 jobs-to-housing ratios for the County and SCAG region are 0.89 and 1.25, respectively.⁴ These jobs/housing ratios indicate that the County trends towards a “jobs poor” scenario compared to the SCAG region, and the County has more housing than jobs. Since the project would provide employment opportunities in a sub-region of SCAG that is considered “jobs poor,” the project would contribute towards the balance of jobs-to-housing in the sub-region by providing more localized employment opportunities to residents of the Coachella Valley, Morongo Valley, and San Gorgonio Pass so that residents would not have to travel as far to work. Accordingly, a balanced jobs-to-housing ratio generally fulfills several key issues and policies of the AQMP through the reduction in regional VMT in order to reduce vehicle emissions.

Significant projects include airports; electrical generating facilities; petroleum and gas refineries; designation of oil drilling districts; water ports; solid waste disposal sites; offshore drilling facilities; a proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space; a proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space; or a proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.⁵ Based on the proposed project application, the project does not qualify as a project of Statewide, Regional, or Areawide Significance. Therefore, the proposed project is not defined as a significant project pursuant to CEQA.

Based on the consistency analysis presented above, the proposed project is consistent with the SCAQMD Final 2016 AQMP. Impacts would be less than significant.

b) Less Than Significant Impact. The SCAQMD’s CEQA *Air Quality Handbook* establishes suggested significance thresholds based on the volume of criteria pollutants emitted. According to the *Handbook*, any project in the Basin with daily emissions that exceed any of the following thresholds should be considered as having an individually and cumulatively significant air quality impact:

- 55 lbs. per day of VOC (volatile organic compounds) (75 lbs./day during construction);
- 55 lbs. per day of NOx (oxides of nitrogen) (100 lbs./day during construction);
- 550 lbs. per day of CO (carbon monoxide) (550 lbs./day during construction);
- 150 lbs. per day of PM₁₀ (particulate matter with a diameter of 10 microns or smaller) (150 lbs./day during construction)
- 55 lbs. per day of PM_{2.5} (particulate matter with a diameter of 2.5 microns or smaller) (55 lbs./day during construction); and
- 150 lbs. per day of SOx (oxides of sulfur) (150 lbs./day during construction).

Emissions from construction and operation activities were estimated using the California Emissions Estimator Model (CalEEMod) tool (version 2016.3.2) and are summarized in Table C and Table D in

⁴ *Ibid.*

⁵ California Code of Regulations Title 14, Division 6, Chapter 3, Article 13, §15206(b). Projects of Statewide, Regional, or Areawide Significance.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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accordance with the project-specific Air Quality and Greenhouse Gas Analysis for the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California (Appendix A1).

Construction Emissions. Emissions of criteria pollutants would occur during site preparation and construction. Major sources of emissions include exhaust emissions from construction vehicles and equipment and fugitive dust generated by construction vehicles and equipment traveling over earthen surfaces, as well as by soil disturbances from grading and filling. Grading and construction activities would cause combustion emissions from utility engines, heavy-duty construction vehicles, haul trucks, and vehicles transporting the construction crew. Fugitive dust emissions are generally associated with land clearing, exposure of soils, and cut and fill operations.

Emissions during grading and construction activities would vary as construction activity levels change. For the purposes of analyzing construction emissions, it was estimated that the project will be constructed in five phases as detailed in Table A.

Table A: Tentative Project Construction Schedule

Phase Number	Phase Name	Number of Days
1	Site Preparation	10
2	Grading	35
3	Building Construction	370
4	Paving ¹	20
5	Architectural Coating ¹	20

Source: Table G, *Air Quality and Greenhouse Gas Analysis for the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California*. LSA, November 2018. (Appendix A1).

¹ The application of paving and architectural coating commences after building construction and is assumed to continue throughout the remaining construction process.

Table B lists the construction equipment anticipated to be used during project construction under each project phase.

Table B: Diesel Construction Equipment Utilized by Construction Phase

Construction Phase	Off-Road Equipment Type	Off-Road Equipment Unit Amount	Hours Used per Day	Horsepower	Load Factor
Site Preparation	Rubber-Tired Dozers	3	8	247	0.40
	Tractors/Loaders/Backhoes	4	8	97	0.37
Grading	Excavators	2	8	158	0.38
	Graders	1	8	187	0.41
	Rubber-Tired Dozers	1	8	247	0.40
	Tractors/Loaders/Backhoes	2	8	97	0.37
	Scrapers	2	8	367	0.48
Building Construction	Cranes	1	7	231	0.29
	Forklifts	3	8	89	0.20
	Generator Sets	1	8	84	0.74
	Tractors/Loaders/Backhoes	3	7	97	0.37

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

Table B: Diesel Construction Equipment Utilized by Construction Phase

Construction Phase	Off-Road Equipment Type	Off-Road Equipment Unit Amount	Hours Used per Day	Horsepower	Load Factor
	Welders	1	8	46	0.45
Architectural Coating	Air Compressors	1	6	78	0.48
Paving	Pavers	2	8	130	0.42
	Paving Equipment	2	8	132	0.36
	Rollers	2	8	80	0.38

Source: Table H, *Air Quality and Greenhouse Gas Analysis for the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California*. LSA, November 2018. (Appendix A1).

The duration of construction activity and associated construction equipment assumptions were entered into the California Emissions Estimator Model (CalEEMod) 2016.3.2. Table C identifies the maximum daily emissions associated with construction activities and indicates no criteria pollutant emission thresholds would be exceeded from construction of the proposed project.

Table C: Estimated Regional Construction Emissions

Construction Phase	Total Regional Pollutant Emissions (lbs/day)							
	VOC	NOx	CO	SOx	Fugitive PM ₁₀	Exhaust PM ₁₀	Fugitive PM _{2.5}	Exhaust PM _{2.5}
Site Preparation	4.46	45.66	23.13	0.04	7.32	2.39	3.94	2.20
Grading	4.87	54.62	34.56	0.07	3.68	2.39	1.48	2.19
Building Construction	3.26	26.73	24.66	0.06	1.90	1.34	0.51	1.26
Paving	1.45	14.13	15.46	0.03	0.23	0.75	0.06	0.69
Architectural Coating	37.06	1.78	2.96	0.01	0.32	0.11	0.08	0.11
Peak Daily	37.06	54.62	34.56	0.07	9.71		6.15	
SCAQMD Thresholds	75.00	100.00	550.00	150.00	150.00		55.00	
Significant Emissions?	No	No	No	No	No		No	

Source: Table I, *Air Quality and Greenhouse Gas Analysis for the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California*. LSA, November 2018. (Appendix A1).

CO = carbon monoxide

NOx = nitrogen oxides

PM₁₀ = particulate matter less than 10 microns in size

SOx = sulfur oxides

lbs/day = pounds per day

PM_{2.5} = particulate matter less than 2.5 microns in size

SCAQMD = South Coast Air Quality Management District

VOC = volatile organic compounds

The construction calculations prepared for the project assume that dust control measures (e.g., watering a minimum of three times daily) and emissions reduction measures would be employed to reduce emissions of fugitive dust during site grading pursuant to SCAQMD Rule 403, Rule 431.2, and Best Available Control Measures (BACM). Among the requirements under SCAQMD Rule 403, fugitive dust must be controlled so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. Adherence to SCAQMD Rule 403, Rule 431.2, and implementation of BACM, are standard requirements for any construction activity occurring within the SCAQMD as a matter of regulatory policy. BACM may include, but are not limited to:

- Application of nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (i.e., previously graded areas inactive for 10 days or more).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Watering active sites per applicable requirements detailed in SCAQMD Rule 403. Covering all trucks hauling dirt, sand, soil, or other loose materials, or maintaining at least two (2) feet (0.6 meters) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) Section 23114.
- Paving construction access roads at least 100 feet (30 meters) onto the site from the main road.
- Reducing traffic speeds on all unpaved roads to 15 miles per hour or less.
- Utilizing a low-sulfur fuel having a sulfur content of 15 parts per million by weight or less in compliance with the standards specified for low sulfur diesel fuel by SCAQMD Rule 431.2.
- Operators of off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) are required to:
 - Limit vehicle idling to five minutes or less;
 - Register and label vehicles in accordance with the California Air Resources Board (CARB) Diesel Off-Road Online Reporting System;
 - Restrict the inclusion of older vehicles into fleets;
 - Retire, replace, or repower older engines or install Verified Diesel Emission Control Strategies (i.e., exhaust retrofits).
- Recycling/reusing at least 50 percent of the construction material (including, but not limited to, soil, mulch, vegetation, concrete, lumber, metal, and cardboard).
- Using “Green Building Materials,” such as those materials that are rapidly renewable or resource efficient, and recycled and manufactured in an environmentally friendly way, for at least 10 percent of the project, in accordance with CalRecycle regulations.

Through implementation of applicable provisions of SCAQMD Rule 403, Rule 431.2, and implementation of BACM, construction-related activity would not produce regional air emissions in excess of established SCAQMD thresholds, as detailed in Table C.

Operational Emissions. Operational project emissions include vehicular emissions, emissions from use of consumer products, landscape equipment, energy usage, and the generation/disposal of solid waste. Vehicle trip rates and resulting trip generation detailed in the project-specific Traffic Impact Analysis (Appendix G) were used to calculate project operation emissions.⁶ Long-term emissions were calculated for VOC, NOx, CO, SOx, PM₁₀, and PM_{2.5} expected to be generated through operation of the proposed project, as detailed in Table D.

Table D: Operational Emissions from the Proposed Project

Source	Pollutant Emissions, lbs/day					
	VOC	NOx	CO	SOx	PM ₁₀	PM _{2.5}
Area	5.66	<0.01	0.03	0	<0.01	<0.01
Energy	0.14	1.26	1.06	<0.01	0.10	0.10
Mobile	8.68	38.97	78.09	0.25	18.95	5.21
Total Project Emissions	14.48	40.23	79.17	0.25	19.04	5.30

⁶ Vehicle trip rates and resulting trip generation for proposed uses on Parcel 3 assume operation of a 3,107-square foot fast-food restaurant with drive-through window and therefore are based in part on Land Use 934 “Fast-Food Restaurant with Drive-Through Window.” Parcel 3 will be developed with retail uses generating fewer vehicle trips than the former use which will correspondingly reduce vehicular emissions. Therefore, the emissions listed in Table D are conservative.

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

Table D: Operational Emissions from the Proposed Project

Source	Pollutant Emissions, lbs/day					
	VOC	NOx	CO	SOx	PM ₁₀	PM _{2.5}
SCAQMD Thresholds	55.00	55.00	550.00	150.00	150.00	55.00
Significant?	No	No	No	No	No	No

Source: Table K, *Air Quality and Greenhouse Gas Analysis for the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California*. LSA, November 2018. (Appendix A1).retail use

CO = carbon monoxide
lbs/day = pounds per day

NOx = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

SCAQMD = South Coast Air Quality Management District

SOx = sulfur oxides

VOC = volatile organic compounds

Table D indicates project-related emissions would not exceed the established SCAQMD daily emission thresholds for any criteria pollutants. No significant long-term regional air quality impact would occur.

The proposed project is required to comply with SCAQMD Rules 403 and 431.2, applicable California Code of Regulations, and CalRecycle Sustainable (Green) Building Program regulations, which include implementation of BACM for fugitive dust and construction equipment emissions. Pursuant to Title 13, Section 2449(d)(d) of the California Code of Regulations, operators of off-road vehicles (i.e., self-propelled diesel-fueled vehicles 25 horsepower and up that were not designed to be driven on road) are required to limit vehicle idling to five minutes or less. Additionally, at least 50 percent of all construction materials (including, but not limited to, soil, mulch, vegetation, concrete, lumber, metal, and cardboard) shall be recycled/reused, and “green building materials” (e.g., those materials that are rapidly renewable or resource-efficient, and recycled and manufactured in an environmentally friendly way) shall be used for at least 10 percent of the project in accordance with California Department of Resources Recycling and Recovery (CalRecycle) Sustainable (Green) Building Program regulations. Tables C and D demonstrate that, with compliance with applicable regulatory policy designed to reduce emissions, the proposed project would not exceed any SCAQMD threshold during construction or operation. Therefore, the project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Impacts would be less than significant.

c) Less Than Significant Impact. The cumulative impacts analysis is based on projections in the regional AQMP. As detailed in response to Checklist Question V.6.a, the proposed project is consistent with the overall growth projections of SCAG’s 2016 RTP/SCS and would not conflict with or obstruct implementation of the regional AQMP.

No single project is sufficient in size, by itself, to result in nonattainment of ambient air quality standards. Instead, a project’s individual emissions contribute to existing cumulatively significant impacts to air quality. The SCAQMD developed the operational thresholds of significance based on the level above which a project’s individual emissions would result in a cumulatively considerable contribution to the Basin’s existing air quality conditions. Therefore, a project that exceeds the SCAQMD operational thresholds would also have a cumulatively considerable contribution to a significant cumulative impact.

Due to the nonattainment status of the Basin, the primary air pollutants of concern would be NOx and VOCs, which are ozone precursors, and PM₁₀ and PM_{2.5}. As detailed in response to Checklist Question V.6.b, long-term emissions were calculated for NOx, VOC, CO, SOx, PM₁₀, and PM_{2.5} expected to be generated through operation of the proposed project. Table D indicates project-related emissions would not exceed the established SCAQMD daily emission thresholds for any criteria pollutants.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Without any exceedance in air quality emissions thresholds, the proposed project would not result in a cumulatively considerable contribution to significant air quality impacts. Long-term cumulative air quality impacts would be less than significant.

d) **Less Than Significant Impact.** Sensitive receptors include residences, schools, hospitals, and similar uses that are sensitive to adverse air quality. The nearest sensitive receptor in proximity to the project site is a single-family home located approximately 700 feet west of Parcel 1 (across Highway 62). Additionally, the Guide Dogs of the Desert dormitories are located approximately 1,149 feet west of the Parcel 3 (across Highway 62) and the Guide Dogs of the Desert training center located approximately 1,362 west of the Parcel 3 (also across Highway 62). For purposes of this analysis, the dormitories are considered sensitive residential receptors. Figure 4 identifies surrounding land uses.

Construction Emissions. Exhaust emissions from construction activities envisioned on site would vary daily as construction activity levels change. The use of construction equipment on-site would result in localized exhaust emissions. Localized Significance Thresholds (LSTs) are developed based upon the size or total area of the emissions source from the construction equipment activities, the ambient air quality levels in each source receptor area (SRA) in which the emission source is located, and the distance to the sensitive receptor. LSTs represent the maximum emissions from a project that would not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard, and they are developed based on the ambient concentrations of that pollutant for each SRA. For the proposed project, the appropriate SRA for the LST is SRA 30 (Coachella Valley Station).

The SCAQMD LST methodology presents mass emission rates for each SRA, project sizes of 1, 2, and 5 acres, and nearest receptor distances of 82, 164, 328, 656, and 1,640 feet. For project sizes between the values given, or with receptors at distances between the given receptors, the methodology uses linear interpolation to construct new data points within the range of the values given or distances measured in order to determine the thresholds. Based on the SCAQMD recommended methodology and the construction equipment planned, approximately 4 acres would be disturbed on any single day. Therefore, the 4-acre mass emission rates are used for construction emissions. As stated above, the nearest sensitive receptor in proximity to the project site is a single-family home located approximately 700 feet west of Parcel 1 (across Highway 62). Additionally, the Guide Dogs of the Desert dormitories are located approximately 1,149 feet west of the Parcel 3 (across Highway 62) and the Guide Dogs of the Desert training center located approximately 1,362 west of the Parcel 3 (also across Highway 62). Table E details the construction LST analyses of the CalEEMod modeling results and indicates the proposed construction activity would not result in a locally significant air quality impact.

Table E: Summary of Construction Emissions, Localized Significance

Source	Pollutant Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum On-Site Emissions	55	33	9	6
LST Thresholds	522	10,124	111	38
Significant?	No	No	No	No

Source: Table J, *Air Quality and Greenhouse Gas Analysis for the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California*. LSA, November 2018. (Appendix A1).

SRA: Coachella Valley Station, 4 acres, receptors at 702-foot distance

CO = carbon monoxide

lbs/day = pounds per day

LST = localized significance threshold

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In addition to localized NO₂, CO, PM₁₀, and PM_{2.5} pollutant concentrations, the public's exposure to toxic air contaminants (TACs) is a significant environmental health issue. The majority of the estimated health risks from TACs can be attributed to relatively few compounds, the most important being particulate matter (PM) from diesel-fueled engines (diesel particulate matter [DPM]) associated with heavy equipment operations during grading and trenching activities. Although other, incidental amounts of substances containing TACs, such as oils, solvents, and paints, could be used, these products would comply with all applicable SCAQMD rules for their manufacture and use and would not contribute substantially to overall health risks from TACs.

According to SCAQMD methodology, health effects from carcinogenic TACs are usually described in terms of individual cancer risk. Individual cancer risk is the likelihood that a person exposed to concentrations of TACs over a 30-year residential lifetime will contract cancer, based on the use of standard risk assessment methodology. Construction-related activities would result in short-term emissions of DPM from the off-road heavy-duty diesel equipment exhaust. The greatest potential for DPM emissions associated with construction would be during grading activities. Because the construction schedule estimates that the phases that require the most heavy-duty diesel vehicle usage, such as grading, would last for a much shorter duration (e.g., approximately 2 months), construction of the proposed project would not result in a substantial, long-term (i.e., 30-year) source of TAC emissions. Additionally, the SCAQMD guidance does not require a Health Risk Assessment for short-term construction emissions. It is, therefore, not necessary to evaluate long-term cancer impacts from construction activities that occur over a relatively short duration. In addition, there would be no residual emissions or corresponding individual cancer risk after construction. As a result, construction TAC emissions would have a less than significant impact to local sensitive receptors.

Operational Emissions. CalEEMod was used to calculate localized NO₂, CO, PM₁₀, and PM_{2.5} pollutant concentrations for operational activities, as indicated in Table F. By design, the localized impacts analysis only includes on-site sources; however, the CalEEMod outputs do not separate on-site and off-site emissions for mobile sources. Motor vehicle emissions are estimated based on the average trip length for the proposed project. The average trip length used in the CalEEMod does not break down the portion of the motor vehicle emissions generated on-site. For a worst-case scenario vehicle emission assessment of the mobile source, the emissions shown in Table F include all on-site project-related area sources and 5 percent of the project-related new mobile sources, which is an estimate of the amount of project-related vehicle traffic that will occur on-site. The average round trip lengths assumed are 18.5 miles for commercial-work, 10.10 miles for commercial-commercial, and 7.90 miles for commercial-other types of trips. Since it is unlikely that the average on-site distance driven will be even 1,000 feet, which would be approximately 2 percent of the total miles traveled, the 5 percent assumption for on-site project-related new mobile sources is conservative. Table F indicates that the operational emission rates would not exceed the LSTs for sensitive receptors in the project area.

Table F: Summary of Operational Emissions, Localized Significance

Source	Pollutant Emissions (lbs/day)			
	NOx	CO	PM ₁₀	PM _{2.5}
Maximum On-Site Emissions ¹	2	4	1	0.3
LST Thresholds	522	10,124	32	9.3
Significant?	No	No	No	No

Source: Table L, *Air Quality and Greenhouse Gas Analysis for the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California*. LSA, November 2018. (Appendix A1).

¹ see Footnote 6 . retail use

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

Table F: Summary of Operational Emissions, Localized Significance

Source	Pollutant Emissions (lbs/day)			
	NOx	CO	PM ₁₀	PM _{2.5}

SRA: Coachella Valley Station, 4 acres, receptors at 702-foot distance

CO = carbon monoxide

lbs/day = pounds per day

LST = localized significance threshold

NOx= nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

Dispensing gasoline products, as proposed on Parcel 3, has the potential to introduce air toxics (primarily benzene emissions) into the local environment. The SCAQMD regulates these emissions through a permitting process and preparation of a site-specific Health Risk Assessment (HRA) that applies to all service stations within Riverside County. As part of its permitting process, the SCAQMD performs an analysis of potential cancer risk associated with anticipated benzene emissions from individual service stations. If the analysis indicates that the cancer risk at a nearby receptor location (i.e., area where persons reside, work, or attend school—not including streets or sidewalks) is less than one (1) case per million persons, the risk is considered less than significant.

A site-specific HRA technical memorandum (Appendix A2) prepared for the proposed gasoline station on Parcel 3 indicates potential health risks associated with the proposed project are less than significant for sensitive land uses near the project site. The closest sensitive land uses to the proposed gasoline station (Parcel 3) are the Guide Dogs of the Desert dormitory units located approximately 1,149 feet west of the Parcel 3 (across Highway 62) and the Guide Dogs of the Desert training center located approximately 1,362 west of the Parcel 3 (also across Highway 62). The dormitories are assumed to house live-in caretakers for the dogs; therefore, the dormitories are considered a residential land use to ensure a conservative analysis.

The proposed project site is closest to the Palm Springs air monitoring station. Table 3 of the SCAQMD's *Emissions Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*⁷ indicates estimated theoretical cancer risks due to prolonged exposure to benzene for residents located in the vicinity of the fueling positions while taking into account existing ambient levels of air pollution for various locations (i.e., Palm Springs air monitoring station). Table 3 indicates that at Palm Springs air monitoring station, the theoretical residential cancer risk for a gasoline service station with one million gallons of throughput per year would be 0.05 in one million for sensitive receptors within 1,149 feet of the fueling positions (location of the closest sensitive receptor). The annual fuel sales at the proposed gasoline station are estimated to be 600,000 gallons per year. Therefore, the theoretical cancer risk at the closest residential uses would be less than 0.05 in one million. The screening tables are based on a 70-year exposure duration, therefore the exposure for a 28-day dormitory stay would result in an even lower risk. The SCAQMD threshold of significance is 10 in one million. Therefore, potential health risks associated with the proposed project are less than significant for sensitive land uses near the project site.

Table 4 of the SCAQMD's *Emissions Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*⁸ indicates estimated theoretical cancer risks due to prolonged exposure to benzene for occupational workers located in the vicinity of the fueling positions. This analysis looked at on-site workers exposure rates at 82 feet from fueling positions, which places workers within the proposed convenience store, car wash, retail use, and loading areas of the light industrial development and self-

⁷ *Emissions Inventory and Risk Assessment Guidelines for Gasoline Dispensing Stations*. South Coast Air Quality Management District. Table 3. January 2007.

⁸ *Ibid.* Table 4.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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storage facility associated with the proposed project. Table 4 indicates that at Palm Springs air monitoring station, the theoretical occupational cancer risk for a gasoline service station with one million gallons of throughput per year would be 0.71 in one million for occupational exposure within 82 feet of the fueling positions. Since the annual fuel sales at the proposed gasoline station are estimated to be 600,000 gallons per year, the theoretical cancer risk at the closest commercial uses would be less than 0.71 in one million for employees working in the area. The SCAQMD threshold of significance for cancer risk is 10 in one million. Therefore, potential health risks associated with the proposed project would be less than significant for employees working at the commercial land uses near the project site.

As detailed in Table E, Table F, and the site specific HRA (Appendix A2), project construction and operation emissions would not exceed LST thresholds, and residential cancer risk for a gasoline service station would be below the SCAQMD threshold of 10 in one million. Therefore, the project would not expose sensitive receptors to substantial pollutant concentrations, and impacts would be less than significant.

e) **No Impact.** According to the SCAQMD Guidance Document,⁹ point source air pollutant emitters consist of a single emission source with an identified location point at a facility. Facilities could have multiple point sources located on site and are usually associated with manufacturing and industrial processes such as boilers, spray booths, or degreasers. The project does not include construction of a sensitive receptor, and the project site is not located within one mile of any point source emitter. Therefore, no impact would occur.

f) **Less Than Significant Impact.** Project construction will generate limited odors over the short term, mainly fumes from gasoline- and diesel-powered construction equipment. These odors would be temporary and not likely to be noticeable beyond the project limits. The painting of buildings or the installation of asphalt paving may also create temporary odors. SCAQMD Rule 1113 outlines standards for paint applications, while Rule 1108 identifies standards regarding the application of asphalt. Adherence to the standards identified in these SCAQMD Rules would reduce temporary odor impacts to a less than significant level.

Land uses generally associated with long-term objectionable odors include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting operations, refineries, landfills, dairies, and fiberglass molding facilities. The project includes a self-storage facility; industrial park with professional office uses; and a retail use, gasoline station, and associated convenience store with car wash. The proposed project may generate odors from garbage and green waste collections. However, the odor would cease to occur after garbage and green waste collection trucks remove the wastes from the individual properties each week.

SCAQMD Rule 402 regarding nuisances states: "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property." Furthermore, SCAQMD Rule 461 - Gasoline Transfer and Dispensing, requires the installation of enhanced vapor recovery systems that would reduce the amount of vapor that would be emitted into the atmosphere by 95 to 98 percent from

⁹ Chapter 4: Stationary Sources of Air Pollution. Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. South Coast Air Quality Management District. May 6, 2005.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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levels without such systems. This would further reduce objectionable odors to a level that is less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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)?

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?

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?

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?

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?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database; Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP); Habitat Assessment including MSHCP Consistency Analysis, September 26, 2017 (Appendix B1); Delineation of Waters of the United States and Department of Fish and Wildlife Jurisdictional Habitats, October 4, 2018 (Appendix B2).

Findings of Fact:

a) **Less than Significant with Mitigation Incorporated.** The Coachella Valley Multiple Species Habitat Conservation Plan (MSHCP) requires that a habitat assessment be conducted to address potential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts to habitat for the burrowing owl and streambed resources. If potential habitat for the burrowing owl and/or selected riparian species is present, focused surveys are required. Accordingly the project was subject to site-specific biological studies, including a Habitat Assessment and MSHCP Consistency Analysis (Appendix B1) and a Delineation of Waters of the United States and Department of Fish and Wildlife Jurisdictional Habitats (Appendix B2).

The project site is not within any conservation area of the MSHCP, and none of the covered species known to occur in the project area was observed on-site during the biological studies. However, the entire project site is within the MSHCP Local Development Mitigation Fee (LDMF) area and is required to pay category fees of \$2,104 per residential unit for developments of 0 to 8 units per acre and \$7,164 per acre for industrial and commercial developments. The payment of LDMF in accordance with the MSHCP is a standard condition of project approval subject to County plan check review in order to ensure consistency with the MSHCP.

Based on biological surveys conducted as part of the Habitat Assessment, burrowing owls have medium potential to occur on the project site even though none were observed during field surveys of the project site. Therefore, **Mitigation Measure (MM) BIO-1** is required to ensure consistency with the provisions of the MSHCP.

MM BIO-1: A pre-construction survey for burrowing owl shall be conducted within five days prior to beginning of ground disturbing activities, including grubbing, site clearing, and/or grading, to determine if the site is occupied by burrowing owl. The survey shall include 100 percent coverage of the project site, comprised of Parcel 3 (Assessor's Parcel Number [APN] 668-200-018), Parcel 1 (APN 668-200-020), and Property "C" (APN 668-200-008), as well as any off-site areas subject to ground disturbing activities, and shall include inspection of all rodent burrows within the construction limits. If the survey reveals the project site is not occupied by burrowing owl, no additional actions related to this measure are required.

If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged and appropriate buffer shall be created in accordance with MSHCP Species Conservation Guidelines. The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity and shall be determined by an experienced burrowing owl biologist. Any relocation efforts must be coordinated with the County of Riverside and California Department of Fish and Wildlife. This measure shall be implemented to the satisfaction of the County of Riverside.

Through payment of the LDMF in accordance with the MSHCP and implementation of **MM BIO-1**, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts would be reduced to less than significant levels.

b) Less than Significant with Mitigation Incorporated. Biological surveys conducted as part of a site-specific Habitat Assessment and MSHCP Consistency Analysis (Appendix B1) did not identify any endangered or threatened species listed under 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). However, there is potential for the project site to support bird species protected under the Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The MBTA implements an international treaty and makes it unlawful to take, possess, buy, sell, purchase, or barter any migratory bird listed in Title 50 Code of Federal Regulations Part 10, including feathers or other parts, nests, eggs, or products, except as allowed by implementing regulations (50 CFR 21). The MBTA requires that project-related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (1 February to 30 September, annually). Disturbance that causes nest abandonment and/or loss of reproductive effort (e.g., killing or abandonment of eggs or young) or the loss of habitat upon which the birds depend could be considered “take” and constitute a violation of the MBTA. Additionally, Sections 3503, 3503.5, and 3800 of the California Fish & Game Code prohibit the take, possession, or destruction of birds, their nests or eggs. Although no endangered or threatened species were identified on-site during biological surveys, some bird species known from habitats immediately adjacent to the project site could inhabit the site any time in the future due to their capacity of flight. Therefore, **Mitigation Measure (MM) BIO-2** is required to ensure impacts to endangered or threatened species listed under state and federal regulations would be less than significant.

MM BIO-2: If grading or construction activities are planned during the bird nesting season (February 1 to September 30), a nesting bird survey shall be conducted no more than three days prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required.

If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, or near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the County of Riverside; non-raptor bird species nests shall be buffered up to 300 feet, while raptor nests shall be buffered up to 500 feet. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the County of Riverside and construction supervisor that activities may resume. This measure shall be implemented to the satisfaction of the County of Riverside.

Through implementation of **MM BIO-2**, the project would not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Impacts would be reduced to less than significant levels.

c) **Less than Significant with Mitigation Incorporated.** Sensitive vegetation communities in the project vicinity include Desert Fan Palm Oasis Woodland, Mesquite Bosque, Mojave Riparian Forest, and Southern Riparian Forest. However, none of these sensitive vegetation communities are present on the project site, and no state or federal listed plant species will be impacted by the proposed project.¹⁰ Anticipated impacts to most wildlife species would be relatively minor since most of the potentially impacted species are common, the project site is already disturbed by human activities, and the

¹⁰ *Habitat Assessment including MSHCP Consistency Analysis*. Gonzales Environmental Consulting, LLC. Page 96. September 26, 2017 (Appendix B1).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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candidate/sensitive/special-status species with potential to occur on-site are expected to do so only as rare or occasional visitors based on under current project site conditions.

The burrowing owl is a state species of special concern. It is a resident of larger agricultural fields, grasslands, and desert over much of the region in which the project is located, typically residing in rodent burrows and berms. As stated in response to Checklist Question V.7.a, above, burrowing owls have medium potential to occur on the project site even though none were observed during field surveys of the project site. Therefore, **MM BIO-1** is required to ensure impacts to burrowing owls would be less than significant. Additionally, **MM BIO-2** is required to ensure impacts to bird species known from habitats immediately adjacent to the project site would be less than significant.

In general, indirect impacts to vegetation communities and wildlife through habitat modification primarily result from adverse "edge effects," either short-term indirect impacts related to construction or long-term, chronic indirect impacts associated with the location of development in proximity to biological resources within natural open space. Short-term indirect impacts that may potentially result from any project construction include dust production, which could affect plant growth and insect activity; noise, which could disrupt wildlife communication, including bird breeding behavior; lighting, which could disrupt behavior of nocturnal reptiles, mammals, and raptors; sedimentation, siltation, and erosion, which could affect water quality of onsite streams; and pollutant runoff, including chemicals used during construction and machinery maintenance, which could contaminate soil and water.

The project would be subject to SCAQMD Rule 403 to suppress fugitive dust during construction activities. Noise generated by the proposed project would include temporary construction noise and permanent ambient noise during operation of the proposed uses. However, construction noise would be temporary and would cause the more mobile wildlife species, such as birds and larger mammals that utilize the affected area, to flee during clearing activities to adjacent areas. Additionally, the project site is adjacent to Highway 62 and Dillon Road, and operation of the proposed project would generate noise primarily from motorized vehicles commensurate with the existing condition adjacent to the project site. Incorporation of project site perimeter and streetscape landscaping would serve to shield surrounding properties from light and/or glare generated on-site, and compliance with County Ordinance No. 655, which mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded, and/or hooded in order to prevent shine onto adjacent properties and streets, would ensure the proposed project would not generate sources of light and/or glare that would be substantial when compared to the existing condition (e.g., Highway 62 and Dillon Road) in the project vicinity. Finally, the project would be subject to National Pollutant Discharge Elimination System (NPDES) regulations, which require preparation of a Storm Water Pollution Prevention Plan (SWPPP) and incorporation of Low Impact Development (LID) Best Management Practices (BMPs) to ensure storm water runoff volumes upon completion of the project do not exceed storm water runoff volumes of the preconstruction condition. Collectively, these regional, state, and federal regulations safeguard adjacent undeveloped properties from adverse "edge effects" which could result from construction and operation of the proposed project.

Through implementation of **MM BIO-1** and **MM-BIO-2**, as well as compliance with regional, state, and federal regulations, substantial adverse effects 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. Fish and Wildlife Service would be reduced to less than significant levels.

d) **Less than Significant with Mitigation Incorporated.** The project site provides medium-quality wildlife habitat that supports limited travel routes for wildlife movement. Portions of the project site are utilized for local movement by resident wildlife, primarily birds. Biological surveys of the project site did

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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not detect bedding areas, or caves which could be used as dens for smaller and larger mammals; however, burrows and wildlife trails being utilized by cottontails, ground squirrels and coyotes were detected.

The project site provides marginal connectivity. Land clearing and altering of native vegetation have compromised the integrity of the wildlife dispersion corridors on the project site and adjacent properties. Birds, due to their movement capabilities, are able to disperse via the existing vegetation on the project site. The site provides seasonal foraging and nesting areas for them. Other wildlife is limited by fragmentation of cover, frequent human activities, and physical barriers such as Highway 62. Therefore, wildlife is not likely to use the majority of the project site as a wildlife corridor.

The on-site drainage proceeds through Parcel 1 from the northwest to the southeast and could be used by wildlife as a corridor. The project design incorporates the drainage and maintains its natural flow pattern and corridor through maintenance of the natural desert landscape in the northeast portion of Parcel 1 along the drainage corridor. Therefore, the project would not preclude the exiting on-site drainage from continuing to provide a wildlife movement corridor though the project site. Through implementation of **MM BIO-2**, which would protect migratory birds, the project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Impacts would be reduced to less than significant levels.

e and f) **Less than Significant with Mitigation Incorporated.** Sensitive vegetation communities in the project vicinity include Desert Fan Palm Oasis Woodland, Mesquite Bosque, Mojave Riparian Forest, and Southern Riparian Forest. However, none of these sensitive vegetation communities are present on the project site. A Delineation of Waters of the United States and Department of Fish and Wildlife Jurisdictional Habitats (Appendix B2) prepared for Parcel 1 (APN: 668-200-020) indicates approximately 0.396 acre (660 linear feet) of desert dry wash (streambed) and approximately 0.081 acre (660 linear feet) of non-wetland Waters of the United States (U.S.) occur within the northeast portion of Parcel 1. Accordingly, the project proponent designed the proposed 107,335-square foot industrial park on Parcel 1 to avoid the desert dry wash along the northern frontage of the development, as detailed in Figure 7 and Appendix E2, and a channel/box culvert along the existing flow line beneath Worsley Road would be constructed as part of the roadway improvements to prevent any increase in the upstream high-water elevation above a pre-established Base Flood Elevation.

The proposed improvements along Worsley Road would require dedication of approximately 24 feet of ROW along the project's eastern frontage to install approximately 16 feet of landscaping, 5 feet of sidewalk, and 3 feet of curb, gutter, and/or roadway over the streambed for a distance of approximately 50 feet. As as detailed in **Mitigation Measure (MM) BIO-3**, disturbance(s) within the streambed would be subject to applicable and appropriate provisions of a Streambed Alteration Agreement (Section 1602 of the California Fish and Game Code), and/or Section 404 and 401 permits under the Federal Clean Water Act as administered by the United States Army Corps of Engineers (USACE) and Regional Water Quality Control Board (RWQCB)..

MM BIO-3: Prior to the issuance of any grading permits for for development on Parcel 1, the project applicant shall provide to the County of Riverside evidence that a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife (CDFW); Federal Clean Water Act Section 404 permit and/or an Approved Jurisdictional Determination from the United States Army Corps of Engineers (USACE); and a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Federal Clean Water Act Section 401 permit from the Regional Water Quality Control Board (RWQCB) have been obtained.

The project applicant shall provide evidence to the County of Riverside that all appropriate and applicable permit requirements identified by the CDFW, USACE and/or RWQCB have been satisfied prior to the issuance for any grading permit for development on Parcel 1.

With implementation of **MM BIO-3**, impacts related to jurisdictional features would be reduced to less than significant levels.

g) **Less than Significant with Mitigation Incorporated.** In accordance with the Coachella Valley MSHCP, the project was subject to site-specific biological studies, including a Habitat Assessment and MSHCP Consistency Analysis (Appendix B1) and a Delineation of Waters of the United States and Department of Fish and Wildlife Jurisdictional Habitats (Appendix B2) to address potential impacts to habitat for the burrowing owl and streambed resources. Burrowing owls have medium potential to occur on the project site even though none were observed during field surveys of the project site. Therefore, **MM BIO-1** is required to ensure consistency with the provisions of the MSHCP. Additionally, there is potential for the project site to support bird species protected under the Migratory Bird Treaty Act (MBTA) of 1918 (16 USC 703-711), so **MM BIO-2** is required to ensure impacts to endangered or threatened species listed under state and federal regulations would be less than significant.

A Delineation of Waters of the United States and Department of Fish and Wildlife Jurisdictional Habitats (Appendix B2) prepared for Parcel 1 (APN: 668-200-020) indicates approximately 0.396 acre (660 linear feet) of desert dry wash (streambed) and approximately 0.081 acre (660 linear feet) of non-wetland Waters of the U.S. occur within the northeast portion of Parcel 1. The proposed improvements along Worsley Road would require dedication of approximately 24 feet of ROW along the project's eastern frontage to install approximately 16 feet of landscaping, 5 feet of sidewalk, and 3 feet of curb, gutter, and/or roadway over the streambed for a distance of approximately 50 feet. As detailed in the response to Checklist Question 7d, the project would be subject to appropriate permit provisions for potential impacts to the streambed though implementation of **MM BIO-3**.

The project site is not within any conservation area of the MSHCP, and none of the covered species modeled to occur in the project area was observed on-site during the biological studies. However, the entire project site is within the MSHCP Local Development Mitigation Fee (LDMF) area and is required to pay category fees of \$2,104 per residential unit for developments of 0 to 8 units per acre and \$7,164 per acre for industrial and commercial developments. The payment of LDMF in accordance with the MSHCP is a standard condition of project approval subject to County plan check review in order to ensure consistency with the MSHCP.

There are no oak trees or other trees of special concern on site, and the project is designed to be consistent with the MSHCP, County General Plan Policies for protection of biological resources, and all other guidelines and regulations applicable to the project site through implementation of mitigation.

Mitigation:

- MM BIO-1:** A pre-construction survey for burrowing owl shall be conducted within five (5) days prior to beginning of ground disturbing activities, including grubbing, site clearing, and/or grading, to determine if the site is occupied by burrowing owl. The survey shall include 100 percent coverage of the project site, including all

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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rodent burrows. If the survey reveals the project site is not occupied by burrowing owl, no additional actions related to this measure are required.

If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged, and an appropriate buffer shall be created and monitored by an experienced burrowing owl biologist in accordance with MSHCP Species Conservation Guidelines. The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity and shall be determined by an experienced burrowing owl biologist. Any relocation efforts must be coordinated with the County of Riverside and California Department of Fish and Wildlife (CDFW).

MM BIO-2: If grading or construction activities are planned during the bird nesting season (February 1 to September 30), a nesting bird survey shall be conducted no more than three days prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required.

If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, or near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the County of Riverside; non-raptor bird species nests shall be buffered up to 300 feet, while raptor nests shall be buffered up to 500 feet. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the County of Riverside and construction supervisor that activities may resume.

MM BIO-3: Prior to the issuance of any grading permit for development on Parcel 1, the project applicant shall provide to the County of Riverside evidence that a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife (CDFW); Federal Clean Water Act Section 404 permit and/or an Approved Jurisdictional Determination from the United States Army Corps of Engineers (USACE); and a Federal Clean Water Act Section 401 permit from the Regional Water Quality Control Board (RWQCB) have been obtained.

The project applicant shall provide evidence to the County of Riverside that all appropriate and applicable permit requirements identified by the CDFW, USACE and/or RWQCB have been satisfied prior to the issuance for any grading permit for development on Parcel 1.

Monitoring: Monitoring for Mitigation Measures BIO-1 through BIO-3 shall be subject to the timing detailed in the project-specific Mitigation Monitoring and Reporting Plan (Appendix H).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES Would the project				
8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: A Phase I Cultural Resources Assessment of a 22.56-Acre Change of Zone Project Site Located Southwest of the Intersection of Dillon and Worsley Roads, near Desert Hot Springs, Riverside County, June 2018 (Appendix C).

Findings of Fact:

a and b) **Less Than Significant Impact.** CEQA defines a “historical resource” as a cultural resource that meets one or more of the following criteria:

- (1) Is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register);
- (2) Is listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k);
- (3) Is identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or
- (4) Is determined to be a historical resource by a project’s Lead Agency (PRC Section 21084.1 and *State CEQA Guidelines* Section 15064.5[a]).

A “substantial adverse change” to a historical resource, according to PRC §5020.1(q), “means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired.”

A resource may be listed as a historical resource in the California Register if it meets any of the following National Register of Historic Places criteria as defined in PRC §5024.1(C):

- A. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage.
- B. Is associated with the lives of persons important in our past.
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
- D. Has yielded, or may be likely to yield, information important in prehistory or history.

CEQA Guidelines do not preclude identification of historical resources as defined in Public Resources Code Sections 5020.1(j) or 5024.1. Pursuant to *State CEQA Guidelines* Section 15064.5[c][4], if an archaeological resource is neither a unique archaeological nor a historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment. It shall be sufficient that both the resource and the effect on it are noted in the Initial Study, but they need not be considered further in the CEQA process.

The project site is currently vacant and subject to human disturbances such as off-road vehicle use and illegal dumping. No improvements exist on the project site. A cultural resources records search, review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of historic period aerials and maps, and an intensive pedestrian field survey were conducted as part of the Cultural Resources Assessment (Appendix C) for the project.

The cultural resources records search was conducted at the Eastern Information Center (EIC) on May 8, 2017. Data from the EIC indicate 10 cultural resource studies were previously conducted within one mile of the project site, none of which included the project site. The records search also indicated no cultural resources have been recorded within the project site, but 23 historic-era resources, including the ruins of a 1920s-1940s homestead and 10 historic-era isolates, have been documented within one mile of the project site. The vast majority of the historic-era resources consist of can/debris scatters of varying sizes not associated with dwellings.

On December 15, 2017, an intensive pedestrian survey of the entire project site was conducted to identify any potentially significant cultural resources situated within the boundaries of the project site. The various small boulders were checked for signs of milling features and rock art. The erosion gullies also were closely examined for any signs of buried cultural resources. The records search and intensive pedestrian survey yielded negative results for the project site. No historic-era cultural resources were identified on-site, so the proposed project is not expected to alter or destroy a historic site or cause a substantial adverse change in the significance of a historical resource. Monitoring of future earth-disturbing activities connected with development of the property is not warranted or recommended, as the potential for encountering buried historic-era sites is considered very low. Pursuant to *State CEQA Guidelines*, Title 14, Chapter 3, Section 15064.5(f), all construction work shall be halted in the event that any cultural resources are encountered during construction, and a Secretary of Interior Standards qualified archaeologist shall be consulted to determine the appropriate treatment of the discovery. Through compliance with *State CEQA Guidelines*, Title 14, Chapter 3, Section 15064.5, impacts to historic sites or historical resources as defined by CEQA would be less than significant.

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 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: A Phase I Cultural Resources Assessment of a 22.56-Acre Change of Zone Project Site Located Southwest of the Intersection of Dillon and Worsley Roads, near Desert Hot Springs, Riverside County, June 2018 (Appendix C).

Findings of Fact:

a and b) **Less Than Significant Impact.** As stated in response to Checklist Question V.8 above, the project site is currently vacant and subject to disturbances such as off-road vehicle use and illegal

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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dumping. No improvements exist on the project site. A cultural resources records search, review of historic period aerials and maps, search of the Sacred Lands File through the Native American Heritage Commission (NAHC), inquiry with Native Americans listed on the NAHC list, and a pedestrian field survey were conducted as part of the Cultural Resources Assessment (Appendix C) for the project.

Data from the EIC indicate 10 cultural resource studies were previously conducted within one mile of the project site, none of which included the project site. The records search also indicated no archaeological resources have been recorded within the project site, but six archaeological resources comprised of two sparse lithic scatters, two milling features, and two prehistoric lithic isolates, have been documented within one mile of the project site.

On December 15, 2017, an intensive pedestrian survey of the entire project site was conducted to identify any potentially significant cultural resources situated within the boundaries of the project site. The various small boulders were checked for signs of milling features and rock art. The erosion gullies also were closely examined for any signs of buried archaeological resources. The records search and intensive pedestrian survey yielded negative results for the project site. No archaeological resources were identified on-site, so the proposed project is not expected to alter or destroy an archaeological site or cause a substantial adverse change in the significance of an archaeological resource. Monitoring of future earth-disturbing activities connected with development of the property is not warranted or recommended, as the potential for encountering buried archaeological sites is considered very low. Pursuant to *State CEQA Guidelines*, Title 14, Chapter 3, Section 15064.5(f), all construction work shall be halted in the event that any cultural resources are encountered during construction, and a Secretary of Interior Standards qualified archaeologist shall be consulted to determine the appropriate treatment of the discovery. Through compliance with *State CEQA Guidelines*, Title 14, Chapter 3, Section 15064.5, impacts to archaeological resources as defined by CEQA would be less than significant.

c) **Less Than Significant Impact.** Consistent with the requirements of *State CEQA Guidelines*, Title 14, Chapter 3, Section 15064.5(e), if human remains are encountered, work in the vicinity of the encounter and in any nearby area reasonably suspected to overlie adjacent human remains shall be redirected, and the Riverside County Coroner shall be notified immediately. State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. If the remains are determined to be Native American, the County Coroner shall notify the NAHC, which shall determine and notify a Most Likely Descendant (MLD). With the permission of the property owner, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. Consistent with *State CEQA Guidelines* Section 15064.5(d), if the remains are determined to be Native American and an MLD is notified, the County shall consult with the MLD as identified by the NAHC to develop an agreement for treatment and disposition of the remains. Compliance with these provisions is required of all development projects in the County as a matter of regulatory policy in accordance with state law and would ensure that any potential impacts to unknown buried human remains would be less than significant.

d) **No Impact.** A Sacred Lands File search for the project site and vicinity was requested on July 12, 2017 with the NAHC. The search was conducted on July 13, 2017, and the results of the search indicated that no Native American traditional cultural places have been recorded within the project site or immediate vicinity. The NAHC also provided a list of both individual and Native American groups for further correspondence.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In order to learn more about the potential archaeological sensitivity of the project site and vicinity, letters of inquiry were sent to Native American individuals and groups included on the NAHC consultation list on October 22, 2017. To date, no responses have been received. Therefore, in conjunction with the negative results of the records search and intensive pedestrian survey of the project site, it is reasonable to conclude there are no existing religious or sacred uses within the potential impact area of the project. No impact would occur to existing religious or sacred uses.

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

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?

Sources: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones;" GIS database; Preliminary Geotechnical Interpretive Report, Property "C" (APN: 668-200-008), Parcel 1 (APN: 668-200-020), and Parcel 3 (APN: 668-200-018), Located East of Twenty-Nine Palms Highway on the Southwest Corner of Dillon Road and Worsley Road, City of Desert Hot Springs, Riverside County, California, April 10, 2018 (Appendix D).

Findings of Fact:

a and b) **Less Than Significant Impact.** No active faults are known to underlie the project site, and the site is not located within an Alquist-Priolo Earthquake Fault Zone as established by the State of California to restrict the construction of new habitable structures across identifiable traces of known active faults.¹¹ Therefore, the potential for surface rupture to adversely impact the proposed structures is very low to remote.

All future construction and development within the project site would be required to comply with applicable provisions of the 2016 California Building Code (CBC). Pursuant to California Code of Regulations, Title 24, Part 2, the CBC establishes minimum standards for building design in the state, and it is consistent with or more stringent than Uniform Building Code requirements. Local codes are permitted to be more restrictive than Title 24, but are required to be no less restrictive. The CBC is designed and implemented to improve building safety, sustainability, and consistency, and to integrate new technology and construction methods to construction projects throughout California.

Chapter 16 of the CBC regards General Design Requirements, including regulations governing seismically resistant construction (Chapter 16, Division IV) and construction to protect people and

¹¹ Preliminary Geotechnical Interpretive Report, Property "C" (APN: 668-200-008), Parcel 1 (APN: 668-200-020), and Parcel 3 (APN: 668-200-018), Located East of Twenty-Nine Palms Highway on the Southwest Corner of Dillon Road and Worsley Road, City of Desert Hot Springs, Riverside County, California. Earth Strata Geotechnical Services. Page 4. April 10, 2018 (Appendix D).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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property from hazards associated with excavation cave-ins and falling debris or construction materials. Chapter 18 and Chapter 33 regard site demolition, excavations, foundations, retaining walls, and grading, including requirements for seismically resistant design, foundation investigations, stable cut and fill slopes, and drainage and erosion control. The procedures and limitations for the design of structures are based on-site characteristics, occupancy type, configuration, structural system height, and seismic zoning. Construction activities are subject to occupational safety standards for excavation, shoring, and trenching as specified in California Occupational Safety and Health Administration regulations (California Code of Regulations, Title 8).

State law requires the design and construction of new structures comply with current CBC requirements which address general geologic, seismic (including ground shaking), and soil constraints for new buildings. Accordingly, the project-specific Geotechnical Interpretive Report details proper engineering design and construction recommendations to be implemented through development of the proposed project as **Standard Condition of Approval GEO-1** in conformance with the 2016 CBC. Implementation of **Standard Condition of Approval GEO-1** would ensure that impacts related to strong seismic ground shaking would be less than significant.

Standard Condition of Approval: No mitigation is required; however, the following Standard Condition of Approval is a regulatory requirement that would be implemented to ensure impacts related to fault rupture and/or strong seismic ground shaking remain less than significant.

Standard Condition of Approval GEO-1: Prior to the approval of grading and/or building permits, the applicant shall provide evidence to the County of Riverside for review and approval that on-site structures, features, and facilities have been designed and will be constructed in conformance with applicable provisions of the 2016 California Building Code and the recommendations cited in the project-specific Geotechnical Interpretive Report. Geotechnical recommendations include, but are not limited to, the following:

- Vegetation including trees, grasses, weeds, brush, shrubs, and any other debris must be stripped from the areas to be graded and properly disposed of off site.
- For each area to receive compacted fill, the removal of low density, compressible earth materials such as upper alluvial materials must continue until firm, competent alluvium is encountered.
- Remedial grading must extend beyond the perimeter of the proposed structures a horizontal distance equal to the depth of excavation or a minimum of five feet.
- The anticipated removal depths for Property "C" should vary from three to five feet below existing grade in the building pad areas and from two to four feet in the proposed parking lot areas. The anticipated removal depths for Parcel 1 should vary from three to five feet below existing grade. The anticipated removal depths in Parcel 3 should vary from five to seven feet below existing grade in the building pad areas and from two to four feet in the proposed parking lot areas.
- Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified.

This condition shall be implemented to the satisfaction of the Director of the County of Riverside Public Works Department or designee.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Proper engineering design and construction in conformance with the 2016 CBC standards and project-specific geotechnical recommendations (**Standard Condition of Approval GEO-1**) would ensure potential impacts from fault rupture and/or strong seismic ground shaking would be 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?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction;" Preliminary Geotechnical Interpretive Report, Property "C" (APN: 668-200-008), Parcel 1 (APN: 668-200-020), and Parcel 3 (APN: 668-200-018), Located East of Twenty-Nine Palms Highway on the Southwest Corner of Dillon Road and Worsley Road, City of Desert Hot Springs, Riverside County, California (Appendix D).

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when strong earthquake shaking causes soils to collapse from a sudden loss of cohesion and undergo a transformation from a solid to a liquefied state. The project site is located in an area identified as having low liquefaction susceptibility, largely due to the relatively deep groundwater level at a depth greater than 100 feet below surface.¹² Proper engineering design and construction in conformance with the 2016 CBC standards and project-specific geotechnical recommendations (**Standard Condition of Approval GEO-1**) would ensure potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures would be very low to remote due to the recommended compacted fill, relatively low groundwater level, and the dense nature of the deeper onsite earth materials. Potential impacts from seismic-related ground failure, including liquefaction would be less than significant.

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;" Figures S-13 through S-21 (showing General Ground Shaking Risk); Preliminary Geotechnical Interpretive Report, Property "C" (APN: 668-200-008), Parcel 1 (APN: 668-200-020), and Parcel 3 (APN: 668-200-018), Located East of Twenty-Nine Palms Highway on the Southwest Corner of Dillon Road and Worsley Road, City of Desert Hot Springs, Riverside County, California, April 10, 2018 (Appendix D).

Findings of Fact:

a) **Less Than Significant Impact.** Like all of southern California, the project site has and will continue to be subject to ground shaking generated from activity on local and regional faults. Site seismic

¹² *Ibid.* Page 13.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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characteristics were evaluated per the guidelines set forth in Chapter 16, Section 1613 of the 2016 CBC, as detailed in the project-specific Geotechnical Interpretive Report conducted for the project site (Appendix D). The San Andreas fault, with an approximate source-to-site distance of 0.58 miles, is the closest known active fault anticipated to produce the highest ground accelerations, with an anticipated maximum modal magnitude of 6.7.¹³

Proper engineering design and construction in conformance with the 2016 CBC standards, as detailed in response to Checklist Question V.10, and project-specific geotechnical recommendations (**Standard Condition of Approval GEO-1**) would ensure potential impacts from strong seismic ground shaking would be less than significant.

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?

Source: On-site Inspection; Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope;" Preliminary Geotechnical Interpretive Report, Property "C" (APN: 668-200-008), Parcel 1 (APN: 668-200-020), and Parcel 3 (APN: 668-200-018), Located East of Twenty-Nine Palms Highway on the Southwest Corner of Dillon Road and Worsley Road, City of Desert Hot Springs, Riverside County, California, April 10, 2018 (Appendix D).

Findings of Fact:

a) **Less Than Significant Impact.** The proposed project is not located adjacent to or near any geographical feature that would be susceptible to landslides.¹⁴ The project site is relatively flat and exhibits a southeasterly gradient. Landslide debris was not observed during subsurface exploration of the project site, and no ancient or contemporaneous landslides are known to exist on or in the vicinity of the site. Geologic mapping of the site conducted as part of the geotechnical investigation reveals no geomorphic expressions indicative of landsliding. Because the proposed project is not located within close proximity of any geographical feature that would be susceptible to producing landslides and because the project site is relatively flat, the potential for landslides near or on the project site is low. Therefore, impacts associated with landslides would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

¹³ *Ibid.* Page 4.
¹⁴ *Ibid.* Page 7.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map;" Preliminary Geotechnical Interpretive Report, Property "C" (APN: 668-200-008), Parcel 1 (APN: 668-200-020), and Parcel 3 (APN: 668-200-018), Located East of Twenty-Nine Palms Highway on the Southwest Corner of Dillon Road and Worsley Road, City of Desert Hot Springs, Riverside County, California, April 10, 2018 (Appendix D).

Findings of Fact:

a)) **Less Than Significant Impact.** Ground subsidence is typically a gradual settling or sinking of the ground surface with little or no horizontal movement, although fissures (cracks and separations) can result from lowering of the ground surface. Most of the damage caused by subsidence is the result of oil, gas, or groundwater extraction from below the ground surface. Ground subsidence may occur as a response to natural forces such as earthquake movements, which can cause abrupt elevation changes of several feet or densification of low density granular soils during an earthquake event that may cause several inches of settlement.

According to the project-specific Geotechnical Interpretive Report (Appendix D), subsidence due to earthwork operations is expected to be negligible, on the order of 0.01 foot, and allowance in the earthwork volumes budget should be made for an estimated 10 to 15 percent reduction in volume of on-site alluvial soils. Since the effective shrinkage of on-site soils will depend primarily on the type of compaction equipment and method of compaction used on-site by the contractor and accuracy of the topographic survey, the project is required to implement **Standard Condition of Approval GEO-1 (70-Verification Testing)** pursuant to the 2016 CBC to ensure remedial earthwork and/or ground improvement will provide a sufficient layer of engineered fill or densified soil beneath the structural footings/foundations, as well as proper surface drainage devices and erosion control. Pursuant to **Standard Condition of Approval GEO-1 (70-Verification Testing)**, verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified, which would ensure impacts from ground subsidence would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No Monitoring is required

15. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection; Project Application Materials; Preliminary Geotechnical Interpretive Report, Property "C" (APN: 668-200-008), Parcel 1 (APN: 668-200-020), and Parcel 3 (APN: 668-200-018), Located East of Twenty-Nine Palms Highway on the Southwest Corner of Dillon Road and Worsley Road, City of Desert Hot Springs, Riverside County, California, April 10, 2018 (Appendix D); Volcano Hazard Program, Salton Buttes, United States Geological Survey, November 5, 2015, https://volcanoes.usgs.gov/volcanoes/salton_buttes/ (Accessed January 3, 2019).

Findings of Fact:

a) **Less Than Significant Impact.** Seiches are oscillations in enclosed bodies of water that are caused by a number of factors, most often wind or seismic activity. The nearest major water feature is the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Whitewater River, located approximately 1.6 miles south and down gradient of the project site. Therefore, seiche-related flooding is not anticipated to occur on-site. The project site is fairly level and is not susceptible to mudslides.

The Salton Buttes is a group of fumarolic¹⁵ volcanoes on the southeast side of the Salton Sea approximately 70 miles southeast of the project site. The last eruption of the Salton Buttes occurred approximately 1,800 years ago, and future eruptions are possible due to the high heat from the area and relatively young age (approximately 400,000 years old) of this geothermal system.¹⁶ However, due to the substantial distance between the project site and the Salton Buttes (70 miles), impacts from potential future eruptions would be less than significant. Therefore, the project site would have less than significant impacts from seiche, mudflows, or volcanic hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Riv. Co. 800-Scale Slope Maps; Project Application Materials; Preliminary Geotechnical Interpretive Report, Property "C" (APN: 668-200-008), Parcel 1 (APN: 668-200-020), and Parcel 3 (APN: 668-200-018), Located East of Twenty-Nine Palms Highway on the Southwest Corner of Dillon Road and Worsley Road, City of Desert Hot Springs, Riverside County, California, April 10, 2018 (Appendix D); Appendix H-Private Sewage Disposal Systems, 2016 California Plumbing Code, <https://up.codes/viewer/california/ca-plumbing-code-2016/chapter/H/private-sewage-disposal-systems#H>, (Accessed December 14, 2018).

Findings of Fact:

a) **Less Than Significant Impact.** The project site is relatively flat with a southeasterly gradient. Development of the project would require rough grading and finished pad construction in accordance with the 2016 CBC and **Standard Condition of Approval GEO-1 (70-Verification Testing)**. The proposed project would be conditioned to construct the finished floor of new buildings a minimum of 24 inches above the highest adjacent finished surface. The project site drainage pattern would be perpetuated by constructing buildings parallel to the flow path and maintaining a minimum of 50 percent flow-through area throughout the project site. Accordingly, the project site topography and surface relief features shall be generally maintained, and impacts would be less than significant.

b) **Less Than Significant Impact.** All earthwork proposed for the project must occur in accordance with the 2016 CBC Chapters 17, 18, and Appendix J as amended by County Ordinance 457. The project is required to submit detailed grading plans to the County for review and approval prior to issuance of

¹⁵ A fumarole is an opening in a planet's crust, often in areas surrounding volcanoes, which emits steam and gases.

¹⁶ *Volcano Hazard Program, Salton Buttes.* United States Geological Survey. November 5, 2015. https://volcanoes.usgs.gov/volcanoes/salton_buttes/ (Accessed January 3, 2019).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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grading permits in order to minimize the potential for unstable slopes. Any cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than 2:1, shall be verified with a factor of safety of at least 1.5 in accordance with **Standard Condition of Approval GEO-1 (70-Verification Testing)**. Furthermore, any slopes steeper than 4:1 shall be planted with approved drought-tolerant ground cover, shrubs, trees, or combination thereof as approved by the Engineer of record or the Registered Landscape Architect pursuant to County Ordinance 457. Through compliance with applicable CBC regulations pursuant to County Ordinance 457 and **Standard Condition of Approval GEO-1**, impacts would be less than significant.

c) **No Impact.** The project will not result in grading that affects or negates subsurface sewage disposal systems. Sewage will be disposed of through on-site septic facilities to be permitted by the RWQCB (Colorado River Basin Program) Local Agency Management Plan and maintained in accordance with RWQCB standards for septic systems and Appendix H of the California Plumbing Code.¹⁷ No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No Monitoring is required

17. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys; Project Application Materials; On-site Inspection; Habitat Assessment including MSHCP Consistency Analysis, September 26, 2017 (Appendix B1); Appendix H-Private Sewage Disposal Systems, 2016 California Plumbing Code, <https://up.codes/viewer/california/ca-plumbing-code-2016/chapter/H/private-sewage-disposal-systems#H>, (Accessed December 14, 2018). Preliminary Geotechnical Interpretive Report, Property "C" (APN: 668-200-008), Parcel 1 (APN: 668-200-020), and Parcel 3 (APN: 668-200-018), Located East of Twenty-Nine Palms Highway on the Southwest Corner of Dillon Road and Worsley Road, City of Desert Hot Springs, Riverside County, California, April 10, 2018 (Appendix D1); Percolation Map, prepared by Earth Strata Geotechnical Services, Inc., July 2018 (Appendix D2).

Findings of Fact:

a) **Less Than Significant Impact.** The soil series mapped for the project site is Carsitas-Myoma-Carrizo association and exhibit substantial disturbance from prior grading and other earthwork activities. This soil series is generally sandy and has low runoff potential and high permeability characteristics.

¹⁷ Appendix H-Private Sewage Disposal Systems. 2016 California Plumbing Code. <https://up.codes/viewer/california/ca-plumbing-code-2016/chapter/H/private-sewage-disposal-systems#H>. (Accessed December 14, 2018).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Nevertheless, on-site construction would disturb vegetation and surface soils, making them susceptible to erosion from wind and water.

The County is a co-permittee under Colorado Regional Water Quality Control Board Order number R7-2013-0011, National Pollutant Discharge Elimination System (NPDES) Permit, also known as the Municipal Separate Storm Sewer System or MS4 permit. In order to address the potential for erosion pursuant to the MS4 Permit, the project is required to implement Best Management Practices (BMPs) during the construction phase that would reduce erosion in accordance with NPDES regulations. These BMPs would be selected as part of the Storm Water Pollution Prevention Plan (SWPPP) that is required to address erosion and discharge impacts associated with the proposed on-site grading.

The project must also comply with the County’s grading permit requirements, which would ensure that construction practices include BMPs to protect exposed soils such as covering stockpiled soils, and use of straw bales and silt fences to minimize off-site sedimentation. In addition, the site would be covered with asphalt, concrete, and landscaping materials during operations; therefore, soil erosion would be minimal. Compliance with state and federal requirements, as well as with County grading permit requirements, would ensure that the proposed project would have a less than significant impact related to soil erosion or loss of topsoil.

b) Less Than Significant Impact. Preliminary laboratory test results indicate on-site earth materials exhibit a *very low* expansion potential, as classified in accordance with 2016 CBC Section 1803.5.3 and American Society for Testing and Materials (ASTM) D4829. Pursuant to **Standard Condition of Approval GEO-1 (70-Verification Testing)**, removal of low density, compressible earth materials such as upper alluvial materials must occur until firm, competent alluvium is encountered. Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified, which would ensure impacts from expansive soils would be less than significant.

c) Less Than Significant Impact. Sewage will be disposed of through on-site septic facilities to be permitted by the RWQCB (Colorado River Basin Program) Local Agency Management Plan and maintained in accordance with RWQCB standards for septic systems and Appendix H of the California Plumbing Code.¹⁸ The project proponent must obtain documentation of a percolation test, permission from the Riverside County Health Department, and a letter of permission from the Mission Springs Water District, which is the water and wastewater purveyor for the project site, to incorporate septic systems in the project design and execution.

As indicated in Appendix D1 and Appendix D2, a registered civil engineer, engineering geologist, or registered environmental health specialist conducted site-specific soil and percolation tests to determine that on-site soils are appropriate to permit safe operation of a septic system and that depth to groundwater is sufficient to meet RWQCB requirements.

With adherence to and implementation of existing federal, state, and local laws and regulations concerning septic permitting, including Riverside County Health Department septic permit requirements, impacts related to septic suitability of soils would be less than significant.

Mitigation: No mitigation is required.

¹⁸ Appendix H-Private Sewage Disposal Systems. 2016 California Plumbing Code. <https://up.codes/viewer/california/ca-plumbing-code-2016/chapter/H/private-sewage-disposal-systems#H>. (Accessed December 14, 2018).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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; Riverside County Flood Control and Water Conservation District, Riverside, California, Report on Master Plan for Flood Control and Drainage Garnet Wash and Tributaries, Zone Six, February 1963.

Findings of Fact:

a and b) **Less Than Significant Impact.** According to the Garnet Wash Master Drainage Plan and West Desert Hot Springs Master Drainage Plan, no structural improvements are proposed for Garnet Wash to alleviate the floodplain. In order to address the potential for erosion during construction, the project is required to implement BMPs that would reduce erosion in accordance with NPDES regulations. These BMPs would be selected as part of the SWPPP that is required to address erosion and discharge impacts associated with the proposed on-site grading. The project must also comply with the County's grading permit requirements, which would ensure that construction practices include BMPs to protect exposed soils such as covering stockpiled soils, and use of straw bales and silt fences to minimize off-site sedimentation.

The proposed project would be conditioned to construct the finished floor of new buildings a minimum of 24 inches above the highest adjacent finished surface. Buildings and structures would be placed away from the property lines to allow for off-site flows to be accepted on-site without deflecting onto adjacent properties. Additionally, the project site drainage pattern would be perpetuated by constructing buildings and any potential obstructions parallel to the flow path and maintaining a minimum of 50 percent flow-through area throughout the project site. The site would be covered with asphalt, concrete, and landscaping materials during operations; therefore, soil erosion would be minimal. Compliance with state and federal requirements, as well as with County grading permit requirements, would ensure that the proposed project would have a less than significant impact related to water erosion and/or channel modification.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Wind Erosion and Blowsand from project either on or off site.				
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 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) **Less Than Significant Impact.** The project site lies within an area susceptible to wind erosion. Surrounding properties are either developed with asphalt and structures or are generally undeveloped and maintain native vegetative cover; both of these conditions minimize the potential for impacts to the project site from off-site blowsand. The project is required to comply with SCAQMD Rule 403 to suppress fugitive dust during construction activities. Among the requirements under SCAQMD Rule 403, fugitive dust must be controlled so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. Upon completion of construction, the site would be covered with asphalt, concrete, and landscaping materials, which would collectively suppress blowsand generation from the project site. Therefore, impacts from wind erosion and/or blowsand would be 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?	<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; Air Quality and Greenhouse Gas Analysis for the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix A1); County of Riverside Climate Action Plan, July 2018.

Findings of Fact:

a and b) **Less Than Significant Impact.** Site preparation and construction activities would generate greenhouse gas (GHG) emissions. After construction, operational activities related to occupation of the project site also would generate GHG emissions. The majority of energy consumption (and associated generation of GHG emissions) would occur during the project’s operation (as opposed to during its construction). As detailed in the CalEEMod (v2016.3.2) modeling in Appendix A1, overall construction of the proposed project would generate approximately 608.9 metric tons (MT) of carbon dioxide-equivalent (CO2e) emissions. In accordance with SCAQMD methodology, the amortized construction emissions over the course of 30 years (a project’s typical life cycle) would be approximately 20.30 MT CO2e per year. Furthermore, the CalEEMod (v2016.3.2) modeling in Appendix A1 indicates operation of the proposed project is expected to generate approximately 4,011.49 MT CO2e per year. When added to the amortized annual construction emissions of 20.30 MT CO2e, total GHG emissions of the proposed project are expected to total 4,031.79 MT CO2e per year.

CEQA Guidelines Section 15064(b) provides that the “determination of whether a project may have a significant effect on the environment calls for careful judgment on the part of the public agency involved, based to the extent possible on scientific and factual data,” and further, states that an “ironclad definition of significant effect is not always possible because the significance of an activity may vary with the setting.”

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Consistent with the *CEQA Guidelines*, the proposed project's significance with respect to GHG emissions is evaluated based on its consistency with the County of Riverside Climate Action Plan (CAP), which is considered a qualified CAP. The County revised its CAP in July 2018 to establish goals and policies to ensure that the impact of development on air quality is minimized, energy is conserved, and land use decisions made by the County and all internal operations within the County are consistent with adopted state legislation. Notably, the CAP sets County-wide GHG emissions targets consistent with state reduction goals in Assembly Bill 32 (AB 32).

The CAP includes a series of implementation measures that may be used by new development proposals to demonstrate consistency with the CAP and by extension, AB 32. Specifically, the CAP includes screening tables that measure the reduction of greenhouse gas emissions attributable to certain design and construction measures incorporated into development projects. Accordingly, the Screening Table assigns points for each option incorporated into a project as a project design feature, where a proposed project that garners at least 100 points will be consistent with the reduction quantities anticipated in the County's CAP, and a "less than significant" finding can be made under CEQA. As such, any projects that garner a total of 100 points or greater would not require quantification of project specific GHG emissions.

The County's CAP encourages the implementation of realistic sustainable design strategies into the project design, which would reduce GHG emissions. As shown in the County's CAP Screening Table (Appendix A1), sustainable design strategies that may be utilized in the proposed project would include the following:

- E5.A.1: Install enhanced insulation (walls R-13, roof/attic, R-38);
- E5.A.2: Install modestly enhanced window insulation (5% > Title 24);
- E5.A.3: Install enhanced cool roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance);
- E5.B.1: Install modest duct insulation (R-6);
- E5.B.2: Install improved efficiency heating, ventilating, and air conditioning (HVAC) (SEER 14/65% AFUE or 8 HSPF);
- E5.B.4: Install high efficiency water heater (0.72 Energy Factor);
- E5.B.6: Install efficient lights (25% of in-unit fixtures considered high efficacy, defined as 40 lumens/watt for 15 watt or less fixtures, or 50 lumens/watt for 15-40 watt);
- W1.C.1: Eliminate conventional turf from landscaping;
- W1.C.2: Install weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use);
- W1.D.2 and W1.D.3: Install water efficient toilets/urinals (1.5 gallons per minute (gpm)) and faucets (1.28 gpm);
- W2.A.1: Install recycled water (purple pipe) irrigation system on site;
- T1.A.3: Complete sidewalk around project site and provide bike lockers and secure racks;
- T4.A.1: Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles;

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- T7.B.1: Install electric vehicle charging stations in garages/parking areas, consistent with CALGreen code;
- T8.A.1: Idling of all commercial vehicles is restricted to 5-minutes or less per trip on-site and at loading docks;
- SW1.B.1: Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pickup; and
- SW2.B.1: Recycle 20 percent of construction debris.

With the implementation of the above project design features, the project would garner 116 points, which exceeds the minimum 100 point requirement to demonstrate consistency with the County's CAP and the goals and strategies of the state regulations aimed at reducing GHG emissions from land use development. Therefore, impacts from the generation of GHG emissions would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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"/>

Sources: Project Application Materials; *GeoTracker Database*, State Water Resources Control Board, <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=dillion+road+and+highway+62> (Accessed January 11, 2019); *EnviroStor Database*, California Department of Toxic Substances Control, <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=dillion+road+and+highway+62> (Accessed January 11, 2019); *Hazardous Waste and Substances Site List (Cortese)*, California Department of Toxic Substances Control, https://www.envirostor.dtsc.ca.gov/public/search.asp?page=6&cmd=search&business_name=&main_street_name=&city=&zip=&county=&status=ACT%2CBKLG%2CCOM%2CCOLUR&branch=&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&reporttype=CORTESE&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&c

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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orrective_action=&tiered_permit=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&searchtype=&hwmp_site_type=&cleanup_type=&ocieerp=&hwmp=False&permitted=&pc_permitted=&inspections=&complaints=&censustract=&cesdecile=&school_district=&orderby=county (accessed January 11, 2019).

Findings of Fact:

a) **Less than Significant Impact.** Potential hazardous materials such as fuel, paint products, lubricants, solvents, and cleaning products may be used and/or stored on-site during construction of the project. However, due to the limited quantities of these materials to be used during construction, they are not considered hazardous to the public at large. The transport, use, and storage of hazardous materials during the construction and operation of the site will be conducted pursuant to all applicable local, state and federal laws, and in cooperation with the Riverside County Fire Department, Riverside County Department of Environmental Health, Hazardous Materials Division (DEH), Environmental Protection and Oversight Division, and California Occupational Safety and Health Administration. Additionally, the United States Department of Transportation Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials by truck and rail on State highways and rail lines, as described in Title 49 of the *Code of Federal Regulations*, and implemented by Title 13 of the California Code of Regulations.

The proposed gas station would utilize hazardous materials on a daily basis including gasoline, diesel fuel, oil, solvents, and cleaning products. Three 12,000-gallon underground storage tanks (USTs) are proposed in the southeast portion of Parcel 3 along with 16 fueling positions. Accordingly, the project would develop a Hazardous Materials Business Emergency Plan administered by the Riverside County Fire Department, as applicable, in accordance with California Health and Safety Code Section 25507 and other local, state, and federal standards, ordinances, and regulations. As required by Health and Safety Code Section 25507, a business shall establish and implement a Hazardous Materials Business Emergency Plan for emergency response to a release or threatened release of a hazardous material in accordance with the standards prescribed in the regulations adopted pursuant to Section 25503 if the business handles a hazardous material or a mixture containing a hazardous material that has a quantity at any one time above the thresholds described in Section 25507(a) (1) through (6).

Depending on the specific tenants of the project site, the project would also be required to implement health and safety policies and procedures regarding hazardous materials used where employees would be expected to handle or work around hazardous materials. Pursuant to the Federal Hazard Communication Standard (29 CFR 1910.1200) and the Laboratory Standard (29 CFR 1910.1450), Safety Data Sheets (SDS) outlining procedures to address spills and leaks for individual chemicals will be used to conduct chemical safety training for all employees who work with chemicals in order to minimize the occurrence of accidental chemical releases and ensure that, when one does occur, it is handled in a safe manner.

These regulations inherently safeguard life and property from the hazards of fire/explosion arising from the storage, handling, and use of hazardous substances, materials, and devices, as well as hazardous conditions due to the use or occupancy of buildings. Through compliance with all applicable federal, state, and local laws, impacts to the public or environment from the routine transportation, use and disposal of hazardous materials would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) **Less than Significant Impact.** The project site and a one mile radius encompassing the project site were evaluated via the State Water Resources Control Board (SWRCB) GeoTracker database,¹⁹ the Department of Toxic Substances Control's (DTSC) EnviroStor database,²⁰ and the Hazardous Waste and Substances Sites (Cortese) List²¹ for the purposes of identifying recognized environmental conditions or historical recognized environmental conditions.

"Recognized environmental condition" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be *de minimis* are not recognized environmental conditions. "Historical Recognized environmental condition" means an environmental condition which in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently. If a past release of any *hazardous substances* or *petroleum products* has occurred in connection with the *property*, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a case closed letter or equivalent), this condition shall be considered a *historical recognized environmental condition*.

No *recognized environmental conditions* or *historical recognized environmental condition* was identified in the GeoTracker database, EnviroStor database, or the Cortese List within one mile of the project site, which is vacant and has no evidence of previous development with the exception of off-road activities and minor domestic refuse dumping. Therefore, there are no indications of activities or materials that would represent a significant risk to public health or safety (e.g., on-site storage, leaking tanks, approaching groundwater contamination plume) on the project site or vicinity. Compliance with local, state, and federal laws detailed in response to Checklist Question V.21.a would ensure impacts from reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment remain less than significant.

c) **Less than Significant Impact.** During construction, standard traffic control devices such as warning signs, warning lights, and flaggers will be utilized as applicable to minimize obstructions and ensure the safe passage of emergency vehicles as necessary. Implementation of these traffic control measures will include guidance and navigational tools throughout the project area in order to maintain traffic flow and safety during construction.

The project is proposed with six (6) access driveways that would provide multiple entry and exit points along the project site frontage for emergency access. The project site will include a C10 fire alarm, and all perimeter gates will include a "Knox" key system and "Infrared Automatic Gate System" to ensure

¹⁹ *GeoTracker Database*. State Water Resources Control Board. <https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=dillion+road+and+highway+62> (Accessed January 11, 2019).

²⁰ *EnviroStor Database*. California Department of Toxic Substances Control. <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=dillion+road+and+highway+62> (Accessed January 11, 2019).

²¹ *Hazardous Waste and Substances Site List (Cortese)*. California Department of Toxic Substances Control. https://www.envirostor.dtsc.ca.gov/public/search.asp?page=6&cmd=search&business_name=&main_street_name=&city=&zip=&count_y=&status=ACT%2CBKLG%2CCOM%2CCOLUR&branch=&site_type=CSITES%2COPEN%2CFUDS%2CCLOSE&npl=&funding=&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST+%28CORTESE%29&reporttype=CORTESE&federal_superfund=&state_response=&voluntary_cleanup=&school_cleanup=&operating=&post_closure=&non_operating=&corrective_action=&tiered_perm_it=&evaluation=&spec_prog=&national_priority_list=&senate=&congress=&assembly=&critical_pol=&business_type=&case_type=&searchtype=&hwmp_site_type=&cleanup_type=&ocierp=&hwmp=False&permitted=&pc_permitted=&inspections=&complaints=&censustract=&cesdecile=&school_district=&orderby=county (Accessed July 18, 2018).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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immediate fire department access to the project site in the event of an emergency. Additional improvements to Worsley Road and Dillon Road would further improve emergency vehicle access throughout the project area. Fire department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards to ensure proper roadway turning radii (minimum 38 feet), fire lane widths (minimum 24 feet), etc. Additionally, the project site layout includes provisions for emergency vehicle access, which also would be reviewed for adequacy by the County Fire Department. Therefore, impacts would be less than significant.

d) **No Impact.** The project is not located within one-quarter-mile of an existing or proposed school, No impact would occur, and no mitigation is required.

e. **No Impact.** Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List has been compiled by the California Environmental Protection Agency Hazardous Materials Data Management Program. The DTSC compiles information from subsets of the following databases to make up the Cortese List:

1. The DTSC list of contaminated or potentially contaminated hazardous waste sites listed in the California Sites database, formerly known as ASPIS, is included;
2. The California State Water Resources Control Board listing of leaking underground storage tanks is included; and
3. The California Integrated Waste Management Board list of sanitary landfills that have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750).

A review of the Hazardous Waste and Substances Sites (Cortese) List revealed no properties within one mile of the project site. Therefore, no impact related to the Cortese List or other governmental databases would occur. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-20 "Airport Locations;" 2016 Riverside County GIS database, Airport Influence Areas, http://data-countyofriverside.opendata.arcgis.com/datasets/5941dc5fc4ab448990b8aa1078c1d128_10?geometry=-116.985%2C33.808%2C-116.07%2C33.979, (accessed January 7, 2019).

Findings of Fact:

- a) **No Impact.** In accordance with Riverside County General Plan Figure S-20 "Airport Locations, the project site is not within a planning area of an Airport Master Plan; therefore, the project will not result in an inconsistency with any Airport Master Plan. No impact would occur.
- b) **No Impact.** The project site is not within a planning area of an Airport Master Plan; therefore, the project will not require review by the Airport Land Use Commission. No impact would occur.
- c) **No Impact.** The project site is not within the planning area of an airport land use plan or within two miles of a public airport or public use airport; therefore, the project will not result in an airport safety hazard for people residing or working in the project area. No impact would occur.
- d) **No Impact.** The project site is not within the vicinity of a private airstrip or heliport; therefore, the project will not result in an airport safety hazard for people residing or working in the project area. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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 General Plan Figure S-11 "Wildfire Susceptibility;" GIS database.

Findings of Fact:

- a) **Less Than Significant Impact.** In accordance with Riverside County General Plan Figure S-11 "Wildfire Susceptibility", the proposed project is not located within a high fire area. Nevertheless, the proposed project is required to comply with applicable provisions of the California Building Code, California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards pertaining to human health and safety (through the building plan check process) to ensure the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

The plan check process includes County Fire Department review of proposed fire hydrant spacing and incorporation of automatic sprinkler systems in accordance with applicable Sections of Ordinance 787.1 (e.g., Sections 901.6.1, 903.2, 903.4.2.1, 4.3, 3, 5, and 8603.1), proper roadway turning radii (minimum 38 feet), fire lane widths (minimum 24 feet), etc. Additionally, the project site layout includes provisions for emergency vehicle access, which also would be reviewed for adequacy by the County Fire Department. Through proper site design and compliance with standard and emergency County access

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires. Impacts would be less than significant.

Mitigation: No mitigation is required.

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

Sources: Riverside County Flood Control District Flood Hazard Report/Condition; Project Application Materials; Riverside County Flood Control and Water Conservation District, Riverside, California, Report on Master Plan for Flood Control and Drainage Garnet Wash and Tributaries, Zone Six, February 1963; Project Specific Water Quality Management Plan for D-62 Riverside (Parcel 3), APN 668-200-018, April 3, 2018, revised November 2, 2018 (Appendix E1); Project Specific Water Quality Management Plan for D-62 Riverside (Parcel 1), APN 668-200-020, April 3, 2018, revised November 2, 2018 (Appendix E2); Project Specific Water Quality Management Plan for D-62 Riverside (Property C), APN 668-200-008, April 3, 2018, revised November 2, 2018 (Appendix E3); Riverside County, Whitewater River Region Stormwater Quality Best Management Practice Design Handbook for Low Impact Development, Riverside County Flood Control and Water Conservation District, June 2014.

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

a) **Less Than Significant Impact.** The project site is located within the Special Flood Hazard Area for the 100-year floodplain limits for Garnet Wash. According to the Garnet Wash Master Drainage Plan and West Desert Hot Springs Master Drainage Plan, no structural improvements are proposed for Garnet Wash to alleviate the floodplain. A Caltrans 6-foot-wide by 4-foot-high reinforced concrete box culvert conveys flows from Garnet Wash beneath Highway 62 prior to flowing through the project site. Except for the Caltrans culvert, no drainage infrastructure exists to control storm runoff in this area.

Garnet Wash generally flows downslope in a southeasterly direction. However, the nature of the surrounding topography and the potential for debris/sediment production makes the direction and concentration of flood flows somewhat unpredictable. Build-up of sediment deposits has the potential to alter the direction of flood flows, and the unpredictability of floodwaters creates the potential for widespread flood and debris damage in the project vicinity.

In order to address the potential for erosion during construction, the project is required to implement BMPs that would reduce erosion in accordance with NPDES regulations. These BMPs would be selected as part of the SWPPP that is required to address erosion and discharge impacts associated with the proposed on-site grading. The project must also comply with the County's grading permit requirements, which would ensure that construction practices include BMPs to protect exposed soils such as covering stockpiled soils, and use of straw bales and silt fences to minimize off-site sedimentation.

On-site conversion of permeable surfaces to impermeable surfaces could increase stormwater runoff volume. NPDES regulations require development projects to retain stormwater runoff on-site at levels that generally do not exceed the existing condition. In order to minimize any potential increases in stormwater runoff volume, all three parcels (Parcel 3, Parcel 1, and Property "C") comprising the project site will include self-treating or self-retaining areas such as landscaped areas of permeable surfaces to the greatest extent practicable, incorporate streets/sidewalks/parking lots at the minimum permitted widths to increase permeable areas, and maximize building floor areas by adding stories above or below ground in accordance with applicable zoning codes (refer to Figures 6a through 6c).

Site-specific Water Quality Management Plans (Appendices E1 through E3) detail minimum Design Capture Volume (DCV) of stormwater runoff on each parcel to ensure the developed project site does not increase runoff volume when compared to the existing, undeveloped condition. In order to satisfy the estimated detention volume needed post-development for the project and comply with NPDES regulations, each project parcel (Parcel 3, Parcel 1, and Property "C") will include site design low impact development (LID) BMPs comprised of on-site gutters conveying stormwater into a bioretention system with perforated pipes that ultimately will drain into an underground detention chamber to infiltrate stormwater into the ground. Development of Parcel 3 would require 10,585.08 cubic feet (cf) of volume storage to replicate the undeveloped condition, and the proposed on-site LID BMP will be designed to capture 12,765 cf of stormwater runoff. Development of Parcel 1 would require 41,991.84 cf of volume storage to replicate the undeveloped condition, and the proposed on-site LID BMP will be designed to capture 50,225 cf of stormwater runoff. Development of Property "C" would require 43,821.36 cf of volume storage to replicate the undeveloped condition, and the proposed on-site LID BMP will be designed to capture 53,540 cf of stormwater runoff. According to the Site-specific Water Quality Management Plans, the full DCV of each parcel comprising the project site would be met with the proposed LID BMP bioretention systems and underground retention chambers that would treat Parcel 3, Parcel 1, and Property "C," respectively.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The site-specific Water Quality Management Plans would be reviewed and approved as a routine action during the processing of the project by the County; therefore, it is reasonable to conclude that the required measures and features detailed in the Water Quality Management Plans to safeguard the existing drainage pattern of Garnet Wash and the project site in general would be incorporated into the proposed project. The project would not have any substantial effects on a stream or river, as the project site drainage pattern shall be perpetuated by constructing buildings and any potential obstructions parallel to the flow path and maintaining a minimum of 50 percent flow-through area throughout the project site. Buildings and structures shall be placed away from the property lines to allow for off-site flows to be accepted on-site without deflecting onto adjacent properties. An open channel system shall be constructed to accommodate flows along Garnet Wash via a V-ditch with 4:1 side slopes, and parking lots adjacent to Garnet Wash shall be sloped toward the V-ditch to further minimize the potential for deflection of flows. Additionally, a channel/box culvert along the existing flow line beneath Worsley Road will be constructed as part of the roadway improvements.

Since post-development storm water runoff would not exceed pre-development runoff, the project is designed and would be developed in compliance with all applicable federal, state, and local laws and regulations, the proposed project would not substantially alter the existing drainage pattern of the site or area in a manner that would result in substantial erosion or siltation on- or off-site. Impacts would be less than significant.

b) Less Than Significant Impact. Projects resulting in the disturbance of 1.0 acre or more require compliance with the NPDES permit. Coverage under an NPDES permit includes the submittal of a Notice of Intent (NOI) application to the State Water Resources Control Board (SWRCB), the receipt of a Waste Discharge Identification Number (WDIN) from SWRCB, and preparation of a SWPPP. The purpose of an SWPPP is to identify and implement BMPs to reduce construction-related impacts from erosion and sedimentation as a result of ground and vegetation disturbance, as well as impacts to surface water from contaminated stormwater discharges.

All runoff from the project site is conveyed southeastward to Whitewater River, flowing downstream through the Coachella Valley Stormwater Channel, and ultimately into the Salton Sea. Although the Whitewater River does not list any EPA-approved 303(D) impairments to water quality, the Coachella Valley Stormwater Channel lists DDT, Dieldrin, Indicator Bacteria, Nitrogen, ammonia, PCDs, Toxaphene, and Toxicity, while the Salton Sea lists Arsenic, Chloride, Chlorpyrifos, DDT, Enterococcus, Low Dissolved Oxygen, Nitrogen, ammonia, Nutrients, Salinity, and Toxicity as EPA-approved 303(D) impairments to water quality, which are the pollutants of concern of the proposed project.

To address potential water contaminants during operation, site-specific Water Quality Management Plans were prepared to identify DCV of stormwater runoff on each parcel and recommend LID BMP bioretention systems and underground retention chambers to ensure the developed project site does not increase runoff volume when compared to the existing, undeveloped condition. Each of the proposed LID BMPs are designed to perform at a "high" level of pollutant removal efficiency in accordance with the most current edition of the Riverside County, Whitewater River Region Stormwater Quality Best Management Practice Design Handbook.

Proper engineering design and construction in conformance with the requirements of the County, the intent of the NPDES Permit for Riverside County and the incorporated cities of Riverside County within the Whitewater River Region (MS4 permit), SWRCB treatment requirements, and the site-specific Water Quality Management Plans are routine actions conditioned by the County to ensure the project would not violate any water quality standards or waste discharge requirements. Impacts remain less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) **Less Than Significant Impact.** The project site would be served by the Mission Springs Water District (MSWD), whose water supply source is 100 percent groundwater produced from District-owned and operated wells within the Coachella Valley Groundwater Basin. MSWD primarily produces groundwater from the Mission Creek Subbasin via ten active wells, and also from the San Gorgonio Pass Subbasin via four active wells and from the Garnet Hill Subbasin via one active well.

None of the groundwater basins in the Coachella Valley are adjudicated; therefore, there are no legal agreements limiting MSWD's pumping from any of the subbasins. The project does not include direct extraction of groundwater from basins and would be served by the MSWD through existing entitlements (refer to Section V.46.b for a discussion on water supply and demand). Although the proposed project would result in additional impervious surfaces on-site, the project includes LID BMP bioretention systems and underground retention chambers which would detain and treat stormwater runoff for infiltration at a greater rate than the existing, undeveloped condition.

The reliability of the MSWD's water supply is dependent on the reliability of groundwater supplies, supplemented by imported surface water used for groundwater replenishment and the planned implementation of recycled water supply. Imported supplies are managed and delivered by the Metropolitan Water District of Southern California (Metropolitan) through the Desert Water Agency (DWA). Although MSWD currently receives 100 percent of its water supply from groundwater production and does not purchase imported water from a water wholesaler, the Coachella Valley Water District (CVWD) and DWA are remediating the overdraft condition of the groundwater in the Upper Coachella Valley by replenishment with Colorado River and State Water Project (SWP) Exchange Water from Metropolitan. Since the proposed project does not include direct extraction of groundwater from basins, would be served by the MSWD through existing entitlements, and would infiltrate stormwater runoff at greater volumes than the existing, undeveloped condition, the proposed project would not substantially deplete existing local groundwater supplies. Impacts would be less than significant.

d) **Less Than Significant Impact.** The project is over one acre in size and is required to have coverage under the State's General Permit for Construction Activities (SWPPP). As stated in the permit, during and after construction, BMPs would be implemented to reduce/eliminate adverse water quality impacts resulting from development. All impacts related to runoff during site preparation and grading would be addressed by the SWPPP.

The site has been designed to maximize the landscape areas (refer to Figures 6a through 6c), thereby minimizing the impervious area to the maximum extent practicable. Through implementation of the site-specific Water Quality Management Plans as a standard condition of project approval, LID BMP bioretention systems and underground retention chambers would capture post-development storm water runoff volumes in excess of the volumes generated under the existing, undeveloped condition. Accordingly, the project is designed and would be developed consistent with an approved Watershed Action Plan that addresses HCOC in receiving waters.

The project site drainage pattern would be perpetuated by constructing buildings and any potential obstructions parallel to the flow path and maintaining a minimum of 50 percent flow-through area throughout the project site. Buildings and structures would be placed away from the property lines to allow for off-site flows to be accepted on-site without deflecting onto adjacent properties. An open channel system would be constructed to accommodate flows along Garnet Wash via a V-ditch with 4:1 side slopes to minimize the potential for deflection of flows. Additionally, a channel/box culvert along the existing flow line beneath Worsley Road will be constructed as part of the roadway improvements to prevent any increase in the upstream high-water elevation above a pre-established Base Flood Elevation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Through compliance with all applicable federal, state, and local laws and regulations, the proposed project would not generate substantial additional sources of polluted runoff or volumes of runoff water that would exceed the capacity of existing or planned stormwater drainage systems. Impacts from runoff water exceeding the capacity of existing or planned storm water drainage systems or contributing substantial additional sources of polluted runoff would be less than significant.

e) **No Impact.** Portions of the project site are located within the Special Flood Hazard Area for the 100-year floodplain limits for Garnet Wash. However, the proposed on-site residence within Property "C" is not located within this floodplain. Therefore, the project would not place housing within a 100-year flood hazard area. No impact would occur.

f) **Less Than Significant Impact.** Portions of the project site are located within the Special Flood Hazard Area for the 100-year floodplain limits for Garnet Wash. According to the Garnet Wash Master Drainage Plan and West Desert Hot Springs Master Drainage Plan, no structural improvements are proposed for Garnet Wash to alleviate the floodplain. Accordingly, the proposed project would be conditioned to construct the finished floor of new buildings a minimum of 24 inches above the highest adjacent finished surface. The project site drainage pattern would be perpetuated by constructing buildings and any potential obstructions parallel to the flow path and maintaining a minimum of 50 percent flow-through area throughout the project site. Buildings and structures would be placed away from the property lines to allow for off-site flows to be accepted on-site without deflecting onto adjacent properties. An open channel system would be constructed to accommodate flows along Garnet Wash via a V-ditch with 4:1 side slopes to minimize the potential for deflection of flows. Additionally, a channel/box culvert along the existing flow line beneath Worsley Road would be constructed as part of the roadway improvements to prevent any increase in the upstream high-water elevation above a pre-established Base Flood Elevation. These site design considerations would be implemented in order to maintain the natural drainage patterns of the area within the floodplain and to prevent flood damage to new buildings. Impacts would be less than significant.

g and h) **Less Than Significant Impact.** Projects resulting in the disturbance of 1.0 acre or more require compliance with the NPDES permit. Coverage under an NPDES permit includes the submittal of an NOI application to the SWRCB, the receipt of a WDIN from SWRCB, and preparation of a SWPPP. The purpose of an SWPPP is to identify and implement BMPs to reduce construction-related impacts from erosion and sedimentation as a result of ground and vegetation disturbance, as well as impacts to surface water from contaminated stormwater discharges.

All runoff from the project site is conveyed southeastward to Whitewater River, flowing downstream through the Coachella Valley Stormwater Channel, and ultimately into the Salton Sea. Although the Whitewater River does not list any EPA-approved 303(D) impairments to water quality, the Coachella Valley Stormwater Channel lists DDT, Dieldrin, Indicator Bacteria, Nitrogen, ammonia, PCDs, Toxaphene, and Toxicity, while the Salton Sea lists Arsenic, Chloride, Chlorpyrifos, DDT, Enterococcus, Low Dissolved Oxygen, Nitrogen, ammonia, Nutrients, Salinity, and Toxicity as EPA-approved 303(D) impairments to water quality, which are the pollutants of concern of the proposed project.

To address potential water contaminants during operation, site-specific Water Quality Management Plans were prepared to identify DCV of stormwater runoff on each parcel and recommend LID BMP bioretention systems and underground retention chambers to ensure the developed project site does not increase runoff volume when compared to the existing, undeveloped condition. Each of the proposed LID BMPs are designed to perform at a "high" level of pollutant removal efficiency in accordance with the most current edition of the Riverside County, Whitewater River Region Stormwater

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Quality Best Management Practice Design Handbook, and therefore are not expected to result in significant environmental effects (e.g. increased vectors or odors) in and of themselves.

Proper engineering design and construction in conformance with the requirements of the County, the intent of the NPDES Permit for Riverside County and the incorporated cities of Riverside County within the Whitewater River Region (MS4 permit), SWRCB treatment requirements, and the site-specific Water Quality Management Plans are routine actions conditioned by the County to ensure the project would not otherwise substantially degrade water quality or incorporate site design BMPs that would result in significant environmental effects. Impacts remain 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 <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; Project Specific Water Quality Management Plan for D-62 Riverside (Parcel 3), APN 668-200-018, April 3, 2018, revised November 2, 2018 (Appendix E1); Project Specific Water Quality Management Plan for D-62 Riverside (Parcel 1), APN 668-200-020, April 3, 2018, revised November 2, 2018 (Appendix E2); Project Specific Water Quality Management Plan for D-62 Riverside (Property C), APN 668-200-008; April 3, 2018, revised November 2, 2018 (Appendix E3).

Findings of Fact:

a and b) **Less Than Significant Impact.** As detailed in response to Checklist Question V.24.a, the project is not expected to substantially alter the existing drainage pattern of the project site and vicinity. Stormwater runoff from impermeable surfaces created through development of the project site will be directed into LID BMP bioretention systems and underground retention chambers to ensure the developed project site does not increase runoff volume when compared to the existing, undeveloped condition. Although the project would increase the amount of impermeable surface on-site through the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction of paved roads, parking areas, and rooftops, these facilities will be designed to drain into permeable landscaped areas and/or on-site drainage inlets that would convey flows to the LID BMPs.

The required measures and features detailed in the Water Quality Management Plans to safeguard the existing drainage pattern of Garnet Wash and the project site in general would be incorporated into the proposed project. The project would not have any substantial effects on a stream or river, as the project site drainage pattern would be perpetuated by constructing buildings and any potential obstructions parallel to the flow path and maintaining a minimum of 50 percent flow-through area throughout the project site. Buildings and structures would be placed away from the property lines to allow for off-site flows to be accepted on-site without deflecting onto adjacent properties. An open channel system would be constructed to accommodate flows along Garnet Wash via a V-ditch with 4:1 side slopes to minimize the potential for deflection of flows. Additionally, a channel/box culvert along the existing flow line beneath Worsley Road will be constructed as part of the roadway improvements to prevent any increase in the upstream high-water elevation above a pre-established Base Flood Elevation. Therefore impacts would be less than significant.

c and d) **Less Than Significant Impact.** The project site is not located within a dam inundation area. Although conversion of permeable surfaces to impermeable surfaces could increase stormwater runoff volume, implementation of LID BMP bioretention systems and underground retention chambers as detailed in the site-specific Water Quality Management Plans would ensure post-development stormwater runoff volumes would not exceed the existing, undeveloped condition. These LID BMPs would be required conditions of project approval as routine actions during the processing of the project by the County. Therefore impacts from any changes in the amount of surface water in any water body would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING	Would the project			
26. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan; GIS database; Project Application Materials; Western Coachella Valley Area Plan, County of Riverside, revised July 11, 2017; Air Quality and Greenhouse Gas Analysis for the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix A1); Health Risk Assessment of the Proposed Gasoline Station Associated with the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix A2); Noise and Vibration Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix F).

Findings of Fact:

a and b) **Less Than Significant Impact.** The project site is within the *San Gorgonio Pass Wind Energy Policy Area* of the *Western Coachella Valley Area Plan* and is currently designated under the County's

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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General Plan Foundation Component as *Rural* with a *Rural Desert* land use, which allows renewable energy uses such as wind energy.

WCVAP 2.6 states, "Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should compliment 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."

WCVAP 2.6 allows for limited commercial and industrial uses where appropriate and consistent with existing residential uses, the proposed project includes an amendment to the site's existing General Plan Foundation Component and Land Use designation from *Rural: Rural Desert* to *Community Development: Commercial Retail and Light Industrial*.

WCVAP 2.6 states, "Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should compliment 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."

As detailed throughout the analysis of this Initial Study, the proposed project is consistent with existing residential uses in the project vicinity and is designed to provide commercial services to the surrounding area while reducing the amount of travel residents would require to patronize such services. Additionally, the proposed project would provide employment in a sub-region of SCAG considered "jobs poor," as detailed in Section V.35 of this Initial Study. The project would contribute towards the balance of jobs-to-housing in the SCAG sub-region by providing more localized employment opportunities to residents of the Coachella Valley, Morongo Valley, and San Gorgonio Pass so that residents would not have to travel as far to work. Accordingly, a balanced jobs-to-housing ratio generally fulfills several key issues and policies of the AQMP through the reduction in regional VMT in order to reduce vehicle emissions, and the project would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

A project-specific Noise and Vibration Impact Analysis (Appendix F) concluded the project would generate short-term noise from construction and long-term noise from operation of the project. However, based on the nature of the surrounding land uses and their proximity to the project site, the proposed project would not generate noise that would exceed levels adopted by the County. Furthermore, a project-specific Air Quality and Greenhouse Gas Analysis (Appendix A1) indicates construction and operation of the project site as proposed would not generate emissions in excess of localized significance thresholds established by the SCAQMD for sensitive uses in proximity to the project site. Additionally, a site-specific Health Risk Assessment (Appendix A2) for the proposed gasoline station on Parcel 3 indicates operation of the gasoline station would not generate emissions in excess of the screening level criteria established in the SCAQMD Risk Assessment Guidelines.

As the project proposes commercial and light industrial uses in accordance with *Western Coachella Valley Area Plan Policy WCVAP 2.6*.

WCVAP 2.6 states, "Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should compliment 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."

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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WCVAP 2.6 allows for limited commercial and industrial uses where appropriate and consistent with existing residential uses, the proposed alteration of the present or planned land use of the project site would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Planning	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?	<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"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element; Staff review; GIS database; Ordinance No. 348 Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside, As Amended through Ordinance No. 348.4898, Effective 12/23/18.

Findings of Fact:

a-d) **Less Than Significant Impact.** The project would amend the project site's existing zoning from *W-2 Controlled Development Areas* to *C-P-S Scenic Highway Commercial* and *I-P Industrial Park*. The proposed project would be designed pursuant to *C-P-S Scenic Highway Commercial*, which requires all development along a State Scenic Highway to maintain a minimum 50-foot setback from the highway ROW. In accordance with *C-P-S Scenic Highway Commercial*, the project proposes a gasoline service station and retail use on Parcel 3 as a permitted use pursuant to County Ordinance 348.4898 (Section 9.50 - Uses Permitted and Section 18.30 - Plot Plans). Additionally, an enclosed car wash is proposed on Parcel 3 subject to issuance of a Conditional Use Permit (CUP) pursuant to County Ordinance 348.4898 (Section 18.28 - Conditional Use Permits). In accordance with *I-P Industrial Park*, the project proposes a professional office/industrial park complex on Parcel 1 and a self-storage facility with on-site residence on Property "C" pursuant to County Ordinance 348.4898 (Section 10.1 - Uses Permitted and Section 18.30 - Plot Plans).

CUPs are intended to allow the establishment of uses which may have some special influence, uniqueness, or impression on the neighborhood surrounding the subject site. The permit application process requires a public hearing to consider the location and design of the proposed project, configuration of improvements, potential impact(s) on the surrounding neighborhood, and to ensure that development of the project protects the integrity of the zoning district in which it is proposed. In order for a CUP to be approved, the proposed land use must be consistent with the proposed General Plan land use and zoning designations, and any impacts to the environment that could result from such a use must be mitigated to the extent feasible.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project proposes commercial and light industrial uses in accordance with *Western Coachella Valley Area Plan Policy WCVAP 2.6*.

WCVAP 2.6 states, "Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should compliment 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."

WCVAP 2.6 allows for limited commercial and industrial uses where appropriate and consistent with existing residential uses. As detailed in Section V.26, above, the proposed project is designed to be consistent with the General Plan land use and zoning amendments proposed for the project site, and all impacts to the environment resulting from the proposed project are subject to applicable mitigation and local, state and/or federal regulations which would reduce those impacts to less than significant levels.

Finally, applications for approval of plot plans would be subject to County plan check review in order to ensure compatibility with on-site and surrounding zoning designations. The site-specific plot plans would be reviewed and approved as a routine action during the processing of the project by the County. The process would ensure compliance with all applicable regulations pertaining to building orientation, form, massing, setbacks, height, color palette, building materials, and drought-tolerant landscaping. Therefore, the project is consistent with the site's proposed zoning, and impacts would be less than significant.

e) **No Impact.** The project site is proposed on vacant land adjacent to a wind and solar field located to the east and Highway 62 located to the west. The nearest established community begins approximately 700 feet west of Parcel 1 across Highway 62 and is comprised of rural residential lots as well as the Guide Dogs of the Desert dormitories and training center located between 1,149 feet and 1,362 feet west of the Parcel 3 also across Highway 62. Figure 4 identifies surrounding land uses. Since the project site is currently vacant and separated from the nearest established community by Highway 62, the proposed project would not disrupt or divide the physical arrangement of an established community. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project				
28. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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 checked="" type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a and b) **Less Than Significant Impact.** The proposed project is located within an area where the significance of mineral deposits is undetermined. There are no indications that the project area has been used for mining, and the project site has been vacant for an indeterminate number of years. Therefore, impacts from the loss of availability of a known mineral resource that would be of value to the region or the residents of the state or locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan would be less than significant.

c) **No Impact.** The project site is not adjacent to a state classified or designated area for mineral resources extraction. The project site is surrounded by Highway 62 to the west, wind and solar fields to the east, and vacant land to the north and south. Scattered rural residential uses occur farther to the west across Highway 62. Accordingly, there are no existing surface mines adjacent to the project site. No impact would occur from uses incompatible with mineral resources extraction.

d) **No Impact.** The project site is not located in the vicinity of any proposed, existing, or abandoned quarries or mines. Therefore, the project would not expose people or property to hazards from such uses, and no impact would 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) **No Impact.** The project site is not within the planning area of an airport land use plan or within two miles of a public airport or public use airport; therefore, the project will not expose people residing or working in the project area to excessive noise levels. No impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) **No Impact.** The project site is not within the vicinity of a private airstrip or heliport; therefore, the project will not expose people residing or working in the project area to excessive noise levels. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

30. Railroad Noise								
NA <input checked="" type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-1 “Circulation Plan;” GIS database; On-site Inspection.

Findings of Fact:

The project site is not in the vicinity of any railroads. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Highway Noise								
NA <input type="checkbox"/>	A <input type="checkbox"/>	B <input checked="" type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Noise Element; On-site Inspection; Project Application Materials; Noise and Vibration Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix F). Federal Highway Administration, Highway Traffic Noise Prediction Model, FHWA-RD-77-108, 1977; Traffic Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, prepared by LSA, October 2018 (Appendix G).

Findings of Fact:

Policy N-1.3 of the County General Plan Noise Element states that schools, hospitals, rest homes, long-term care facilities, mental care facilities, residential uses, libraries, passive recreation uses, and places of worship are noise sensitive and should be discouraged in areas in excess of 65 A-weighted decibels (dBA) Community Noise Equivalent Level (CNEL). The project site is surrounded by various noise-sensitive and non-noise-sensitive land uses that include single-family residences, the Guide Dogs of the Desert training campus (training center, dormitories, and an auditorium), vacant land, wind power farm, and a solar power farm (Figure 4). Additionally vacant property between Parcel 1 and Parcel 3 is planned for the development of a church. The closest noise-sensitive receptors to the project construction limits are the planned church, which would be located approximately 70 feet north of the Parcel 1 construction boundary and the outdoor use area of a single-family residence that is located approximately 520 feet west of the Parcel 1 construction boundary across (west of) Highway 62 (a four lane divided highway).

The project is bordered by Worsley Road to the east, Dillon Road to the north, Highway 62 to the west, and vacant land to the south. The guidelines included in the Federal Highway Administration (FHWA) Highway Traffic Noise Prediction Model (FHWA-RD-77-108) were used to evaluate highway traffic-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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related noise conditions along roadway segments in the project vicinity.²² Traffic volumes were obtained from the *Traffic Impact Analysis – Van Dorpe-Bettencourt Highway 62 Project* (Appendix G). The standard vehicle mix for Southern California roadways was used for traffic on these roadway segments. Tables G, H, and I provide the traffic noise levels for the existing (2018) with- and without-project scenarios, opening year (2020) with- and without-project scenarios, and cumulative (2020) opening year with- and without-project scenarios, respectively.²³ These noise levels represent the worst-case scenario, which assumes no shielding is provided between the traffic and the location where the noise contours are drawn.

Tables G, H, and I identify that the project-related traffic noise increase would be no greater than up to 4.5 dBA on Dillon Road, up to 11.0 dBA on Worsley Road, and up to 0.2 dBA on SR-62. Noise level increases of 3 dBA or greater would be perceptible to the human ear in an outdoor environment. Although the project-related noise level increase would be greater than 3 dBA along Dillon Road between SR-62 and Worsley Road, there are no noise-sensitive uses along this roadway segment, and the anticipated increase of traffic noise along Highway 62 would not be perceptible to the sensitive noise receptors located on the west side of the Highway.

As detailed in Tables G, H, and I, project-related noise levels along on the roadway segment (Worsley Road between Project Driveway 2 and Project Driveway 3) adjacent to the planned church would increase up to 6.0 dBA and reach levels as high as 61 dBA CNEL during the cumulative opening year (2020) with the project. However, significance of roadway noise increases is dependent upon existing noise levels as well as proximity to sensitive uses. The anticipated increase in roadway noise at the planned church will result in ambient noise levels as high as 61 dBA CNEL, which is well below the County of Riverside General Plan Noise Element Policy N-1.3 standard of 65 dBA CNEL for places of worship. Therefore, no potential active outdoor use areas at the planned church would be exposed to noise levels exceeding the County of Riverside General Plan Noise Element Policy N-1.3 standard of 65 dBA CNEL for places of worship. Off-site traffic noise impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

²² Specific assumptions used in developing noise levels and model printouts are provided in Appendix F.

²³ Vehicle trip rates and resulting trip generation for proposed uses on Parcel 3 assume operation of a 3,107 -square- foot fast-food restaurant with drive-through window. The development of a retail use at this location is expected to generating fewer vehicle trips than the restaurant use which will correspondingly potential vehicle noise. . Therefore, the traffic noise levels would be incremental reduced from those listed in Tables G, H, and I.

Table G: Existing (2018) Traffic Noise Levels Without and With Project

Roadway Segment	Without Project Traffic Conditions				With Project Traffic Conditions				Increase over Baseline CNEL (dBA) 50 feet from Centerline of Outermost Lane
	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane	
Highway 62 north of Dillon Road	14,510	100	188	385	101	189	393	69.5	0.1
Highway 62 south of Dillon Road	15,780	104	196	407	106	200	417	68.9	0.2
Dillon Road west of Highway 62	220	< 50	< 50	< 50	< 50	< 50	< 50	45.2	1.4
Dillon Road between Highway 62 and Worsley Road	1,960	< 50	< 50	< 50	< 50	< 50	< 50	57.8	4.5
Dillon Road east of Worsley Road	1,780	< 50	< 50	72	< 50	< 50	85	62.4	1.1
Worsley Road north of Dillon Road	190	< 50	< 50	< 50	< 50	< 50	< 50	51.9	0.0
Worsley Road between Dillon Road and Project Driveway 1	370	< 50	< 50	< 50	< 50	63	136	65.8	11.0
Worsley Road between Project Driveway 1 and Project Driveway 2	370	< 50	< 50	< 50	< 50	< 50	101	63.9	9.1
Worsley Road between Project Driveway 2 and Project Driveway 3	370	< 50	< 50	< 50	< 50	< 50	63	60.8	6.0
Worsley Road between Project Driveway 3 and Project Driveway 4	370	< 50	< 50	< 50	< 50	< 50	< 50	59.2	4.4
Worsley Road between Project Driveway 4 and Project Driveway 5	370	< 50	< 50	< 50	< 50	< 50	< 50	56.9	2.1
Worsley Road between Project Driveway 5 and Project Driveway 6	370	< 50	< 50	< 50	< 50	< 50	< 50	55.9	1.1
Worsley Road south of Project Driveway 6	370	< 50	< 50	< 50	< 50	< 50	< 50	55.0	0.2

Source: Table P, Noise and Vibration Impact Analysis, Van Dorpe-Beltemount Highway 62 Project, Riverside County, California, November 2018 (Appendix F).

Note: Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information. See Footnote 23.

ADT = average daily traffic CNEL = Community Noise Equivalent Level dBA = A-weighted decibels

Table H: Opening Year (2020) Traffic Noise Levels Without and With Project

Roadway Segment	Without Project Traffic Conditions				With Project Traffic Conditions				Increase over Baseline CNEL (dBA) 50 feet from Centerline of Outermost Lane
	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane	
Highway 62 north of Dillon Road	15,100	102	190	396	103	194	403	69.7	0.2
Highway 62 south of Dillon Road	16,410	106	200	418	108	205	427	70.1	0.2
Dillon Road west of Highway 62	220	< 50	< 50	< 50	< 50	< 50	< 50	45.2	1.4
Dillon Road between Highway 62 and Worsley Road	2,040	< 50	< 50	< 50	< 50	< 50	< 50	57.8	4.3
Dillon Road east of Worsley Road	1,850	< 50	< 50	73	< 50	< 50	87	62.5	1.0
Worsley Road north of Dillon Road	190	< 50	< 50	< 50	< 50	< 50	< 50	51.9	0.0
Worsley Road between Dillon Road and Project Driveway 1	380	< 50	< 50	< 50	< 50	83	136	65.8	10.9
Worsley Road between Project Driveway 1 and Project Driveway 2	380	< 50	< 50	< 50	< 50	< 50	102	63.9	9.0
Worsley Road between Project Driveway 2 and Project Driveway 3	380	< 50	< 50	< 50	< 50	< 50	63	60.8	5.9
Worsley Road between Project Driveway 3 and Project Driveway 4	380	< 50	< 50	< 50	< 50	< 50	< 50	59.3	4.4
Worsley Road between Project Driveway 4 and Project Driveway 5	380	< 50	< 50	< 50	< 50	< 50	< 50	57.0	2.1
Worsley Road between Project Driveway 5 and Project Driveway 6	380	< 50	< 50	< 50	< 50	< 50	< 50	56.0	1.1
Worsley Road south of Project Driveway 6	380	< 50	< 50	< 50	< 50	< 50	< 50	55.1	0.2

Source: Table Q, Noise and Vibration Impact Analysis, Van Dorpe-Beltemount Highway 62 Project, Riverside County, California, November 2018 (Appendix F).

Note: Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information. See Footnote 23.

ADT = average daily traffic CNEL = Community Noise Equivalent Level dBA = A-weighted decibels

Table I: Cumulative Opening Year (2020) Traffic Noise Levels Without and With Project

Roadway Segment	Without Project Traffic Conditions					With Project Traffic Conditions					
	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane	ADT	Centerline to 70 dBA CNEL (feet)	Centerline to 65 dBA CNEL (feet)	Centerline to 60 dBA CNEL (feet)	CNEL (dBA) 50 feet from Centerline of Outermost Lane	Increase over Baseline CNEL (dBA) 50 feet from Centerline of Outermost Lane
Highway 62 north of Dillon Road	22,480	124	244	513	71.3	22,920	125	247	520	71.4	0.1
Highway 62 south of Dillon Road	23,790	128	253	533	71.5	24,370	129	256	542	70.6	0.1
Dillon Road west of Highway 62	260	< 50	< 50	< 50	44.6	340	< 50	< 50	< 50	45.7	1.1
Dillon Road between Highway 62 and Worsley Road	2,120	< 50	< 50	< 50	53.7	5,810	< 50	< 50	< 50	57.9	4.2
Dillon Road east of Worsley Road	1,910	< 50	< 50	75	61.6	2,440	< 50	< 50	88	62.7	1.1
Worsley Road north of Dillon Road	190	< 50	< 50	< 50	51.9	190	< 50	< 50	< 50	51.9	0.0
Worsley Road between Dillon Road and Project Driveway 1	480	< 50	< 50	< 50	55.9	4,810	< 50	64	138	65.9	10.0
Worsley Road between Project Driveway 1 and Project Driveway 2	470	< 50	< 50	< 50	55.8	3,130	< 50	< 50	104	64.0	8.2
Worsley Road between Project Driveway 2 and Project Driveway 3	470	< 50	< 50	< 50	55.8	1,540	< 50	< 50	65	61.0	5.2
Worsley Road between Project Driveway 3 and Project Driveway 4	400	< 50	< 50	< 50	55.1	1,060	< 50	< 50	51	59.3	4.2
Worsley Road between Project Driveway 4 and Project Driveway 5	400	< 50	< 50	< 50	55.1	640	< 50	< 50	< 50	57.1	2.0
Worsley Road between Project Driveway 5 and Project Driveway 6	400	< 50	< 50	< 50	55.1	510	< 50	< 50	< 50	56.2	1.1
Worsley Road south of Project Driveway 6	400	< 50	< 50	< 50	55.1	420	< 50	< 50	< 50	55.3	0.2

Source: Table R, Noise and Vibration Impact Analysis, Van Dorpe-Battencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix F).

Note: Traffic noise within 50 feet of the roadway centerline should be evaluated with site-specific information. See Footnote 23.

CNEL = Community Noise Equivalent Level

ADT = average daily traffic

dB(A) = A-weighted decibels

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Other 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: Noise and Vibration Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, LSA, November 2018 (Appendix F).

Findings of Fact:

No other noise sources have been identified from the project site that would contribute a significant amount of noise to the environment.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Noise Effects by the Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials; *Noise and Vibration Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California*, LSA, November 2018 (Appendix F); United States Environmental Protection Agency (EPA) in *Protective Noise Levels, Condensed Version of EPA Levels Document*, EPA 550/9-79-100, November 1978; Greve & Associates, LLC, Noise Analysis for the Woodbridge Car Wash, April 24, 2018. *Transit Noise and Vibration Impact Assessment Manual*, Federal Transit Administration (FTA). September 2018;

Findings of Fact

a) **Less than Significant with Mitigation Incorporated.** Long-term noise associated with the project site would be generated from vehicle traffic and on-site stationary sources associated with the proposed commercial and light industrial uses, including on-site truck delivery and truck loading/unloading activities; heating, ventilation, and air conditioning (HVAC) equipment; and car wash and parking lot activities. These activities are potential point sources of noise that could affect existing and proposed noise-sensitive receptors in proximity to the project site. Long-term noise level measurements were conducted to document the existing ambient noise environment in the project vicinity, as indicated in Table J.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table J: Long-Term Ambient Noise Monitoring Results

Monitoring No.	Location	Date	Start Time	Duration (hours)	Noise Level (dBA CNEL)			Average Daily Noise Level (dBA CNEL)
					Daytime	Evening	Nighttime	
LT-1	Approximately 70 feet east of Highway 62 and 530 feet south of Dillon Road	11/15/18	11:00 a.m.	24	59-63	61	52-62	65
LT-2	Between Worsley Road and Highway 62, just south of 18th Avenue	11/15/18	11:42 a.m.	24	61-65	61	54-66	68

Source: Table I, Noise and Vibration Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, LSA, November 2018 (Appendix F).
 dBA = A-weighted decibels
 CNEL = Community Noise Equivalent Level

Policy N-2.3 of the County General Plan Noise Element requires exterior and interior noises at residential land uses to be mitigated to the levels listed in Table K to the extent feasible for stationary sources.

Table K: Riverside County General Plan Exterior and Interior Noise Standards

Designated Noise Zone Land Use	Time	Interior Standards	Exterior Standards
Residential	Nighttime (10:00 p.m. to 7:00 a.m.)	40 Leq (10-minute)	45 Leq (10-minute)
	Daytime (7:00 a.m. to 10:00 p.m.)	55 Leq (10-minute)	65 Leq (10-minute)

Source: Table N-2, *Noise Element*, Riverside County General Plan, 2015.
 Note: These are only preferred standards; final decision will be made by the Riverside County Planning Department and Office of Public Health.
 Leq = Equivalent continuous sound level.

Section 9.52.040 of the Riverside County Code of Ordinances prohibits creating any sound, or allowing the creation of any sound, on any property that causes the exterior sound level on any other occupied property to exceed the sound level standards listed in Table 1 of Section 9.52.040. Table L lists sound level standards that are applicable to the operation of the proposed project.

Table L: Riverside County Code of Ordinances Exterior Noise Standards

General Plan Foundation Component	Designated Noise Zone Land Use	L _{max}	
		7:00 a.m. to 10:00 p.m.	10:00 p.m. to 7:00 a.m.
Rural	Rural Residential	45	45
Community Development	Community Center	65	55

Source: Section 9.52.040, Riverside County Code of Ordinances, 2006.
 L_{max} = Maximum instantaneous noise level

The single-family residences in the vicinity of the project were evaluated as Rural Residential. The County Code does not provide noise standards for churches; therefore, the planned church was evaluated using the exterior daytime noise standard for Community Centers. Distances between off-site sensitive receptors and the project site vary for the purposes of measuring operational noise since proximities would vary depending on which specific operational activity is generating noise.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Truck Delivery and Truck Loading/Unloading Activities. Future on-site truck delivery and truck loading/unloading activities are expected to occur near the future retail use and convenience store (Parcel 3), the industrial park buildings (Parcel 1), and the self-storage buildings (Property C). Although a typical truck unloading process takes an average of 15 to 20 minutes, the maximum loading and unloading noise level occurs in a much shorter period of time, at most 5 minutes for each truck delivery. The proposed on-site commercial and light industrial uses would use small- to medium-sized trucks for delivery and truck loading and unloading activities. Noise levels generated from truck delivery and truck loading and unloading activities would range from 60 to 65 dBA equivalent continuous sound level (L_{eq}) at a distance of 50 feet. Table M details the predicted noise levels from truck loading/unloading at the sensitive land uses in the project vicinity.

Table M: Summary of Truck Delivery and Truck Loading/Unloading Activity Noise Levels

Land Use	Direction	Location	Distance from Loading Area (feet)	Reference Noise Level (dBA L_{max}) at 50 feet	Distance Attenuation (dBA)	Shielding (dBA)	Maximum Noise Level (dBA L_{max})
Planned Church	South/North	Between Parcels 3 & 1	320	65	16	0	49
Residential	West	Kimlin Avenue	520	65	20	5	40
Dormitories	West	Guide Dogs of the Desert	750	65	24	5	36
Residential	Northeast	Barrel Cactus Road	2,735	65	35	0	30

Source: Table S, Noise and Vibration Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, LSA, November 2018 (Appendix F).

dBA = A-weighted decibels

L_{max} = maximum instantaneous sound level

The closest truck loading/unloading area to an off-site sensitive receptor would be on the north side of the industrial park (Parcel 1), approximately 320 feet from the planned church between Parcels 1 and 3. The distance attenuation would provide a noise level reduction of 16 dBA. At this distance, truck delivery and truck loading/unloading noise would be reduced to 49 dBA maximum instantaneous noise level (L_{max}), which would not exceed the County's exterior daytime noise standard of 65 dBA L_{max} for Community Centers (the standard for which the planned church was evaluated).

The closest residence to a proposed truck loading/unloading area is the single-family residence along Kimlin Avenue west of Highway 62, the outdoor use area of which is approximately 520 feet from the nearest truck loading/unloading area when measured from the residential property line. The distance attenuation would provide a noise level reduction of 20 dBA, and the berm to the west of Highway 62 would provide a 5 dBA reduction. With this distance attenuation and shielding, truck loading/unloading noise would be reduced to 40 dBA L_{max} , as shown in Table M, which would result in noise levels that would not exceed the County's exterior daytime 10-minute (L_{eq}) and anytime (L_{max}) noise standards of 65 dBA L_{eq} and 45 dBA L_{max} , respectively, or the County's exterior nighttime 10-minute (L_{eq}) and anytime (L_{max}) noise standards of 45 dBA L_{eq} and 45 dBA L_{max} , respectively, for rural residential uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Based on the typical sound level reductions of buildings,²⁴ standard building construction in southern California would provide 24 dBA or more in noise reduction from exterior to interior with windows and doors closed. With windows and doors open, the exterior-to-interior noise reduction drops to 12 dBA or more. With windows and doors open, the closest residence to the proposed truck loading/unloading areas would experience an interior noise level of up to 28 dBA L_{max} (40 dBA - 12 dBA = 28 dBA), which would not exceed the County's interior daytime and nighttime 10-minute noise standards of 55 dBA L_{eq} and 40 dBA L_{eq} , respectively, for residential uses. With windows and doors closed, the closest residence to the proposed truck loading/unloading areas would experience an interior noise level of up to 16 dBA L_{max} (40 dBA - 24 dBA = 16 dBA) also which would not exceed the County's interior daytime and nighttime 10-minute noise standards of 55 dBA L_{eq} and 40 dBA L_{eq} , respectively, for residential uses. Therefore, truck delivery and truck loading/unloading activities would not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

HVAC Equipment. On-site rooftop HVAC equipment associated with the light industrial buildings closest to the off-site sensitive receptors is located near the western border of the industrial park (Parcel 1). It is assumed that rooftop HVAC equipment would be at the center of the building's rooftop and would operate 24 hours a day as a worst-case scenario. Rooftop HVAC equipment would generate noise levels of 66.6 dBA L_{eq} at 5 feet based on previous measurements conducted by LSA. Nevertheless, Section 9.52.020(L) of the Riverside County Code of Ordinances exempts heating and air conditioning equipment noise from the Riverside County Code of Ordinances noise standards. Therefore, operation of HVAC equipment would not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Parking Lot Activities. The project would include surface parking lots on all three parcels. Surface parking activities would generate noise that would potentially impact adjacent land uses. Noise generated from parking activities would include noise generated by vehicles traveling at slow speeds, engine start-up noise, car door slams, car horns, car alarms, and tire squeals. These activities would occur typically during daytime hours. Representative parking activities would generate approximately 60 to 70 dBA L_{max} at 50 feet. Noise levels generated from parking activities are intermittent in nature. Table N presents the noise levels from parking lot activities at the nearest noise-sensitive locations.

Table N: Summary of Parking Lot Activity Noise Levels

Land Use	Direction	Location	Distance from Parking Area (feet)	Reference Noise Level (dBA L_{max}) at 50 feet	Distance Attenuation (dBA)	Shielding (dBA)	Maximum Noise Level (dBA L_{max})
Planned Church	South/North	Between Parcels 3 & 1	310	70	16	0	54
Residential	West	Kimlin Avenue	520	70	20	5	45
Dormitories	West	Guide Dogs of the Desert	700	70	23	5	42
Residential	Northeast	Barrel Cactus Road	2,585	70	34	0	36

²⁴ As identified by the United States Environmental Protection Agency (EPA) in *Protective Noise Levels, Condensed Version of EPA Levels Document*, EPA 550/9-79-100. November 1978.

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

Table N: Summary of Parking Lot Activity Noise Levels

Land Use	Direction	Location	Distance from Parking Area (feet)	Reference Noise Level (dBA L _{max}) at 50 feet	Distance Attenuation (dBA)	Shielding (dBA)	Maximum Noise Level (dBA L _{max})
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Source: Table U, Noise and Vibration Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, LSA, November 2018 (Appendix F).

Note: Development of a retail use on Parcel 3 is expected to generate fewer vehicle trips and less intense parking lot activity than would a fast-food restaurant with drive-through window. Therefore, the parking lot activity noise levels listed above are correspondingly reduced.

dBA = A-weighted decibels

L_{max} = maximum instantaneous sound level

At the planned church, noise levels from the nearest parking activities would reach up to 54 dBA L_{max}, which would not exceed the County's exterior daytime noise standard of 65 dBA L_{max} for Community Centers, the standard for which the planned church was evaluated. At the outdoor use area of the residence (i.e., the single-family residence along Kimlin Avenue) closest to the proposed parking areas, noise levels from parking activities would reach up to 45 dBA L_{max}, which would not exceed the County's exterior daytime 10-minute (L_{eq}) and anytime (L_{max}) noise standards of 65 dBA L_{eq} and 45 dBA L_{max}, respectively, or the County's exterior nighttime 10-minute (L_{eq}) and anytime (L_{max}) noise standards of 45 dBA L_{eq} and 45 dBA L_{max}, respectively, for rural residential uses. Therefore, parking lot activities would not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Car Wash Operations. The proposed project would construct a drive-through (self-service) car wash as part of the gas station on Parcel 3, which would generate operational noise. Based on noise level data collection at an existing drive-through car wash,²⁵ reference noise levels vary depending on the orientation of the receptor location relative to the car wash. Table O presents the noise levels from car wash operations at the nearest noise-sensitive locations.

Table O: Summary of Car Wash Activity Noise Levels

Land Use	Direction	Location	Distance from Car Wash (feet)	Reference Noise Level (dBA L _{eq})	Distance Attenuation (dBA)	Shielding (dBA)	Noise Level (dBA L _{eq} and L _{max})
Planned Church	South/North	Between Parcels 3 & 1	260	77.8 at 44 feet	16	0	62
Residential	West	Kimlin Avenue	1,495	72.2 at 86 feet	25	5	42
Dormitories	West	Guide Dogs of the Desert	1,205	72.2 at 86 feet	23	5	44
Residential	Northeast	Barrel Cactus Road	2,870	63.3 at 93 feet	29	0	34

Source: Table V, Noise and Vibration Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, LSA, November 2018 (Appendix F).

dBA = A-weighted decibels

L_{eq} = equivalent continuous sound level

L_{max} = maximum instantaneous sound level

²⁵ Greve & Associates, LLC. Noise Analysis for the Woodbridge Car Wash. April 24, 2018.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As indicated in Table O, noise levels at the planned church to the south of the Parcel 1 would reach up to 62 dBA L_{eq} . This average noise level would be equivalent to the maximum instantaneous noise level of 62 dBA L_{max} because noise levels generated from the car wash, such as the blow dryer, would be constant. This noise level would not exceed the County's exterior daytime noise standard of 65 dBA L_{max} . Furthermore, the County's exterior nighttime noise standard of 55 dBA L_{max} for Community Centers, the standard for which the planned church was evaluated, would not be exceeded because the planned church would not have any nighttime activities or services.

Table O also indicates that the noise levels at the closest residence to the car wash would reach 42 dBA L_{eq} , which would be equivalent to 42 dBA L_{max} . This noise level would not exceed the County's exterior daytime 10-minute (L_{eq}) and anytime (L_{max}) noise standards of 65 dBA L_{eq} and 45 dBA L_{max} , respectively, or the County's exterior nighttime 10-minute (L_{eq}) and anytime (L_{max}) noise standards of 45 dBA L_{eq} and 45 dBA L_{max} , respectively, for rural residential uses.

Noise minimization features (e.g., installing baffles or silencers on the car wash blow dryer) must be incorporated in the design and construction of the proposed car wash to ensure compliance with the noise standard in Section 9.52.040 of the Riverside County Code of Ordinances so that car wash activities would not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Therefore, **Mitigation Measure (MM) NOI-1** is required.

MM NOI-1: During final design, the project shall incorporate equipment that minimizes noise levels or dampens noise (e.g., installing baffles or silencers on the car wash blow dryer) such that compliance with the noise standards in Ordinance No. 847 at nearby noise sensitive land uses is achieved. This measure shall be implemented to the satisfaction of the County of Riverside.

With implementation of **MM NOI-1**, the project would not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. Impacts would be reduced to less than significant levels.

b) **Less Than Significant Impact.** Short-term noise levels are associated with excavation, trenching, and building construction. Construction noise levels would be higher than existing ambient traffic noise levels at the planned church (if it is built and occupied before project construction begins) and single-family residence, but noise generated from construction activities would stop once the project construction is completed. Short-term noise level measurements were conducted to document the existing ambient noise environment in the project vicinity, as indicated in Table P.

Table P: Short-Term Ambient Noise Monitoring Results

Monitoring No.	Location	Date	Start Time	Duration (minutes)	Noise Level (dBA)		Noise Source(s)
					L_{eq}	CNEL ¹	
ST-1	Near the corner of Worsley Road and Dillon Road, approximately 55 feet west of the edge of pavement on Worsley Road	11/15/18	11:04 a.m.	20	48.6	56	Traffic on Highway 62, Dillon Road, and Worsley Road
ST-2	Between Worsley Road and Highway 62, just south of 18th Avenue	11/15/18	11:42 a.m.	20	46.9	54	Traffic on Highway 62, and Worsley Road

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table P: Short-Term Ambient Noise Monitoring Results

Monitoring No.	Location	Date	Start Time	Duration (minutes)	Noise Level (dBA)		Noise Source(s)
					L _{eq}	CNEL ¹	

Source: Table J, Noise and Vibration Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, LSA, November 2018 (Appendix F).

¹ CNEL estimated value is based on the long-term noise level measurements at LT-1 (Appendix F) as well as the short-term noise level measurement of 62.1 dBA L_{eq} at ST-1.

dBA = A-weighted decibels

L_{eq} = equivalent continuous sound level

CNEL = Community Noise Equivalent Level

Two types of short-term noise impacts could occur during the construction of the proposed project. First, construction crew commute and the transport of construction equipment, materials, and fill to the site for the proposed project would incrementally increase noise levels on access roads leading to the site. Although there would be a relatively high single event noise exposure potential, at a maximum of 84 dBA maximum instantaneous noise level (L_{max}) at 50 feet from passing trucks causing possible short-term intermittent annoyances, the effect in long-term ambient noise levels would be negligible when averaged over a longer period of time.

The building construction phase would generate the most trips out of all the construction phases (i.e., 16 vehicles at peak hour or 157 vehicles per day). Roadways that would be used to access the project site are Highway 62, Dillon Road, and Worsley Road, which have estimated existing hourly/daily traffic trip volumes of 1,451/14,510, 196/1,960, and 37/370, respectively, near the project site (Refer to Tables G, H, and I). Construction-related traffic would increase traffic noise levels by 0.0 dBA along SR-62, 0.3 dBA along Dillon Road, and 1.5 dBA along Worsley Road. Since a noise level increase of less than 3 dBA would not be perceptible to the human ear in an outdoor environment, short-term construction related impacts associated with worker commute and equipment transport to the project site would result in a less than significant impact on noise sensitive receptors along the access routes.

The second type of short-term noise impact is related to noise generated during excavation, grading, and building erection on the project site. Construction is completed in discrete steps, each of which has its own mix of equipment, and consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on the site, and therefore, the noise levels surrounding the site as construction progresses. The site preparation phase, which includes excavation and grading of the site, tends to generate the highest noise levels because the noisiest construction equipment is earthmoving equipment.

The site preparation phase is expected to require the use of scrapers, bulldozers, and water trucks/pickup trucks. According to the project-specific Noise and Vibration Impact Analysis (Appendix F), each doubling of the sound sources with equal strength increases the noise level by 3 dBA. Assuming that each piece of construction equipment operates at some distance from the other equipment, the worst-case combined noise level during this phase of construction would be 88 dBA L_{max} at a distance of 50 feet from the active construction area. Based on a usage factor of 40 percent, the worst-case combined noise level during this phase of construction would be 84 dBA equivalent continuous sound level (L_{eq}) at a distance of 50 feet from the active construction area.

The closest sensitive receptor in the vicinity of the project site is the planned church located approximately 70 feet north of the Parcel 1 construction boundary and would be exposed to a noise level of 85 dBA L_{max} (81 dBA L_{eq}) after attenuation by distance, as detailed in Table Q. Construction

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

noise levels at the outdoor use of the closest residence, which is located approximately 520 feet west of the Parcel 1 construction boundary, would be exposed to a noise level of 63 dBA L_{max} (59 dBA L_{eq}).

Table Q: Summary of Construction Noise Levels

Land Use	Direction	Maximum Noise Level (dBA L _{max}) at 50 feet	Average Noise Level (dBA L _{eq}) at 50 feet	Distance (feet)	Shielding (dBA)	Maximum Noise Level (dBA L _{max})	Average Noise Level (dBA L _{eq})
Planned Church	Between Parcels 3 and 1	88	84	70	0	85	81
Residential	West	88	81	520	5	63	59

Source: Table M, Noise and Vibration Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, LSA, November 2018 (Appendix F).

dBA = A-weighted decibels

ft = feet

L_{eq} = equivalent continuous sound level

L_{max} = maximum instantaneous sound level

Construction noise levels would be higher than existing ambient traffic noise levels at the planned church (if it is built before project construction begins) and single-family residence, but noise generated from construction activities would stop once the project construction is completed. Construction equipment would be equipped with noise mufflers that are properly operating and maintained, staged away from off-site sensitive uses, and positioned so that emitted noise is directed away from sensitive receptors whenever feasible in order to further attenuate construction noise. Additionally, the implementation of standard regulatory measures that include compliance with the construction hours specified in the County's Noise Ordinance Section 9.52.020(l) and No. 847, Section 2 would restrict construction activities within one-quarter (1/4) mile of an inhabited dwelling to between 6:00 a.m. and 6:00 p.m. during the months of June through September and 7:00 a.m. and 6:00 p.m. during the months of October through May. Compliance with County Noise Ordinance Section 9.52.020(l) and No. 847 is a required action of every development project as a matter of regulatory policy and would ensure impacts from a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project would be less than significant.

c) Less than Significant with Mitigation Incorporated. Response to Checklist Question V.33.b details the County's Noise Ordinance Section 9.52.020(l) and No. 847, Section 2, which restricts construction activities within one-quarter (1/4) mile of an inhabited dwelling to between 6:00 a.m. and 6:00 p.m. during the months of June through September and 7:00 a.m. and 6:00 p.m. during the months of October through May. Compliance with County Noise Ordinance Section 9.52.020(l) and No. 847 is a required action of every development project as a matter of regulatory policy and would ensure construction of the project would not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance. Construction noise impacts would be less than significant.

County General Plan and Code of Ordinances exterior and interior noise standards are listed in Table K and Table L, respectively (refer to response to Checklist Question V.33.a). The single-family residences in the vicinity of the project were evaluated as Rural Residential. Because the County Code does not provide noise standards for churches, the planned church was evaluated using the exterior daytime noise standard for Community Centers. Distances between off-site sensitive receptors and the project site vary for the purposes of measuring operational noise since proximities would vary depending on which specific operational activity is generating noise.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As detailed in Table M, Table N, and Table O (refer to response to Checklist Question V.33.a), implementation of **MM NOI-1** would ensure operation of the project would not expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance. Operational noise impacts would be reduced to less than significant levels.

d) **Less Than Significant Impact.** During the construction phase of the project, tools and machinery may be used that would produce groundborne vibration in the immediate vicinity of the construction area. It is anticipated that graders, trenchers, backhoes, trucks, and cranes may be used during construction of the proposed project. The closest vibration-sensitive receptors to the project construction limits are the planned church, which would be located approximately 70 feet north of the Parcel 1 construction boundary and the actual structure of the single-family residence located approximately 620 feet west of the Parcel 1 construction boundary across (west of) Highway 62 (a four lane divided highway).

Short-term Vibration Impacts

Federal Transit Administration (FTA) guidelines show that a vibration level of up to 102 vibration velocity decibels (VdB) (equivalent to 0.5 in/sec in root-mean-square (RMS)) is considered safe and would not result in any construction vibration damage.²⁶ For a non-engineered timber and masonry building, the construction vibration damage criterion is 94 VdB (0.2 in/sec in RMS). Table R lists the vibration source amplitudes for construction equipment.

Table R: Vibration Source Amplitudes for Construction Equipment

Equipment	Reference PPV (in/sec) / Lv ¹ (VdB)	
	PPV at 25 ft	Lv at 25 ft
Vibratory Roller	0.210	94
Large Bulldozer	0.089	87
Caisson Drilling	0.089	87
Loaded Trucks	0.076	86
Jackhammer	0.035	79
Small Bulldozer	0.003	58

Source: *Transit Noise and Vibration Impact Assessment* (FTA 2018).
 Note: Equipment shown in **bold** is expected to be used on-site.

¹ RMS VdB re 1 µin/sec.

µin/sec = microinches per second
 ft = feet
 FTA = Federal Transit Administration
 in/sec = inches per second

Lv = velocity in decibels
 PPV = peak particle velocity
 RMS = root-mean-square
 VdB = vibration velocity decibels

Table R identifies the PPV and VdB values at a distance of 25 feet from the construction vibration source. The project construction is expected to use bulldozers and a loaded trucks. The greatest levels of vibration are anticipated to occur during the site preparation phase. As shown in Table R, bulldozers and loaded trucks generate approximately 87 VdB and 86 VdB, respectively, of ground-borne vibration when measured at a distance of 25 feet. The distance to the nearest buildings for vibration impact analysis is measured between the nearest off-site buildings and the project boundary (assuming the construction equipment would be used at or near the project boundary) because vibration impacts normally occur within the buildings, as detailed in Table S.

²⁶ *Transit Noise and Vibration Impact Assessment Manual*. Federal Transit Administration (FTA). September 2018.

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

Table S lists the projected vibration level from construction equipment expected to be used on the project site to the nearest buildings in the project vicinity. Construction equipment expected to be used with the highest vibration generation potential includes large bulldozers and loaded trucks, which would generate 87 VdB (0.089 PPV [in/sec]) and 86 VdB (0.076 PPV [in/sec]), respectively, at 25 feet. As indicated in Table S, the closest structure is the planned church (if it is built before construction of the proposed project is completed), which would be located 70 feet north of the construction boundary of Parcel 1, and would experience vibration levels of up to 74 VdB (0.019 PPV [in/sec]). Construction vibration levels at all other land uses surrounding the project would be lower, due to the greater distance from the source.

Table S: Summary of Vibration Construction Levels

Land Use	Direction	Equipment/ Activity	Reference Vibration Level at 25 ft		Distance (ft) ¹	Maximum Vibration level	
			VdB	PPV		VdB	PPV
Planned Church	Between Parcels 3 and 1	Large bulldozers	87	0.089	70	74	0.019
		Loaded trucks	86	0.076	70	73	0.016
Residential	West (Kimlin Avenue)	Large bulldozers	87	0.089	620	45	0.001
		Loaded trucks	86	0.076	620	44	0.001
	Northeast (Barrel Cactus Road)	Large bulldozers	87	0.089	2,785	26	0.000
		Loaded trucks	86	0.076	2,785	25	0.000

Source: Table O, Noise and Vibration Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, LSA, November 2018, (Appendix F).

Note: The FTA-recommended building damage threshold is 94 VdB (0.2 PPV [in/sec]) at receiving non-engineered timber and masonry structures and 98 VdB (0.3 PPV [in/sec]) at receiving engineered concrete and masonry building industrial structures.

¹ Distances reflect the nearest structure of each land use category in a given direction to the nearest project construction boundary. All other structures of each land use category in the given direction would experience lower vibration levels.

µin/sec = microinches per second

ft = feet

FTA = Federal Transit Administration

in/sec = inches per second

Lv = velocity in decibels

PPV = peak particle velocity

RMS = root-mean-square

VdB = vibration velocity decibels

Construction vibration levels at the structures of the planned church and the residences would not exceed the FTA threshold of 94 VdB (0.2 PPV [in/sec]) for building damage. In addition, construction vibration levels would not exceed the vibration annoyance thresholds of 72 VdB for residential or 75 VdB for institutional land uses (the vibration standard for which the planned church was evaluated). Therefore vibration generated from construction activities would be less than significant.

Operation of the proposed gas station, convenience store, car wash, retail use, industrial park, and self-storage facility would not generate vibration. In addition, vibration generated from project-related traffic on the adjacent roadways (i.e., Highway 62, Dillon Road, and Worsley Road) would be unusual for on-road vehicles because the rubber tires and suspension systems of on-road vehicles provide vibration isolation. Therefore, vibration generated from project-related traffic on the adjacent roadways would be less than significant.

Mitigation: **MM NOI-1:** During final design, the project shall incorporate equipment that minimizes noise levels or dampens noise (e.g., installing baffles or silencers on the car wash blow dryer) such that compliance with the noise standards in Ordinance No. 847 at nearby

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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noise sensitive land uses is achieved. This measure shall be implemented to the satisfaction of the County of Riverside.

Monitoring: Monitoring for Mitigation Measure NOI-1 shall be subject to the timing detailed in the project-specific Mitigation Monitoring and Reporting Plan (Appendix H)..

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) **Less Than Significant Impact.** According to the County's General Plan, the project site is mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrate a low potential for sediments to contain significant paleontological resources which could be subject to significant impacts. Nevertheless, the project will be conditioned to incorporate measures during the execution phase of construction which would address any unanticipated paleontological resources encounters during ground disturbing activities. Therefore impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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; Employment Density Study Summary Report, Southern California Association of Governments, October 31, 2001; Self-Storage Association, 2015-16 Self Storage Industry Facts Sheet (as of 07/01/2015);

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Demographics & Growth Forecast (Appendix), 2016-2040 Southern California Associated Governments Regional Transportation Plan-Sustainable Communities Strategy, adopted April 7, 2016; Traffic Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, prepared by LSA, October 2018 (Appendix G).

Findings of Fact:

a and c) **No Impact.** Since no housing exists on-site, the project would not displace a significant number of people or housing. No impact would occur.

b, e, and f) **Less Than Significant Impact.** The proposed project includes construction of a gasoline station with 16 fueling positions beneath a 6,048-square foot canopy, a 2,696-square foot convenience store, a 1,727-square foot car wash, and a 3,107-square foot retail use on 2.46 acres (Figure 2a). Parcel 1 (APN 668-200-020) will consist of a 107,335 square-foot industrial park including industrial buildings, offices buildings, and a convenience center for workers and visitors on 10.05 acres (Figure 2b). Property "C" (APN 668-200-008) will consist of a 140,579-square foot self-storage facility including an on-site residence/administrative office on 9.82 acres (Figure 2c).

Project-generated population estimates are based on anticipated employment generation from development of the proposed project for commercial and light industrial uses. SCAG²⁷ anticipates 1 employee per 629 square feet or 12.26 employees per acre of development of a neighborhood retail commercial center with services (e.g., fuel station and car wash)²⁸ in Riverside County. Employment estimates for the light industrial uses on Parcel 1 are based on the project trip generation detailed in Table 5-A of the project-specific Traffic Impact Analysis (TIA) (Appendix G), which indicates 75 total (i.e., in and out) peak hour trips during the A.M. and 67 total peak hour trips during the P.M.. Since the light industrial uses are expected to generate negligible patron/customer trips, the 75 total peak hour trips are attributed to employees of the proposed light industrial uses for the purposes of employment generation. Finally, studies conducted by the Self-Storage Association conclude a self-storage facility would generate an average of 3.5 employees per 56,900 square feet.²⁹

Using these factors, the proposed project would generate between 9 and 30 new jobs for Parcel 3,³⁰ approximately 75 new jobs for Parcel 1, and approximately 9 new jobs for Property "C".³¹ Therefore, development of the project site would generate between 93 and 114 new employees in the County, of which two (2) are expected to be permanent residents at the proposed on-site residence/administrative office on Property "C."

The jobs-to-housing ratio of the Southern California Associated Governments (SCAG) region is currently 1.25 jobs for every household.³² This standard is used because most residents of the region are employed somewhere in the SCAG region. A City or sub-region with a jobs-to-housing ratio lower

²⁷ *Employment Density Study Summary Report*. Table 10A. Southern California Association of Governments. October 31, 2001.

²⁸ It is anticipated the 16 gas station fuel positions will be installed beneath the proposed 6,048-square foot canopy structure; however, neither the canopy structure nor the 1,727-square foot car wash are included in the calculation of commercial square footage for the purposes of employment generation because they will not be regularly attended by employees of the gas station, who are expected to occupy primarily the 2,696-square foot convenience store. Therefore, employment generation estimates for the retail commercial center with services is based on a 2,696-square foot convenience store and a 3,107-square foot retail use.

²⁹ *2015-16 Self Storage Industry Facts Sheet (as of 07/01/2015)*. Self-Storage Association. <http://www.selfstorage.org/portals/0/Library/Public%20Library/Preamble%20and%20Fact%20Sheet%20%282015%29%20July%202015.pdf> (Accessed January 10, 2019).

³⁰ 5,803 square feet of proposed commercial/retail uses ÷ 629 square feet per employee = 9.23 employees. Conversely, 2.46 acres × 12.26 employees per acre = 30.16 employees.

³¹ 140,579 square feet of self-storage × 3.5 employees/56,900 square feet = 8.65 employees.

³² *Demographics & Growth Forecast (Appendix)*. 2016-2040 Southern California Associated Governments Regional Transportation Plan-Sustainable Communities Strategy. Table 11. Adopted April 7, 2016.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than the overall standard of 1.25 jobs for every household would be considered a “jobs poor” area, indicating that many of the residents must commute to places of employment outside the sub-region and additional jobs would be needed to balance the ratio. Conversely, a “jobs rich” scenario would indicate that additional housing would be needed to fill the available employment vacancies in order to balance the ratio. The 2012 jobs-to-housing ratios for the County and SCAG region are 0.89 and 1.25, respectively.³³ These jobs/housing ratios indicate that the County trends towards a “jobs poor” scenario compared to the SCAG region, and the County has more housing than jobs. Since the project would provide employment opportunities in a sub-region of SCAG that is considered “jobs poor,” the project would contribute towards the balance of the jobs-to-housing ration and would not create the need for new housing.

d) **No Impact.** The project is proposed on vacant land surrounded by Highway 62 to the west, wind and solar fields to the east, and vacant land to the north and south. Scattered rural residential uses occur farther to the west across Highway 62. As the project proposes commercial and light industrial uses in accordance with *Western Coachella Valley Area Plan Policy WCVAP 2.6*.

WCVAP 2.6 states, “Other renewable resources such as solar generators, energy storage, distributed generation and cogeneration should compliment 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.”

WCVAP 2.6 allows for limited commercial and industrial uses where appropriate and consistent with existing residential uses, the project would not affect a County Redevelopment Project Area. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element.

Findings of Fact:

Less Than Significant Impact. The proposed project is required to comply with applicable provisions of the California Building Code, California Fire Code, Riverside County Ordinance 460, Riverside County Ordinance 787, and Riverside County Fire Department Standards pertaining to human health and safety (through the building plan check process) to ensure the project would minimize exposure of people or structures to a significant risk of loss, injury, or death involving fires.

Development of the proposed project would incrementally increase demand for fire protection services, but not to the degree that existing fire stations could not meet the demand. Project design features

³³ *Ibid.*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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incorporated into the structural design and layout would keep service demand increases to a minimum. The County’s plan check process includes County Fire Department review of proposed fire hydrant spacing and incorporation of automatic sprinkler systems in accordance with applicable Sections of Ordinance 787.1 (e.g., Sections 901.6.1, 903.2, 903.4.2.1, 4.3, 3, 5, and 8603.1), proper roadway turning radii (minimum 38 feet), fire lane widths (minimum 24 feet), etc. Additionally, the project site layout includes provisions for emergency vehicle access, which also would be reviewed for adequacy by the County Fire Department. Furthermore, the project would be required to pay Development Impact Fees (DIFs) used to fund capital costs associated with constructing new public safety structures and purchasing equipment for new public safety structures in accordance with County Ordinance No. 659.

Any future construction of new or expansion of existing fire protection facilities would be subject to project-level environmental review and site-specific mitigation as appropriate in order to ensure significant environmental impacts are avoided or mitigated. However, it is reasonable to conclude that construction of the proposed project in accordance with applicable County policies would not require new or physically altered fire protection facilities, the construction of which could cause significant environmental impacts. Therefore, impacts would be 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:

Less Than Significant Impact. 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 is expected to incrementally increase demand for sheriff protection services in the project area. However, due to the proposed project’s relatively limited size and scale, the project would not create a significant impact on Sheriff’s services.

The project would incorporate crime prevention through environmental design (CPTED) features to keep service demand increases to a minimum. For example, the project would incorporate public zones and private zones via physical and symbolic barriers to define acceptable uses of the proposed commercial and light industrial facilities and determine who has a right to occupy such zones. Additionally, the proposed development would be equipped with formal surveillance through the use of closed-circuit television, electronic monitoring, and potential security patrols, as well as informal surveillance such as architecture, landscaping, and lighting designed to minimize visual obstacles and eliminate places of concealment for potential assailants.

Riverside County Ordinance No. 659 collects DIFs used to fund capital costs associated with constructing new public safety structures and purchasing equipment for new public safety facilities, which are indented to offset any incremental increases of demand for sheriff protection services. The proposed project would be required to pay applicable DIFs prior to issuance of building permits. Any future construction of new or expansion of existing sheriff protection facilities would be subject to project-level environmental review and site-specific mitigation as appropriate in order to ensure significant environmental impacts are avoided or mitigated. However, it is reasonable to conclude that construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the proposed project in accordance with applicable County policies would not require new or physically altered sheriff protection facilities, the construction of which could cause significant environmental impacts. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Source: Palm Springs Unified School District correspondence, GIS database

Findings of Fact:

Less Than Significant Impact. The Palm Springs Unified School District provides public education services for the project area. The project does not propose a residential use, although one on-site residence will be developed to support commercial and light industrial operations at the proposed self-storage facility on Property "C." Development of the project as proposed is expected to generate between 93 and 114 new employees in the County, of which two are expected to be permanent residents at the proposed on-site residence/administrative office on Property "C;" however, any increase in population would be business-related and is not expected to entail school-aged children. Nevertheless, the project proponent will be required to pay applicable school impact fees prior to issuance of building permits pursuant to County Ordinance No. 659. Through payment of such fees, impacts on schools would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

Less Than Significant Impact. Development of the project as proposed is expected to generate between 93 and 114 new employees in the County. Therefore, there could be an incremental increase of demand for library services due to the generation of end users. Riverside County Ordinance No. 659 collects DIFs used to fund capital costs associated with constructing new public facility structures and purchasing equipment for new public facilities, including libraries, which are indented to offset any incremental increases of demand for library services. The proposed project would be required to pay applicable DIFs prior to issuance of building permits. Any future construction of new or expansion of existing library facilities would be subject to project-level environmental review and site-specific mitigation as appropriate in order to ensure significant environmental impacts are avoided or mitigated. However, it is reasonable to conclude that construction of the proposed project in accordance with applicable County policies would not require new or physically altered library facilities, the construction of which could cause significant environmental impacts. Therefore, impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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; Air Quality and Greenhouse Gas Analysis for the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix A1); Health Risk Assessment of the Proposed Gasoline Station Associated with the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix A2).

Findings of Fact:

Less Than Significant Impact. The project would develop typical commercial and light industrial uses which have been demonstrated not to pose significant health risks to the public. A project-specific Air Quality and Greenhouse Gas Analysis (Appendix A1) indicates construction and operation of the project site as proposed would not generate emissions in excess of localized significance thresholds established by the SCAQMD for residential uses in proximity to the project site. Additionally, a site-specific Health Risk Assessment (Appendix A2) for the proposed gasoline station on Parcel 3 indicates operation of the gasoline station would not generate emissions in excess of the health screening level criteria established in the SCAQMD Risk Assessment Guidelines. Furthermore, as indicated in response to Checklist Question 26, the project site would not generate a significant health risk to the public with regards to hazardous materials. Accordingly, the project will not create significant additional demand for health services, and no shortage of provisions of health care services is expected. Impacts would be 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"/>
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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"/>
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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"/>
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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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a and b) **Less Than Significant Impact.** Development of the project as proposed is expected to generate between 93 and 114 new employees in the County. Therefore, there could be an incremental increase of demand for parks due to the generation of end users. Riverside County Ordinance No. 659 collects DIFs used to fund capital costs associated with constructing new park and recreation facilities and purchasing equipment for such facilities. DIFs are intended to offset any incremental increases of demand for park and recreation facilities and services.

The proposed project would be required to pay applicable DIFs prior to issuance of building permits. Any future construction of new or expansion of existing park and recreation facilities would be subject to project-level environmental review and site-specific mitigation as appropriate in order to ensure significant environmental impacts are avoided or mitigated. However, it is reasonable to conclude that construction of the proposed project in accordance with applicable County policies would not require new or physically altered park and recreation facilities, the construction of which could cause significant environmental impacts. Therefore, impacts would be less than significant.

c) **Less Than Significant Impact.** The project site is not within a Community Service Area. All projects are required to pay parks and recreation fees to the County service area or other appropriate parks district, which would off-set increases in demand for park and recreation facilities. Therefore, payment of DIFs pursuant to County Ordinance No. 659 would ensure impacts to park and recreation facilities would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps; Open Space and Conservation Map for Western County trail alignments; Riverside County General Plan, Circulation Element Figure C-6.

Findings of Fact:

No Impact. The County General Plan Circulation Element (Figure C-6) identifies Dillon Road as an Arterial Highway with Combination trail (Regional Trail / Class I Bike Path). Additionally, Worsley Road is planned with a Class II Bikeway within its ultimate ROW. The proposed project is conditioned through project design to dedicate sufficient ROW along Dillon Road for public use to provide for a 64-foot half-width ROW and also along Worsley Road for public use to provide for a 59-foot half-width ROW.

As determined by the County Transportation Department, improvements along Dillon Road may include the installation of concrete curb and gutter 43 feet from centerline and match-up paving, reconstruction, and/or resurfacing of existing pavement within the ROW pursuant to County Standard No. 92. Additionally, a 5-foot-wide concrete meandering sidewalk would be constructed within the 21-foot parkway pursuant to County Standard No. 404.

Project design along Worsley Road includes the installation of concrete curb and gutter 38 feet from centerline and match-up paving, reconstruction, and/or resurfacing of existing pavement the half-width ROW pursuant to County Standard No. 93. Additionally, a 5-foot-wide concrete meandering sidewalk would be constructed within the 21-foot parkway pursuant to County Standard No. 404.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Through dedication of requisite ROW to facilitate development of planned bicycle routes and construction of 5-foot-wide concrete meandering sidewalks within the 21-foot parkways pursuant to County Standard No. 404, no impacts to recreational trails will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Circulation Element; Western Coachella Valley Area Plan, County of Riverside, revised July 11, 2017; Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition); Traffic Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, prepared by LSA, October 2018 (Appendix G).

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a and b) **Less Than Significant Impact.** Roadway operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service (LOS), which are defined using the letter grades A through F. These levels recognize that, while an absolute limit exists as to the amount of traffic traveling through a given intersection (the absolute capacity), the conditions that motorists experience rapidly deteriorate as traffic approaches the absolute capacity. Under such conditions, congestion is experienced.

Study intersections in this analysis are under the jurisdictions of the County of Riverside, one of which is under the jurisdiction of the California Department of Transportation (Caltrans). The project is located within the *Western Coachella Valley Area Plan*, intersections within which the County uses LOS D as its minimum level of service criteria. Meanwhile, Caltrans considers an acceptable LOS to be between LOS C and LOS D at all intersections under its jurisdiction (delay of 45 seconds at signalized intersections and delay of 30 seconds at unsignalized intersections). Therefore, study intersections that would operate at LOS E or F as a result of the project are required to be mitigated to LOS D or better.³⁴

A project-specific Traffic Impact Analysis (TIA) was prepared and included the following eight intersections as the project study area for LOS analysis (Appendix G):

1. Highway 62/Dillon Road (Caltrans);
2. Worsley Road/Dillon Road (County of Riverside);
3. Worsley Road/Project Driveway 1 (County of Riverside);
4. Worsley Road/Project Driveway 2 (County of Riverside);
5. Worsley Road/Project Driveway 3 (County of Riverside);
6. Worsley Road/Project Driveway 4 (County of Riverside);
7. Worsley Road/Project Driveway 5 (County of Riverside); and
8. Worsley Road/Project Driveway 6 (County of Riverside);

Each of these intersections was analyzed for LOS under the following six scenarios:

- Existing Conditions;
- Existing with Project Conditions;
- Project Completion without Project Conditions;
- Project Completion with Project Conditions;
- Cumulative without Project Conditions; and
- Cumulative with Project Conditions.

Additionally, a Caltrans Facility Multiple-Period Analysis was prepared specifically for the Highway 62/Dillon Road intersection to determine if there is extended periods of delay and queue that extends from the peak hour to subsequent periods along this facility.

Trip generation rates are calculated using rates from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (10th Edition). Rates for the gasoline station, convenience store, and car wash are

³⁴ LOS D delay in seconds is between >25 and ≤35 for unsignalized intersections and between >35 and ≤55 for signalized intersections.
 LOS E delay in seconds is between >35 and ≤50 for unsignalized intersections and between >55 and ≤80 for signalized intersections.
 LOS F delay in seconds is >50 for unsignalized intersections and >80 for signalized intersections.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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based on Land Use 945 "Gasoline/Service Station with Convenience Market." Rates for the fast-food restaurant are based on Land Use 934 "Fast-Food Restaurant with Drive-Through Window."³⁵ Rates for the light industrial uses proposed on Parcel 1 are based on Land Use 110 "General Light Industrial." As detailed in Appendix G, the resulting industrial trips were converted to trucks and passenger vehicles based on the splits obtained from the City of Fontana *Truck Trip Generation Study*, dated August 2003. Rates for the self-storage facility proposed on Property "C" are based on Land Use 151 "Mini-Warehouse."

The gasoline station is estimated to generate 200 a.m. peak hour trips, 224 p.m. peak hour trips, and 3,286 daily trips. The fast-food restaurant is estimated to generate 125 a.m. peak hour trips, 102 p.m. peak hour trips, and 1,463 daily trips.³⁶ The light industrial buildings are estimated to generate 96 a.m. peak hour PCE trips, 85 p.m. peak hour PCE trips, and 678 daily PCE trips. The self-storage facility is estimated to generate 14 a.m. peak hour trips, 24 p.m. peak hour trips, and 212 daily trips. Overall, the project is estimated to generate 435 gross a.m. peak hour PCE trips, 435 gross p.m. peak hour PCE trips, and 5,639 gross daily PCE trips.³⁷

The following analysis is based on the findings of the project-specific TIA.

Existing Conditions. All study area intersections currently operate at satisfactory LOS under existing conditions.³⁸

Existing with Project Conditions. All study area intersections are forecast to continue to operate at satisfactory LOS under Existing with Project Conditions.³⁹ Therefore no improvements are required.

Project Completion without Project Conditions. A 2 percent per year growth rate was applied to the project study area. All study area intersections under the Project Completion without Project Conditions scenario are projected to operate at satisfactory LOS.⁴⁰

Project Completion with Project Conditions. All study area intersections are forecast to continue to operate at satisfactory LOS under Project Completion with Project Conditions.⁴¹ Therefore no improvements are required.

Cumulative without Project Conditions. A 2 percent per year growth rate was applied to the project study area. All study area intersections under the Cumulative without Project Conditions scenario are projected to operate at satisfactory LOS.⁴²

³⁵ Vehicle trip rates and resulting trip generation for proposed uses on Parcel 3 assume operation of a 3,107-square foot fast-food restaurant with drive-through window and therefore are based in part on Land Use 934 "Fast-Food Restaurant with Drive-Through Window." However, the actual use of the proposed 3,107-square foot building on Parcel 3 will be a retail use, which is expected to generate fewer vehicle trips than would a fast-food restaurant with drive-through window. Therefore, the vehicle trip rates and resulting trip generation on Parcel 3 are overestimated.

³⁶ *Ibid.*

³⁷ *Ibid.*

³⁸ Traffic Impact Analysis, Van Dorpe-Bettencourt Highway 62 Project. Riverside County, California. Table 7-A. Prepared by LSA, October 2018. (Appendix G).

³⁹ *Ibid.*

⁴⁰ *Ibid.* Table 7-B.

⁴¹ *Ibid.*

⁴² *Ibid.* Table 7-C.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Cumulative with Project Conditions. All study area intersections are forecast to continue to operate at satisfactory LOS under Cumulative with Project Conditions.⁴³ Therefore no improvements are required.

Caltrans Facility Multiple-Period Analysis. For projects that may create an impact on a Caltrans facility, a multiple-period analysis is prepared to determine if there is extended periods of delay and queue that extends from the peak hour to subsequent periods. Therefore, a multiple-period analysis along Highway 62 was conducted to determine if there are extended period of congestion along this facility in proximity to the Dillon Road intersection.

Daily roadway segment counts were collected during April 2017 along Highway 62 north of Dillon Road over a period of three consecutive days. The day with the highest traffic counts (April 13, 2017) was used for this analysis, and a 2 percent per annum growth was applied to the counts since the daily counts were conducted in 2017, while the peak hour counts used for this analysis were conducted in 2018.

The 2017 plus 2 percent growth counts were compared with existing (2018) peak hour counts at the north leg of the intersection of Highway 62/Dillon Road.⁴⁴ The hourly counts outside of the peak hour are all lower than the peak hour counts. Additionally, as illustrated in the analysis above, the intersection of Highway 62/Dillon Road operates and is forecasted to operate at a satisfactory LOS under all analysis scenarios. Since, the traffic volumes are lower compared to the peak hour volumes, the LOS for all other hours throughout the day will be better than the peak hour LOS, and there would not be extended periods of delay or queue that would extend from the peak hour to subsequent periods.

With implementation of the proposed project, all study area intersections are forecast to operate at satisfactory LOS under all the scenarios specified above. Pursuant to County Ordinance No. 673, the project will be conditioned to pay standard Transportation Uniform Mitigation Fees (TUMF) in accordance with the fee schedule in effect at the time of entitlement. Therefore, the project would not conflict with an applicable plan, ordinance, policy, or applicable congestion management program establishing a measure of effectiveness for the performance of the circulation system. Impacts would be less than significant.

c and d) **No Impact.** The project site is not within the planning area of an airport land use plan or within two miles of a public airport or public use airport. Additionally, the project site is not in proximity to any navigable waterway or railroad. Therefore, the project will not result in a change in air traffic patterns or alter waterborne, rail, or air traffic. No impact would occur.

e) **No Impact.** Project design along Dillon Road includes concrete curb and gutter 43 feet from centerline and match-up asphalt concrete paving, reconstruction, and/or resurfacing of existing pavement as determined by the County Transportation Department within the 64-foot half-width dedicated ROW pursuant to County Standard No. 92. Additionally, a 5-foot-wide concrete meandering sidewalk would be constructed within the 21-foot parkway pursuant to County Standard No. 404.

As determined by the County Transportation Department, improvements along Dillon Road may include the installation of concrete curb and gutter 43 feet from centerline and match-up paving, reconstruction, and/or resurfacing of existing pavement within the ROW pursuant to County Standard No. 92.

⁴³ *Ibid.*

⁴⁴ *Ibid.* Table 8-A.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, a 5-foot-wide concrete meandering sidewalk would be constructed within the 21-foot parkway pursuant to County Standard No. 404.

Project design along Worsley Road includes the installation of concrete curb and gutter 38 feet from centerline and match-up paving, reconstruction, and/or resurfacing of existing pavement the half-width ROW pursuant to County Standard No. 93. Additionally, a 5-foot-wide concrete meandering sidewalk would be constructed within the 21-foot parkway pursuant to County Standard No. 404.

Plans for the required improvements, including preparation of a signing and striping plan, would be based upon a design profile extending a minimum 300 feet beyond the limits of construction at a grade and alignment as approved by the Riverside County Transportation Department pursuant to their Street Improvement Plan Policies and Guidelines. Additionally, driveways would be designed and constructed in accordance with County Standard No. 207A and reviewed for approval by the Riverside County Transportation Department.

The existing roadways abutting the project site (e.g., Dillon Road and Worsley Road) currently feature minimal improvements. Street improvements incorporated into project design and conditioned by the County would reduce roadway hazards in the project vicinity through lane improvements, striping, etc. Therefore, no impact would occur.

f) **Less Than Significant Impact.** Implementation of the proposed project would contribute an incremental amount of additional vehicle trips to the project area. As detailed in response to Checklist Question 43.f, the project will include improvements to Dillon Road and Worsley Road to improve circulation, safety, and aesthetics of the project site and vicinity. Impacts associated with such improvements have been analyzed throughout this Initial Study and determined to be less than significant.

g) **Less Than Significant Impact.** The project will generate temporary impacts to circulation during project construction, which includes improvements to Dillon Road and Worsley Road. During construction, standard traffic control devices such as warning signs, warning lights, and flaggers will be utilized as applicable to minimize obstructions and ensure the safe passage of emergency vehicles as necessary. Implementation of these traffic control measures will include guidance and navigational tools throughout the project area in order to maintain traffic flow and safety during construction. Therefore, impacts would be less than significant.

h) **Less Than Significant Impact.** The proposed project will not result in inadequate emergency access to the site or any nearby uses. The project is proposed with six access driveways that would provide multiple entry and exit points along the project site frontage. Additional improvements to Worsley Road and Dillon Road would further improve emergency vehicle access throughout the project area. Fire department emergency vehicle apparatus access road locations and design would be in accordance with the California Fire Code, Riverside County Ordinance 787, and Riverside County Fire Department Standards. proper roadway turning radii (minimum 38 feet), fire lane widths (minimum 24 feet), etc. Additionally, the project site layout includes provisions for emergency vehicle access, which also would be reviewed for adequacy by the County Fire Department. Therefore, impacts would be less than significant.

i) **No Impact.** The proposed project would not conflict with adopted policies supporting alternative transportation. A 5-foot-wide concrete meandering sidewalk would be constructed within the 21-foot parkway along both the Dillon Road and Worsley Road frontages pursuant to County Standard No. 404,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and dedication of requisite ROW along these roadways will facilitate development of planned bicycle routes to promote alternative transportation and contribute to the reduction of vehicle trips. Therefore, no impact will occur.

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: Riv. Co. 800-Scale Equestrian Trail Maps; Open Space and Conservation Map for Western County trail alignments; Riverside County General Plan, Circulation Element Figure C-6.

Findings of Fact:

No Impact. The County General Plan Circulation Element (Figure C-6) identifies Dillon Road as an Arterial Highway with Combination trail (Regional Trail / Class I Bike Path). Additionally, Worsley Road is planned with a Class II Bikeway within its ultimate ROW. The proposed project is conditioned through project design to dedicate sufficient ROW along Dillon Road for public use to provide for a 64-foot half-width ROW and also along Worsley Road for public use to provide for a 59-foot half-width ROW.

Through dedication of requisite ROW to facilitate development of planned bicycle routes, no impacts to bicycle trails will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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:

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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

<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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agency shall consider the significance to a California Native tribe.

Source: "A Phase I Cultural Resources Assessment of a 22.56 acre Change of Zone Project Site Located Southwest of the Intersection of Dillon and Worsley Roads, Near Desert Hot Springs Riverside County" Robert S White Archaeological Associates April 2017.

Findings of Fact:

a-b)

SB18:

In compliance with Senate Bill 18 (SB18), on May 18, 2018, Riverside County sent a request for a Sacred Lands File search and a consultation list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the project area. Based on the May 21, 2018 list provided by NAHC, project notices were sent on May 22, 2018 to 24 Native American Tribal representatives. Of these 24, only 4 tribes responded to the County's notice.

The Soboba Band of Luiseno Indians (Soboba) requested SB 18 consultation in a letter dated July 12, 2018. Consultation took place with Soboba on July 30, 2018. Although no sacred sites were identified by the tribe, they did express concern for the potential for subsurface resources to be present and recommended that a Tribal monitor be present during ground disturbing activities associated with the project.

The Augustine Band of Cahuilla Indians (Augustine) responded to the County's notice in a letter dated June 5, 2018. In the letter the Augustine indicated they had no knowledge of resources within the project area and deferred to closer tribes.

The Morongo Band of Mission Indians responded in a letter dated June 28, 2018. The letter stated they had no information to provide at this time but did not waive their rights to consult under AB52.

The San Manuel Band of Mission Indians responded in an email dated May 30, 2018 and stated that because the project was located about 1.8 miles outside of Serrano ancestral territory, they would not be requesting to consult.

The Viejas Band of Kumeyaay Indians responded in a letter dated May 30, 2018 and stated the project area has little cultural significance or ties to Viejas and recommended that Planning contact closer tribes.

AB52

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on May 14, 2018. One (1) timely response (within 30 days of notification) was received from 29 Palms Band of Mission Indians (29 Palms), and one (1) late response was received from the Agua Caliente Band of Cahuilla Indians (Agua Caliente). Neither tribe requested consultation pursuant to AB52. No other tribes responded to the County's AB52 notification.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The cultural report and the project conditions of approval were provided to Agua Caliente on June 15, 2018; on July 02, 2018, Agua Caliente provided the County a consultation conclusion letter. No Tribal Cultural Resources were identified by Agua Caliente.

29 Palms sent the County a letter dated June 01, 2018. The letter indicated the tribe was not aware of any Tribal Cultural Resources within the project area, and requested copies of any available cultural report(s) related to the project. The project cultural report was provided to 29 Palms and a response letter was then received from them dated June 18, 2018. No Tribal Cultural Resources were identified by the tribe, but they did recommend Cultural Sensitivity Training be conducted by the 29 Palms prior to grading activities. The project conditions of approval were provided to 29 Palms on August 10, 2018. These conditions include both archaeological and tribal monitors be present during ground disturbing activities and a sensitivity training is part of this process.

Mitigation: None.

Monitoring: None.

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?

Sources: Mission Springs Water District 2015 Urban Water Management Plan, June 20, 2016.

Findings of Fact:

a and b) **Less Than Significant Impact.** According to the MSWD 2015 Urban Water Management Plan (UWMP), per capita water use for new development land uses categorized as commercial/industrial/institutional (CII) is 30 gallons per capita per day (gpcd).⁴⁵ This water use rate assumes various water conservation strategies in accordance with Title 24 of the California Green Building Code and compliance with MSWD Ordinance No. 93-3, Section 15 (adopted October 18, 1993). For example, the proposed car wash would utilize recycled/reclaimed water. Since the proposed project is anticipated to generate between 93 and 114 new employees in the County, the project would demand between 2,790 gallons (0.0085 acre foot) per day and 3,420 gallons (0.01 acre foot) per day (3.1 acre feet per year (AFY) to 3.65 AFY).

MSWD water supply source is 100 percent groundwater produced from District-owned and operated wells within the Coachella Valley Groundwater Basin. MSWD primarily produces groundwater from the Mission Creek Subbasin via ten active wells, and also from the San Gorgonio Pass Subbasin via four active wells and from the Garnet Hill Subbasin via one active well. None of the groundwater basins in

⁴⁵ Mission Springs Water District 2015 Urban Water Management Plan, Table 4-5A, June 20, 2016.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the Coachella Valley are adjudicated; therefore, there are no legal agreements limiting MSWD's pumping from any of the subbasins.

The reliability of the MSWD's water supply is dependent on the reliability of groundwater supplies, which are supplemented by imported surface water used for groundwater replenishment and the planned implementation of recycled water supply as discussed in response to Checklist Question 47.a. Imported supplies are managed and delivered by the Metropolitan Water District of Southern California (Metropolitan) through the Desert Water Agency (DWA). Although MSWD currently receives 100 percent of its water supply from groundwater production and does not purchase imported water from a water wholesaler, the Coachella Valley Water District (CVWD) and DWA are remediating the overdraft condition of the groundwater in the Upper Coachella Valley by replenishment with Colorado River and State Water Project (SWP) Exchange Water from Metropolitan. As identified in MSWD's 2015 UWMP, MSWD has the ability to meet current and project water demands through 2040 during normal, historic single-dry, and historic multiple-dry year periods using imported water from Metropolitan with existing supply resources.⁴⁶

Metropolitan has projected supply surpluses for normal, dry-year and multiple-dry year demand scenarios through the year 2040: from 3 percent to 102 percent of projected demands not including supplies under development; and from 8 percent to 121 percent of projected demands including supplies under development. Therefore, sufficient water resources are available to accommodate the project's incremental increase in water demand (3.1 AFY to 3.65 AFY) from MSWD, and no construction of new or expansion of existing water treatment facilities is required. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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; Mission Springs Water District 2015 Urban Water Management Plan, June 20, 2016; Appendix H-Private Sewage Disposal Systems, 2016 California Plumbing Code, <https://up.codes/viewer/california/ca-plumbing-code-2016/chapter/H/private-sewage-disposal-systems#H> (accessed December 14, 2018).

Findings of Fact:

a and b) **Less Than Significant Impact.** Wastewater will be disposed of though on-site septic facilities to be permitted by the RWQCB (Colorado River Basin Program) Local Agency Management Plan and maintained in accordance with RWQCB standards for septic systems and Appendix H of the California

⁴⁶ *Ibid.* Tables 7-2 through 7-4.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Plumbing Code.⁴⁷ The project proponent must obtain documentation of a percolation test, permission from the Riverside County Health Department, and a letter of permission from the MSWD, which is the water and wastewater purveyor for the project site, to incorporate septic systems in the project design and execution. Therefore, the project will not generate additional demand from wastewater treatment facilities and therefore will not result in the construction of new wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects. Impacts would be 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; Solid Waste Information System Facility Detail: Lamb Canyon Sanitary Landfill (33-AA-0007), CalRecycle, 2019; California 2016 Per Capita Disposal Rate Estimate, CalRecycle, 2019.

Findings of Fact:

a) **Less Than Significant Impact.** Solid waste collection is a “demand-responsive” service, and current service levels can be expanded and funded through user fees without difficulty. Solid waste generated within the proposed project could be served by the Riverside County Waste Management Department’s (RCWMD) Lamb Canyon Landfill located at 16411 State Highway 79, Beaumont, approximately 23-miles west of the project site. The Lamb Canyon Sanitary Landfill has a maximum daily permitted throughput of 5,000 tons per day, a remaining capacity of 19,242,950 cubic yards, and an estimated closure of 2029.⁴⁸

Based on a solid waste disposal⁴⁹ rate of 11.4 pounds per employee per day,⁵⁰ the proposed project (between 93 and 114 employees) is anticipated to generate between 1,060.2 pounds (0.53 tons) and 1,300 pounds (0.65 tons) of solid waste per day. With an estimated daily permitted throughput of 5,000 tons, the Lamb Canyon Landfill has adequate capacity to serve the proposed project. Impacts would be less than significant.

⁴⁷ Appendix H-Private Sewage Disposal Systems. 2016 California Plumbing Code. <https://up.codes/viewer/california/ca-plumbing-code-2016/chapter/H/private-sewage-disposal-systems#H> (accessed December 14, 2018).
⁴⁸ Solid Waste Information System Facility Detail: Lamb Canyon Sanitary Landfill (33-AA-0007). CalRecycle, 2019. <https://www2.calrecycle.ca.gov/swfacilities/Directory/33-AA-0007/> (accessed January 11, 2019).
⁴⁹ “Disposal” is defined as all waste created by all sources within each jurisdiction (including businesses, government agencies and residents) which is disposed at CalRecycle-permitted landfills (Source: <https://www.calrecycle.ca.gov/LGCentral/Basics/PerCapitaDsp/> (accessed January 11, 2019)).
⁵⁰ California 2016 Per Capita Disposal Rate Estimate. CalRecycle, 2019. <https://www.calrecycle.ca.gov/LGCentral/GoalMeasure/DisposalRate/MostRecent/> (accessed January 11, 2019).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) **Less Than Significant Impact.** The project shall be conditioned to submit a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources (RCDWR) to confirm the Design Guidelines for Recyclables Collection and Loading Areas in accordance with standards established by the Department of Waste Resources. Additionally a Waste Recycling Plan (WRP) shall be submitted to the RCDWR for approval prior to issuance of grading and building permits. The WRP would identify materials to be generated during construction, their projected amounts, and the measures to be implemented to ensure recycling in accordance with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939 (CalRecycle), and other local, state, and federal solid waste disposal standards. Therefore, impacts associated with solid waste disposal regulations would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; Riverside County Planning Department Planning Case Progress Report, dated November 16, 2018.

Findings of Fact:

a through c) **Less Than Significant Impact.** The project is conditioned to install requisite electrical power, natural gas, telephone, communication, street lighting, and cable television utilities underground in accordance with County Ordinance 460 and 461, or as approved by the County Transportation Department. The project proponent must coordinate with each utility company to ensure relocation of utilities occurs according to standard construction and operation procedures administered by the California Public Utilities Commission. Written verification of initiation of design and/or application of relocation from each affected utility must be provided to the County Transportation Department.

Each of the utility systems is available at the project site frontage, and excavation would be required to extend these lines and interconnect to the project site. Since the footprint of proposed utility relocations is encompassed by the project site, impacts associated with such relocations have been addressed throughout this Initial Study and mitigated as applicable. Impacts would be less than significant.

d) **Less Than Significant Impact.** Please refer to the response to Checklist Question 24. Since all storm water drainage facilities are proposed on-site, impacts associated with implementation of storm water drainage facilities have been addressed throughout this Initial Study and mitigated as applicable. Impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) **Less Than Significant Impact.** The project is conditioned to provide a streetlight plan to demonstrate compliance with the County’s Dark Sky Criteria in support of the Coachella Valley Dark Sky Ordinance. Streetlights would be installed at street intersections and at the ends of cul-de-sacs, as approved by the County Transportation Department. No change in the design and location of street lights is proposed relative to the general circulation elements adjacent to the project site. Therefore, impacts associated with implementation of street lighting have been addressed throughout this Initial Study and mitigated as applicable. Impacts would be less than significant.

f) **Less Than Significant Impact.** Please refer to the response to Checklist Question 43. Since the footprint of proposed improvements to all public facilities, including roads, is encompassed by the project site, impacts associated with improvements to public facilities have been addressed throughout this Initial Study and mitigated as applicable. Impacts would be less than significant.

g) **Less Than Significant Impact.** Please refer to response to Checklist Questions 36 through 40 for a discussion on impacts to governmental services. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: County of Riverside Climate Action Plan, July 2018.

Findings of Fact:

No Impact. The County’s CAP encourages the implementation of realistic sustainable design strategies into the project design, which would conserve energy and reduce GHG emissions. As shown in the County’s CAP Screening Table (Appendix A1), sustainable design strategies that may be utilized in the proposed project would include the following:

- E5.A.1: Install enhanced insulation (walls R-13, roof/attic, R-38);
- E5.A.2: Install modestly enhanced window insulation (5% > Title 24);
- E5.A.3: Install enhanced cool roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance);
- E5.B.1: Install modest duct insulation (R-6);
- E5.B.2: Install improved efficiency heating, ventilating, and air conditioning (HVAC) (SEER 14/65% AFUE or 8 HSPF);
- E5.B.4: Install high efficiency water heater (0.72 Energy Factor);
- E5.B.6: Install efficient lights (25% of in-unit fixtures considered high efficacy, defined as 40 lumens/watt for 15 watt or less fixtures, or 50 lumens/watt for 15-40 watt);
- W1.C.1: Eliminate conventional turf from landscaping;
- W1.C.2: Install weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use);

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- W1.D.2 and W1.D.3: Install water efficient toilets/urinals (1.5 gallons per minute (gpm)) and faucets (1.28 gpm);
- W2.A.1: Install recycled water (purple pipe) irrigation system on site;
- T1.A.3: Complete sidewalk around project site and provide bike lockers and secure racks;
- T4.A.1: Provide reserved preferential parking spaces for car-share, carpool, and ultra-low or zero emission vehicles;
- T7.B.1: Install electric vehicle charging stations in garages/parking areas, consistent with CALGreen code;
- T8.A.1: Idling of all commercial vehicles is restricted to 5-minutes or less per trip on-site and at loading docks;
- SW1.B.1: Provide separated recycling bins within each commercial building/floor and provide large external recycling collection bins at central location for collection truck pickup; and
- SW2.B.1: Recycle 20 percent of construction debris.

With the implementation of the above project design features, the project would garner 116 points (Appendix A1), which exceeds the minimum 100 point requirement to demonstrate consistency with the County's CAP and the goals and strategies of the state regulations aimed at conserving energy and reducing GHG emissions from land use development. Therefore, no impact from conflict with any adopted energy conservation plans would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

OTHER

51. Other:

Source: Staff review

Findings of Fact: Please refer to the analysis provided in response to Checklist Questions 52 through 54.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

52. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review; Project Application Materials

Findings of Fact:

Less Than Significant with Implementation of Mitigation. With implementation of MM BIO-1 through MM BIO-3, as well as implementation of the standard conditions of project approval for unanticipated encounters with cultural and paleontological resources, 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 reduced to less than significant levels.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>53. Does the project have impacts which are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects.)</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review; Project Application Materials; Air Quality and Greenhouse Gas Analysis for the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix A1); Health Risk Assessment of the Proposed Gasoline Station Associated with the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix A2);

Findings of Fact:

Less Than Significant Impact. The project TIA evaluated cumulative projects (see response to Checklist Question 43.a), and the associated analysis determined the project would not generate significant amounts of cumulative traffic. Air pollutant and greenhouse gas emissions would be correspondingly less than significant. In addition, there are no other projects whose impacts would comingle with the proposed project and create a cumulatively significant impact over and above those previously identified in this Initial Study. The project’s design features and related construction elements were determined to be consistent with the 2016 AQMP and County CAP, and therefore impacts from GHG emissions were determined to be less than significant. Cumulative impacts from development of the proposed project would be less than significant.

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>54. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Source: Staff review; Project Application Materials; Air Quality and Greenhouse Gas Analysis for the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix A1); Health Risk Assessment of the Proposed Gasoline Station Associated with the Van Dorpe-Bettencourt Highway 62 Project, Riverside County, California, November 2018 (Appendix A2)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Less Than Significant with Implementation of Mitigation. The proposed project will produce construction- and operation- related noise levels in the project area with the potential to significantly impact nearby sensitive receptors. Days and times of construction are limited in the County, and temporary construction noise levels were determined to be less than significant. Implementation of **MM NOI-1** would reduce operational noise impacts to less than significant levels.

The project would develop typical commercial and light industrial uses which have been demonstrated not to pose significant health risks to the public. A project-specific Air Quality and Greenhouse Gas Analysis (Appendix A1) indicates construction and operation of the project site as proposed would not generate emissions in excess of localized significance thresholds established by the SCAQMD for residential uses in proximity to the project site. Additionally, a site-specific Health Risk Assessment (Appendix A2) for the proposed gasoline station on Parcel 3 indicates operation of the gasoline station would not generate emissions in excess of the health screening level criteria established in the SCAQMD Risk Assessment Guidelines. Furthermore, as indicated in response to Checklist Question 26, the project site would not generate a significant health risk to the public with regards to hazardous materials.

Standard Condition of Approval GEO-1 would ensure that impacts related to strong seismic ground shaking and unstable geology would be less than significant. The proposed project is required to comply with applicable provisions of the California Building Code, California Fire Code, and other regulations pertaining to human health. Accordingly, the project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Impacts would be less than significant.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Revised: 9/17/2019 6:18 PM



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



10/08/19, 9:59 am

PPT180011

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180011. 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 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

Plot Plan No. 180011 (PPT180011) Plot Plan to facilitate the construction of a 107,335 square foot light industrial park, including industrial buildings, offices, buildings and a convenience center for workers and visitors on 10.05 acres (APN: 668-200-020).

Advisory Notification. 3 AND - Causes for revocation

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

Advisory Notification. 4 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 5 AND - EA Mitigation Measures

Incorporation of all adopted EA Mitigation Measures.

Advisory Notification. 6 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS Exhibit A (Site Plan), dated 9-4-19.
Exhibit B (Elevations), dated 9-4-19.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 6 AND - Exhibits (cont.)

Exhibit C (Floor Plans), dated 9-4-19.

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 9-4-19.

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation)
 - 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. 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. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 7 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)

Advisory Notification. 8 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 processing against the COUNTY to attack, set aside, void, or annul and approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PP180012, PPT180011, GPA01201, CUP180007, CZ07946 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 PP180012, PPT180011, GPA01201, CUP180007, CZ07946 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 to 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 the 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 the 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 the 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 Record Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 9 AND - PPW colocation

The applicant/operator of the facility shall agree to allow the co-location of equipment of other wireless telecommunications providers at this site when applications are received by the County and it is considered feasible, subject to an agreement between the applicant/operator, the other proposed wireless telecommunications provider, and the property owner.

E Health

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

The project site receives offsite stormwater from a tributary drainage area of approximately 150 acres from the north-west. This stormwater passes through a Caltrans maintained 6' x 4' reinforced concrete box (RCB) culvert under SR-62 and through the parcel (PP 26164A1) bordering PP 180011 to the north, before traversing the north-eastern corner of the project site. The West Desert Hot Springs MDP estimated approximately 410 cfs passing through this culvert during the 100-year storm event.

The submitted site plan shows all development to remain outside of the DWR floodplain, and utilize a 25-ft setback from the flowline of the watercourse traversing the project site. PP 180011 proposes a 2:1 (max) slope from the 25-ft setback limit, and ending at the northern perimeter access road. This 2:1 slope extends across the entire northern boundary of the developed portion of the property. There are no flood control facilities proposed along the western boundary of the project. Although runoff from this small area may be insignificant, the proposed slopes may still require protection from local runoff. The western boundary may be especially prone to erosion due to the mild slope connecting finished grade to the upstream (higher) existing ground. A retaining wall is proposed along the southern border of the site preventing runoff from flowing into the bordering parcel to the south. Runoff blocked by the proposed retaining wall will be conveyed east along the landscaped area until it is collected in one of two inlets tying into onsite storm drains and eventually to the proposed water quality BMP. The majority of onsite runoff is conveyed south and then east, via a network of paved streets and storm drains, towards the proposed underground BMP (after pretreatment) consisting of 8-ft perforated CMP with infiltration storage.

There is a general lack of drainage infrastructure downstream of the project site. The impervious area proposed with this development will generate an increase in peak flow rates that will adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. A proposal for mitigation of the incremental increase of peak flow rates shall be shown on a revised site plan and calculations supporting the adequacy of the mitigation feature shall be submitted to the District for review and approval prior to the issuance of permits. See comment 015-Flood INCREASED RUNOFF CRITERIA.

Questions pertaining to the review of this project may be directed to Michael Venable at 951.955.1248 or mlvenabl@RIVCO.org

Flood. 2 INCREASED RUNOFF CRITERIA

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

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.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2

INCREASED RUNOFF CRITERIA (cont.)

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%
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.

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

PDA06049r1 accepted (cont.)

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-CUL. 3

Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1

GEO180026 ACCEPTED

County Geologic Report GEO No. 180026, submitted for the project PPT180011, was prepared by Earth Strata Geotechnical Services, Inc., and is titled; "Preliminary Geotechnical Interpretive Report, Proposed

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO180026 ACCEPTED (cont.)

Gas Station and Industrial Parks, Property "C" (APN: 668-200-008), Parcel 1 (APN: 668-200-020), and Parcel 3 (APN: 668-200-018, Located East of Twenty-Nine Palms Highway on the Southwest Corner of Dillon Road and Worsley Road, City of Desert Hot Springs, Riverside County, California," dated April 10, 2018.

GEO No. 180026 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.
3. Landslide debris was not observed during our subsurface evaluation and no ancient landslides are known to exist on the site.
4. The potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and dense nature of the deeper onsite earth materials.
5. 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, for an angular distortion ratio of 1:480).
6. Based on the results of preliminary laboratory testing done, site soils have a "Very Low" expansion potential.

GEO No. 180026 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 upper alluvial materials 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.
4. In general, the anticipated removal depths for Property "C" should vary from 3 to 5 feet below existing grade in the building pad area and from 2 to 4 feet in the proposed parking lot area. The anticipated removal depths for Parcel 1 should vary between 3 to 5 feet below existing grade. In Parcel 3, the

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180026 ACCEPTED (cont.)

anticipated removal depths should vary from 5 to 7 feet below existing grade in the building pad areas and from 2 to 4 feet with the proposed parking lot areas.

This update to GEO No. 180026 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180026 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.

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY (cont.)

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.

Transportation

Transportation. 1 ASSESS/BENEFIT DISTRICT

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 COUNTY WEB SITE

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

Transportation. 3 STD INTRO (ORD 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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4

TS/CONDITIONS (cont.)

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.

SR-62 (NS) at:

Dillion Road (EW)

Worsley Road (NS) at:

Dillion Road (EW)

Worsley Road (NS) at:

Project Driveway 1 (EW)

Worsley Road (NS) at:

Project Driveway 2 (EW)

Worsley Road (NS) at:

Project Driveway 3 (EW)

Worsley Road (NS) at:

Project Driveway 4 (EW)

Worsley Road (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4

TS/CONDITIONS (cont.)

Project Driveway 5 (EW)

Worsley Road (NS) at:

Project Driveway 6 (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.

Plan: PPT180011

Parcel: 668200020

50. Prior To Map Recordation

Planning

050 - Planning. 1 Gen - Blowsand and Dust Control Not Satisfied

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 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 off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 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 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 for additional information and requirements.

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 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.

Plan: PPT180011

Parcel: 668200020

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 3 Submit Plans Not Satisfied

A copy of the 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 Gen - Fee Balance Not Satisfied

Prior to the issuance of grading permits, the Planning Department shall determine if the deposit based fees for PPT180011 and/or any related case are in a negative balance. If so, any outstanding fees shall be paid by the developer/permit holder. The Planning Department shall be paid by the developer/permit holder. The Planning Department shall clear this condition upon determination of compliance.

060 - Planning. 2 Gen - Reqd Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 01201, and Change of Zone 07946 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 designations and/or zones ultimately applied to the property.

060 - Planning. 3 MM BIO-1 Not Satisfied

A pre-construction survey for burrowing owl shall be conducted within five (5) days prior to beginning of ground disturbing activities, including grubbing, site clearing, and/or grading, to determine if the site is occupied by burrowing owl. The survey shall include 100 percent coverage of the project site, including all rodent burrows. If the survey reveals the project site is not occupied by burrowing owl, no additional actions related to this measure are required.

If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged, and an appropriate buffer shall be created and monitored by an experienced burrowing owl biologist in accordance with MSHCP Species Conservation Guidelines. The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity and shall be determined by an experienced burrowing owl biologist. Any relocation efforts must be coordinated with the County of Riverside and California Department of Fish and Wildlife (CDFW).

060 - Planning. 4 MM BIO-2 Not Satisfied

If grading or construction activities are planned during the bird nesting season (February 1 to September 30), a nesting bird survey shall be conducted no more than three days prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required.

If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, or near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the County of Riverside; non-raptor bird species nests shall be

Plan: PPT180011

Parcel: 668200020

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 MM BIO-2 (cont.) Not Satisfied

buffered up to 300 feet, while raptor nests shall be buffered up to 500 feet. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the County of Riverside and construction supervisor that activities may resume.

060 - Planning. 5 MM BIO-3 Not Satisfied

Prior to the issuance of any grading permit for for development on Parcel 1, , the project applicant shall provide to the County of Riverside evidence that a Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife (CDFW); Federal Clean Water Act Section 404 permit and/or an Approved Jurisdictional Determination from the United States Army Corps of Engineers (USACE); and a Federal Clean Water Act Section 401 permit from the Regional Water Quality Control Board (RWQCB) have been obtained.

The project applicant shall provide evidence to the County of Riverside that all appropriate and applicable permit requirements identified by the CDFW, USACE and/or RWQCB have been satisfied prior to the issuance for any grading permit for development on Parcel 1.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) 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(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project

Plan: PPT180011

Parcel: 668200020

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Project Archaeologist (cont.) Not Satisfied
 Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 30-Day Burrowing Owl Survey - EPD Not Satisfied

Prior to issuance of a grading permit a qualified biologist shall conduct a preconstruction, presence/absence survey for burrowing owl, using an accepted protocol, 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 CVMSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist and Wildlife Agencies 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.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD 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. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to issuance of a grading permit or 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. 3 Streambed Alteration Permits - EPD Not Satisfied

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed alteration permits have been obtained. This includes a Lake or Streambed Alteration Agreement pursuant to Fish and Game Code section 1602 from the California Department of Fish and Wildlife, a 401 Certification from the Regional Water Quality Control Board, and a 404 permit from the U.S. Army Corp of Engineers.

If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL WQMP REQUIRED Not Satisfied

Plan: PPT180011

Parcel: 668200020

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 7 WATER QUALITY MGMT PLAN (WQMP) Not Satisfied

The developer shall submit Water Quality Management Plan (WQMP) to Riverside County Flood Control & Water Conservation District and Riverside County Transportation Department for review and approval.

TRN-Grade

060 - TRN-Grade. 1 BMP Permit Not Satisfied

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

060 - TRN-Grade. 2 Drainage Design - Q100 Not Satisfied

All onsite drainage facilities shall be designed to accommodate 100 year storm flows. A drainage report with hydrologic and hydraulic calculations shall be submitted to the Building and Safety Department for review and approval.

060 - TRN-Grade. 3 Geotechnical Reports Not Satisfied

A geotechnical/soils report(s) in accordance with the CALIFORNIA BUILDING CODE AND RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit.

060 - TRN-Grade. 4 Notice of Intent Not Satisfied

Prior to issuance of a grading permit, sites indicating a disturbance of "ONE" acre or larger, the owner/applicant shall provide a "Notice of Intent" (NOI) for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit, contact the SWRCB at www.swrcb.ca.gov.

060 - TRN-Grade. 5 PM10 Plan Required Not Satisfied

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1. The PM10 plan shall require the posting of signs in accordance with the Coachella Valley Fugitive Dust Control Handbook.
2. All PM10 measures must be in place prior to commencing any grading activity on site.
3. The owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 70 - Verification Testing Not Satisfied

Plan: PPT180011

Parcel: 668200020

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 70 - Verification Testing (cont.) Not Satisfied

Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified.

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, 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 and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

Plan: PPT180011

Parcel: 668200020

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Monitoring Report (cont.) Not Satisfied

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT 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 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 E Health Clearance Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

080 - E Health. 3 OWTS Plans Not Satisfied

A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 4 Percolation Report Not Satisfied

A soil percolation report consistent with the Department's technical guidance manual is required.

080 - E Health. 5 Water Will Serve Not Satisfied

Plan: PPT180011

Parcel: 668200020

80. Prior To Building Permit Issuance

E Health

080 - E Health. 5 Water Will Serve (cont.) Not Satisfied
A "Will-Serve" letter is required from the appropriate water agency.

Flood

080 - Flood. 1 Submit Plans Not Satisfied

A copy of the 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 MM BIO-2 Not Satisfied

If grading or construction activities are planned during the bird nesting season (February 1 to September 30), a nesting bird survey shall be conducted no more than three days prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required.
If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, or near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the County of Riverside; non-raptor bird species nests shall be buffered up to 300 feet, while raptor nests shall be buffered up to 500 feet. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the County of Riverside and construction supervisor that activities may resume.

Transportation

080 - Transportation. 1 0080-Transportation-ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 2 0080-Transportation-IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 3 CVAG 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.

Plan: PPT180011

Parcel: 668200020

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 CVAG TUMF (cont.) Not Satisfied

080 - Transportation. 4 LIGHTING PLAN Not Satisfied

A separate streetlight plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. 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.

080 - Transportation. 5 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 TS/GEOMETRICS Not Satisfied

The intersection of Worsley Road (NS) at Project Driveway 1 (EW) shall be improved to provide the following geometrics:

Northbound: one through-lane.

Southbound: one shared right/through-lane.

Eastbound: one right turn-lane – Stop control.

Westbound: N/A

Note:

To restrict left-out movement – minimum 3' wide raised curb median shall be constructed as approved by the Director of Transportation.

The intersection of Worsley Road (NS) at Project Driveway 2 (EW) shall be improved to provide the following geometrics:

Northbound: one shared left/through-lane.

Southbound: one shared through/right turn-lane.

Eastbound: one shared left/right turn-lane – Stop control.

Westbound: N/A

The intersection of Worsley Road (NS) at Project Driveway 3 (EW) shall be improved to provide the following geometrics:

Northbound: one shared left/through-lane.

Southbound: one shared through/right turn-lane.

Eastbound: one shared left/right turn-lane – Stop control.

Westbound: N/A

The intersection of Worsley Road (NS) at Project Driveway 4 (EW) shall be improved to provide the following geometrics:

Northbound: one shared left/through-lane.

Southbound: one shared through/right turn-lane.

Eastbound: one shared left/right turn-lane – Stop control.

Westbound: N/A

The intersection of Worsley Road (NS) at Project Driveway 5 (EW) shall be improved to provide the following geometrics:

Northbound: one shared left/through-lane.

Southbound: one shared through/right turn-lane.

Plan: PPT180011

Parcel: 668200020

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 TS/GEOMETRICS (cont.) Not Satisfied

Eastbound: one shared left/right turn-lane – Stop control.

Westbound: N/A

The intersection of Worsley Road (NS) at Project Driveway 6 (EW) shall be improved to provide the following geometrics:

Northbound: one shared left/through-lane.

Southbound: one shared through/right turn-lane.

Eastbound: one shared left/right turn-lane – Stop control.

Westbound: N/A

080 - Transportation. 7 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 Gen - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Gen - Waste Recycling Plan Not Satisfied

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

Plan: PPT180011

Parcel: 668200020

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 2 Gen - Waste Recycling Plan (cont.) Not Satisfied
hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 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 Grading 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 E Health Clearance Not Satisfied

Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

090 - E Health. 2 Hazmat BUS Plan Not Satisfied

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

090 - E Health. 3 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Planning

090 - Planning. 1 Gen - Accessible Parking Not Satisfied

A minimum of 6 accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. A sign shall also be

Plan: PPT180011

Parcel: 668200020

90. Prior to Building Final Inspection

Planning

090 - Planning. 1 Gen - Accessible Parking (cont.) Not Satisfied

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 licence 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 Gen - Electric Vehicle Parking Not Satisfied

Per ordinance no. 348, the project shall designate 5 parking spaces for electric vehicle parking. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may serve more than one electrical vehicle parking space. All electrical vehicle parking spaces shall be shown on parking site plans.

090 - Planning. 3 Gen - Extended Truck Idling Not Satisfied

Signs slating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area [as shown on APPROVED EXHIBIT A] The signs at the entrance to the facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups. The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

090 - Planning. 4 Gen - Exterior Noise Levels Not Satisfied

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, 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.

090 - Planning. 5 Gen - Parking Not Satisfied

A minimum of 192 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. 6 Gen -Bicycle Parking Not Satisfied

Per Ordinance 348, 8 bicycle spaces are required.

Transportation

090 - Transportation. 1 0090-Transportation-WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business

Plan: PPT180011

Parcel: 668200020

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-WQMP COMPLETION (cont.) Not Satisfied
Storm Water Compliance Program Section.

090 - Transportation. 2 DRIVEWAY(S) Not Satisfied

Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with the Exhibit A for Plot Plan No. 180011, as approved by the Transportation Department.

090 - Transportation. 3 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.

Street Improvement plans must include all proposed drainage facilities. Acceptance of street improvement plans does not constitute on acceptance of County maintenance.

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 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 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.

090 - Transportation. 6 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 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.

Plan: PPT180011

Parcel: 668200020

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 STREETLIGHT AUTHORIZATION (cont.) Not Satisfied
 2. Letter establishing interim energy account from SCE, IID or other electric provider.

090 - Transportation. 8 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. 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.

TRN-Grade

090 - TRN-Grade. 1 Required Grading Inspections Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
 - a. Inspection of Final Paving
 - b. Precise Grade Inspection
 - c. Inspection of onsite storm drain facilities

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

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



COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez
Agency Director



10/08/19, 10:08 am

PPT180012

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT180012. 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 - 90 Days to protest

The project applicant 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 this approval or conditional approval of the project.

Advisory Notification. 2 AND - Hold Harmless

The applicant/permittee or any successor in interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:
(a) any claim, action, or processing against the COUNTY to attack, set aside, void, or annul and approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PP180012, PPT180011, GPA01201, CUP180007, CZ07946 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 PP180012, PPT180011, GPA01201, CUP180007, CZ07946 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 to 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 the 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 the 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 the County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 2 AND - Hold Harmless (cont.)

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

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT180012, PPT190011, GPA01201, CZ07946) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 4 AND - Project Description & Operational Limits

Plot Plan No. 180012 (PPT180012) would facilitate the construction of a 140,579 square foot mini-storage development, including a caretaker's facility on a 9.8acre parcel (APN: 668-200-008).

Advisory Notification. 5 AND - Business Liscensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

Advisory Notification. 6 AND - 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.

Advisory Notification. 7 AND - Design Guidelines

Compliance with applicable Design Guidelines:
 2. 5th District Design Guidelines
 3. County Wide Design Guidelines and Standards

Advisory Notification. 8 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS

Exhibit A (Site Plan) dated 9-4-19
 Exhibit B (Elevations) dated 9-4-19
 Exhibit C (Floor Plans) dated 9-4-19

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 8 AND - Exhibits (cont.)

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 5-14-2019

Advisory Notification. 9 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)
- 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. 555 (Surface Mining and Reclamation)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - 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)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - 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)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 9 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 915 (Regulating Outdoor Lighting)
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)

Advisory Notification. 10 AND - Mini Warehouse Limits

Mini-warehouse facilities shall be designated and operated for the storage of goods in individual compartments or rooms, which are available for use by the general public on a rental or lease basis. In no case shall storage spaces be used for manufacturing, retail or wholesale selling, compounding, office functions, other business or service uses, or human habitation. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 500 square feet. The following facilities shall not be permitted in mini-warehouses:

- 1) No, water, sanitary facilities, or electricity, with the exception of lighting fixtures, shall be provided in individual storage units.
- 2) Prefabricated shipping containers shall not be used as mini-warehouse facilities. The following prohibited materials shall not be stored in mini-warehouse facilities:
 - 1) Flammable or explosive matter or materials.
 - 2) Matter or material which create obnoxious dust, odor, or fumes.
 - 3) Hazardous or extremely hazardous waste, as defined by applicable provisions

Advisory Notification. 11 AND - Mitigation Measures

Incorporation of all adopted Mitigation Measures.

Advisory Notification. 12 AND - Ord 810 OS Fee

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

Fire

Fire. 1

Gen - Fire

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 **Gen - Fire (cont.)**

ACCESS

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.

For 24 foot wide fire lanes the turning radius shall be 38 feet.

WATER

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.

Automatic sprinkler systems and private fire hydrants shall be provided.

FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

Flood

Flood. 1 **Flood Hazard Report**

Plot Plan (PP) 180012 proposes a mini-storage development comprising of 24 one-story buildings, outdoor storage, and an administrative office with a caretaker's unit. The site is located on the west side of Worsley Road, approximately 2000-feet south of Dillon Road in the Painted Hills area. State Route 62 (SR-62) bounds the site to the west.

Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

There are no flood control facilities proposed along the western boundary of the project. Although runoff from this small area may be insignificant, the proposed slopes may still require protection from local runoff. The western boundary may be especially prone to erosion due to the mild slope connecting finished grade to the upstream (higher) existing ground. A curb is proposed along the southern border of the project site which will stop runoff from flowing into the bordering parcel to the south. Cross sections of this curb was not provided for review, but is sufficient for entitlement. Final design of the southern curb shall show adequate capacity to convey the local runoff to the downstream BMP without flowing into the neighboring parcel to the south. The majority of onsite runoff is conveyed towards the middle of the site before heading east via a network of paved streets and storm drains towards the proposed underground BMP. The southern portion of onsite runoff is conveyed south to the southern street and flows east until it is intercepted by two inlets along the proposed southern curb. These inlets collect the flow and convey it east towards the downstream BMP.

There is a general lack of drainage infrastructure downstream of the project site. The impervious area

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 **Flood Hazard Report (cont.)**

proposed with this development will generate an increase in peak flow rates that will adversely impact the downstream property owners. Mitigation shall be required to offset such impacts. A proposal for mitigation of the incremental increase of peak flow rates shall be shown on a revised site plan and calculations supporting the adequacy of the mitigation feature shall be submitted to the District for review and approval prior to the issuance of permits. See comment 015-Flood INCREASED RUNOFF CRITERIA.

Questions pertaining to the review of this project may be directed to Michael Venable at 951.955.1248 or mlvenabl@RIVCO.org

Flood. 2 **INCREASED RUNOFF CRITERIA**

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

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%
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.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 2

INCREASED RUNOFF CRITERIA (cont.)

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

5th District Design Standards

The permit holder shall comply with the "DESIGN STANDARDS AND GUIDELINES, FIFTH SUPERVISORIAL DISTRICTS, COUNTY OF RIVERSIDE" Adopted by the Board of Supervisors, July 17, 2001.

Planning. 2

Business Liscensing

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business licence. For more information regarding business registration, contact the Business Registration and Licence Program Office of the Building and Safety Department at www.rctlma.org.buslic.

Planning. 3

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 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 s 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 of the permittees 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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2

PDA06049r1 accepted (cont.)

PDA06043 concludes: The records search and field survey failed to indicate the presence of any prehistoric or historic archaeological resources within the study area. Given the negative results of the assessment, no additional work in conjunction with cultural resources is recommended for the project. Additionally, monitoring of future earth-disturbing activities connected with development of the property is not warranted or recommended as the potential for encountering buried archaeological sites is considered very low.

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3

Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Planning-GEO

Planning-GEO. 1

GEO180026 ACCEPTED

County Geologic Report GEO No. 180026, submitted for the projects PPT180011 & PPT180012, was prepared by Earth Strata Geotechnical Services, Inc., and is titled; "Preliminary Geotechnical Interpretive Report, Proposed Gas Station and Industrial Parks, Property "C" (APN: 668-200-008), Parcel 1 (APN: 668-200-020), and Parcel 3 (APN: 668-200-018, Located East of Twenty-Nine Palms Highway on the Southwest Corner of Dillon Road and Worsley Road, City of Desert Hot Springs, Riverside County, California," dated April 10, 2018.

GEO No. 180026 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

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1

GEO180026 ACCEPTED (cont.)

our interpretation that the potential for surface rupture to adversely impact the proposed structures is very low.

3. Landslide debris was not observed during our subsurface evaluation and no ancient landslides are known to exist on the site.

4. The potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and dense nature of the deeper onsite earth materials.

5. Foundation settlement due to structural loads is anticipated to be less than ¾-inch. Differential settlement may be taken as half of the total settlement (i.e., ½-inch over a horizontal span of 20 feet, for an angular distortion ratio of 1:480).

6. Based on the results of preliminary laboratory testing done, site soils have a "Very Low" expansion potential.

GEO No. 180026 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 upper alluvial materials 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.

4. In general, the anticipated removal depths for Property "C" should vary from 3 to 5 feet below existing grade in the building pad area and from 2 to 4 feet in the proposed parking lot area. The anticipated removal depths for Parcel 1 should vary between 3 to 5 feet below existing grade. In Parcel 3, the anticipated removal depths should vary from 5 to 7 feet below existing grade in the building pad areas and from 2 to 4 feet with the proposed parking lot areas.

This update to GEO No. 180026 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180026 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.

Planning-PAL

Planning-PAL. 1

LOW PALEO SENSITIVITY

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.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO SENSITIVITY (cont.)

2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Transportation

Transportation. 1

ASSESS/BENEFIT DISTRICT

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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 2 COUNTY WEB SITE (cont.)

Transportation. 2 COUNTY WEB SITE

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

Transportation. 3 STD INTRO (ORD 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.

SR-62 (NS) at:Dillion Road (EW)

Worsley Road (NS) at:

Dillion Road (EW)

Worsley Road (NS) at:

Project Driveway 1 (EW)

Worsley Road (NS) at:

Project Driveway 2 (EW)

Worsley Road (NS) at:

Project Driveway 3 (EW)

Worsley Road (NS) at:

Project Driveway 4 (EW)

Worsley Road (NS) at:

Project Driveway 5 (EW)

Worsley Road (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4

TS/CONDITIONS (cont.)

Project Driveway 6 (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.

Plan: PPT180012

Parcel: 668200008

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 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 off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 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 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 for additional information and requirements.

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.

060 - Flood. 2 Increased Runoff Mitigation Not Satisfied

This project must mitigate for the adverse impacts of increased runoff this development would generate. Calculations in the form of a hydraulic /hydrologic analysis to support the final design of the mitigation feature shall be submitted for review and approval prior to the issuance of any permits for the project.

060 - Flood. 3 Submit Plans Not Satisfied

A copy of the 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 Gen - Agency Clearance Not Satisfied

Prior to the issuance of grading permits for Plot Plan No. 180012, 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.

Plan: PPT180012

Parcel: 668200008

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Gen - Agency Clearance (cont.) Not Satisfied

060 - Planning. 2 Gen - Blowsand and dust control Not Satisfied

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

060 - Planning. 3 Gen - Reqd Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 01201, and Change of Zone 07946 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 designations and/or zones ultimately applied to the property.

060 - Planning. 4 MM BIO-1 Not Satisfied

A pre-construction survey for burrowing owl shall be conducted within five days prior to beginning of ground disturbing activities, including grubbing, site clearing, and/or grading, to determine if the site is occupied by burrowing owl. The survey shall include 100 percent coverage of the project site, comprised of Parcel 3 (Assessor's Parcel Number [APN] 668-200-018), Parcel 1 (APN 668-200-020), and Property "C" (APN 668-200-008), as well as any off-site areas subject to ground disturbing activities, and shall include inspection of all rodent burrows within the construction limits. If the survey reveals the project site is not occupied by burrowing owl, no additional actions related to this measure are required.

If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged and appropriate buffer shall be created in accordance with MSHCP Species Conservation Guidelines. The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity and shall be determined by an experienced burrowing owl biologist. Any relocation efforts must be coordinated with the County of Riverside and California Department of Fish and Wildlife. This measure shall be implemented to the satisfaction of the County of Riverside.

060 - Planning. 5 MM BIO-2 Not Satisfied

If grading or construction activities are planned during the bird nesting season (February 1 to September 30), a nesting bird survey shall be conducted no more than three days prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required.

If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, or near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the County of Riverside; non-raptor bird species nests shall be buffered up to 300 feet, while raptor nests shall be buffered up to 500 feet. No construction or ground

Plan: PPT180012

Parcel: 668200008

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 MM BIO-2 (cont.) Not Satisfied
disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the County of Riverside and construction supervisor that activities may resume. This measure shall be implemented to the satisfaction of the County of Riverside.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied
Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.
The Native American Monitor(s) 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(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.
This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied
Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program. A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.
Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 30-Day Burrowing Owl Survey - EPD Not Satisfied
Prior to issuance of a grading permit a qualified biologist shall conduct a preconstruction, presence/absence survey for burrowing owl, using an accepted protocol, 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 CVMSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist and Wildlife Agencies 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.

Plan: PPT180012

Parcel: 668200008

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 30-Day Burrowing Owl Survey - EPD (cont.) Not Satisfied

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 MBTA Nesting Bird Survey - EPD 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. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to issuance of a grading permit or any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL WQMP REQUIRED Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes): In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. . All details necessary to build BMPs per the WQMP shall be included on the grading plans. In addition,

1. Hydrology and hydraulic calculation software shall be per the accepted list found on the RCFC website.
2. The project will need to show the entire offsite drainage area including areas on the west of the SR-62. All of the drainage courses shall be identified and not allowed to comeingle with onsite flows.
3. Geotechnical testing shall be provided to show infiltration rates associated with the provided percolation rates. Project's onsite runoff storage shall be shown to infiltrate within 72 hours.
4. The use of CMP is not allowed as it is a source of pollutants.

060 - Transportation. 2 EASEMENT FOR DRAINAGE Not Satisfied

The project proponent will prepare record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

Plan: PPT180012

Parcel: 668200008

60. Prior To Grading Permit Issuance

TRN-Grade

060 - TRN-Grade. 3 Geotechnical Reports (cont.) Not Satisfied

A geotechnical/soils report(s) in accordance with the CALIFORNIA BUILDING CODE AND RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit.

060 - TRN-Grade. 4 Notice of Intent Not Satisfied

Prior to issuance of a grading permit, sites indicating a disturbance of "ONE" acre or larger, the owner/applicant shall provide a "Notice of Intent" (NOI) for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit, contact the SWRCB at www.swrcb.ca.gov.

060 - TRN-Grade. 5 PM10 Plan Required Not Satisfied

A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1. The PM10 plan shall require the posting of signs in accordance with the Coachella Valley Fugitive Dust Control Handbook.
2. All PM10 measures must be in place prior to commencing any grading activity on site.
3. The owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 Verification Testing Not Satisfied

Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified.

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

- a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur

Plan: PPT180012

Parcel: 668200008

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied
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 E Health Clearance Not Satisfied
Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 Hazmat Clearance Not Satisfied
Obtain clearance from the Hazardous Materials Management Division.

080 - E Health. 3 OWTS Plans Not Satisfied
A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 4 Percolation Report Not Satisfied
A soil percolation report consistent with the Department's technical guidance manual is required.

080 - E Health. 5 Water Will Serve Not Satisfied
A "Will-Serve" letter is required from the appropriate water agency.

Flood

080 - Flood. 1 Submit Plans Not Satisfied
A copy of the 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 Fee Status Not Satisfied
Prior to issuance of building of building permits for Plot Plan No. 180012, the Planning Department shall determine the status of the deposit based fees for the project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

080 - Planning. 2 Fencing Plan Required Not Satisfied
A fencing plan shall be submitted showing wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffitti coatings on fences and walls, where

Plan: PPT180012

Parcel: 668200008

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Fencing Plan Required (cont.) Not Satisfied
 applicable.

080 - Planning. 3 Lighting Plans Not Satisfied

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 4 MM BIO-1 Not Satisfied

A pre-construction survey for burrowing owl shall be conducted within five days prior to beginning of ground disturbing activities, including grubbing, site clearing, and/or grading, to determine if the site is occupied by burrowing owl. The survey shall include 100 percent coverage of the project site, comprised of Parcel 3 (Assessor's Parcel Number [APN] 668-200-018), Parcel 1 (APN 668-200-020), and Property "C" (APN 668-200-008), as well as any off-site areas subject to ground disturbing activities, and shall include inspection of all rodent burrows within the construction limits. If the survey reveals the project site is not occupied by burrowing owl, no additional actions related to this measure are required.

If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged and appropriate buffer shall be created in accordance with MSHCP Species Conservation Guidelines. The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity and shall be determined by an experienced burrowing owl biologist. Any relocation efforts must be coordinated with the County of Riverside and California Department of Fish and Wildlife. This measure shall be implemented to the satisfaction of the County of Riverside.

080 - Planning. 5 MM BIO-2 Not Satisfied

If grading or construction activities are planned during the bird nesting season (February 1 to September 30), a nesting bird survey shall be conducted no more than three days prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required.

If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, or near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the County of Riverside; non-raptor bird species nests shall be buffered up to 300 feet, while raptor nests shall be buffered up to 500 feet. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the County of Riverside and construction supervisor that activities may resume. This measure shall be implemented to the satisfaction of the County of Riverside.

080 - Planning. 6 Plans Showing Bike Racks Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

080 - Planning. 7 Roof Equipment Shielding Not Satisfied

Plan: PPT180012

Parcel: 668200008

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 Roof Equipment Shielding (cont.) Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 8 School Mitigation Not Satisfied
Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State Law.

Transportation

080 - Transportation. 1 0080-Transportation-ESTABLISH WQMP MAINT ENTITY Not Satisfied
A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 2 0080-Transportation-IMPLEMENT WQMP Not Satisfied
The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 3 CVAG 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. 4 LIGHTING PLAN Not Satisfied
A separate streetlight plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. 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.

080 - Transportation. 5 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 TS/GEOMETRICS Not Satisfied
The intersection of Worsley Road (NS) at Project Driveway 1 (EW)
shall be improved to provide the following geometrics:
Northbound: one through-lane.
Southbound: one shared right/through-lane.

Plan: PPT180012

Parcel: 668200008

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Gen - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources, and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Gen - Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 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 Grading 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.

Plan: PPT180012

Parcel: 668200008

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

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.

090 - E Health. 2 Hazmat BUS Plan Not Satisfied

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

090 - E Health. 3 Hazmat Review Not Satisfied

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

Planning

090 - Planning. 1 Block Wall Anti Graffiti Not Satisfied

The perimeter wall shall have an anti graffiti coating and written verification from the developer shall be provided to both the TLMA Land Use Division and the Development review Division.

090 - Planning. 2 Curbs along planters Not Satisfied

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - Planning. 3 Gen - Accessible Parking Not Satisfied

A minimum of 1 accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or licence 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.

Plan: PPT180012

Parcel: 668200008

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 Gen - Block Wall Anti Graffiti Not Satisfied

The perimeter wall shall have an anti graffiti coating and written verification from the developer shall be provided to both the TLMA Land Use Division and the Development Review Division.

090 - Planning. 5 Gen - Custom Not Satisfied

A minimum of two (2) 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. 6 Gen - Electric Vehicle Parking Not Satisfied

Per ordinance no. 348, the project shall designate 1 parking space for electric vehicle parking. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may serve more than one electrical vehicle parking space. All electrical vehicle parking spaces shall be shown on parking site plans.

090 - Planning. 7 Gen - Wall and Fence Locations Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

090 - Planning. 8 Install Bike Racks Not Satisfied

A bicycle rack shall be provided in convenient locations to facilitate bicycle access to the project area. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 9 Ordinance No 659 (DIF) 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 set forth on the Ordinance.

090 - Planning. 10 Roof Equipment Shielded Not Satisfied

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

090 - Planning. 11 Utilities Undergrounded Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If 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.

Transportation

090 - Transportation. 1 0090-Transportation-WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of

Plan: PPT180012

Parcel: 668200008

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 0090-Transportation-WQMP COMPLETION (cont.) Not Satisfied
BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

090 - Transportation. 2 DRIVEWAY(S) Not Satisfied
Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with Exhibit A for Plot Plan No. 180012, as approved by the Transportation Department.

090 - Transportation. 3 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 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 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.

090 - Transportation. 6 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 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.

Plan: PPT180012

Parcel: 668200008

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 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. 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.

TRN-Grade

090 - TRN-Grade. 1 Required Grading Inspections Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
 - a. Inspection of Final Paving
 - b. Precise Grade Inspection
 - c. Inspection of onsite storm drain facilities

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts Not Satisfied

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



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



10/08/19, 10:05 am

CUP180007

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for CUP180007. 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 - 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. 2 AND - Maintain Licensing

At all times during the conduct of the permitted use, the permittee shall maintain and keep in effect a valid licence with the Department of Alcoholic Beverage Control (ABC) and remain in good standing through compliance of all State and County requirement pertaining to the use of the license. Should such licensing be denied, expire or lapse at any time in the future, this Conditional Use Permit shall become null and void.

Advisory Notification. 3 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (PPT180012, PPT180011, GPA01201, CZ07946, CUP180007) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 4 AND - Project Description & Operational Limits

Conditional Use Permit No. 180007 (CUP180007): Conditional Use Permit on Parcel 3 (668-200-018) to facilitate the establishment of a gas station with a convenience store with the concurrent sale of beer and wine for off premises consumption, sixteen fueling stations, retail building, and self-service car wash. The 2.46 acre parcel will be comprised of the following:

- 2,696 convenience store with the concurrent sale of beer and wine for off premises consumption.
- 6,048 square foot fuel canopy with 16 fueling stations
- 1,727 square foot self-service car wash
- 3,107 square foot retail building

Advisory Notification. 5 AND - 90 Days to Protest

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - 90 Days to Protest (cont.)

The project applicant 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 this approval or conditional approval of the project.

Advisory Notification. 6 AND - Design Guidelines

Compliance with applicable Design Guidelines:

2. 5th District Design Guidelines
3. County Wide Design Guidelines and Standards

Advisory Notification. 7 AND - Development Phasing

Peace Officers, as listed in Section 830.1 of the California Penal Code, and the Director and other persons employed by the Department of Alcoholic Beverage Control for the administration and enforcement of the Alcoholic Beverage Control Act are hereby authorized to visit and inspect the proposed premises as outlined in red to form ABC-257 dated, at any time the undersigned is exercising the protegeses authorized by the licence of such premises.

Advisory Notification. 8 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS Exhibit A (Site Plan), dated 9-4-19.
Exhibit B (Elevations), dated 9-4-19.
Exhibit C (Floor Plans), dated 9-4-19.
Exhibit L (Conceptual Landscaping and Irrigation Plans), dated 9-4-19.

Advisory Notification. 9 AND - Expiration Date

This approval shall be used within nine (9) years of approval date; otherwise the permit shall become null and void.

Advisory Notification. 10 AND - 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 bd(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 permittees 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.

Advisory Notification. 11 AND - Federal, State & Local Regulation Compliance

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 11 **AND - Federal, State & Local Regulation Compliance (cont.)**

- 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)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation)
 - Ord. No. 625 (Right to Farm)
 - Ord. No. 630 (Regulating Dogs and Cats)
 - 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)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - 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. 927 (Regulating Short Term Rentals)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 11 AND - Federal, State & Local Regulation Compliance (cont.)

- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

- 4. Mitigation Fee Ordinances
 - Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)

Advisory Notification. 12 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 processing against the COUNTY to attack, set aside, void, or annul and approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PP180012, PPT180011, GPA01201, CUP180007, CZ07946 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 PP180012, PPT180011, GPA01201, CUP180007, CZ07946 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 to 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 the 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 the 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 the 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 Record Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Advisory Notification. 13 AND - Mitigation Measures

Incorporation of all adopted Mitigation Measures.

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 13 AND - Mitigation Measures (cont.)

Advisory Notification. 14 AND - Noise Monitoring Reports

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor in interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittees successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

Advisory Notification. 15 AND -Section 18.48 Standards

The owner and the management of the store shall educate the public regarding driving under the influence of intoxicating beverages, minimum age for purchase and consumption of alcoholic beverages, driving with open containers and the penalty associated with violation of these laws. In addition, the owner and management shall provide health warnings about the consumption of alcoholic beverages. This educational requirement may be met by posting prominent signs decals or brochures at points of purchase. In addition, the owner and arrangement shall provide adequate training for all employees as the location as to these matters. No displays of beer, wine or other alcoholic beverages shall be located within five feet of any building entrance or checkout counter. Cold beer or wine shall be sold from, or displayed in, the main, permanently affixed electrical coolers only. Employees selling beer and wine between the hours of 10:00 p.m. and 2:00 a.m. shall be at least 21 years of age.

E Health

E Health. 1 E Health-Waste Flows

Cumulative waste flows for this project must not exceed 10,000 gallons per day.

E Health. 2 ECP COMMENTS

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

Fire

Fire. 1 Gen - Fire

ACCESS

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

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 Gen - Fire (cont.)

Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.

Fire lanes shall be a minimum of 24 feet wide. Fire lanes shall have a 38 foot turning radius.

WATER

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.

Automatic sprinkler systems and private fire hydrants shall be provided.

FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required. Plans shall be modified to show hydrant spacing and proper turning radius.

Flood

Flood. 1 Flood Hazard Report

Conditional Use Permit (CUP) 180007 is a proposal to construct a travel center on 2.46 acres near the south west corner of the Dillon Road and Worsley Road intersection, north of interstate 10 and east of Highway 62. The proposed travel center includes: a gas station, convenience store, car wash, and a retail building.

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 blockage of flows and a minimum of 50 percent flow-through area shall be maintained throughout the project site. The conceptual grading plan

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 Flood Hazard Report (cont.)

submitted 02/07/2019 shows both proposed structures elevated 24-inches and properly set back from the project's property lines.

A retaining wall is proposed around the north, west, and southern borders of the project site. The top of the retaining wall proposed around the northern and western border is approximately 0.5-feet above the adjacent existing grade where it will protect the site from typical storms while allowing the majority of the Q100 to overtop and flow through the property. The retaining walls subject to the DWR Q100 shall be designed to withstand the anticipated overtopping runoff. The western border of the site proposes a "v-gutter" in addition to the retaining wall. The v-gutter is proposed upstream of the retaining wall to capture local offsite runoff (tributary to the site from a 2.6 acre watershed) and convey flows to the south western corner of the site towards a CMP riser. This inlet is connected to a cobble swale which heads east along the southern border of the site until discharging within proposed parkway draining into Worsely Road. The retaining wall proposed along the southern border of the site is approximately 0.5-feet above downstream existing ground keeping onsite runoff within the project boundary.

Conceptual grading shows typical onsite runoff draining easterly via ribbon gutters and discharging into the proposed bio-filtration BMP at the eastern border of the site. Runoff then flows south along the bio-filtration BMP until it is collected and conveyed via underground storm drains to the proposed underground CMP with infiltration storage. A preliminary hydrology study was submitted showing increased runoff mitigation for the 100-year 24-hour storm within the underground CMP with infiltration storage. The hydrology study also provided a narrative explaining the minimum flow through area as well as the 24-inch structure elevation requirement imposed due to the DWR floodplain. The hydrology study is sufficient for entitlement.

Any questions pertaining to this review may be directed to Mike Venable at 951.955.1248 or mlvenabl@RIVCO.org

Planning

Planning. 1 Gen - Accessible Parking

A minimum of 3 accessible parking spaces 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 licence 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

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

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-GEO

Planning-GEO. 1 GEO180026 ACCEPTED

County Geologic Report GEO No. 180026, submitted for the project PPT180011, was prepared by Earth Strata Geotechnical Services, Inc., and is titled; "Preliminary Geotechnical Interpretive Report, Proposed Gas Station and Industrial Parks, Property "C" (APN: 668-200-008), Parcel 1 (APN: 668-200-020), and Parcel 3 (APN: 668-200-018, Located East of Twenty-Nine Palms Highway on the Southwest Corner of Dillon Road and Worsley Road, City of Desert Hot Springs, Riverside County, California," dated April 10, 2018.

GEO No. 180026 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.
3. Landslide debris was not observed during our subsurface evaluation and no ancient landslides are known to exist on the site.
4. The potential for earthquake induced liquefaction and lateral spreading beneath the proposed structures is considered very low to remote due to the recommended compacted fill, relatively low groundwater level, and dense nature of the deeper onsite earth materials.
5. Foundation settlement due to structural loads is anticipated to be less than ¼-inch. Differential settlement may be taken as half of the total settlement (i.e., ½-inch over a horizontal span of 20 feet, for an angular distortion ratio of 1:480).

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 GEO180026 ACCEPTED (cont.)

6. Based on the results of preliminary laboratory testing done, site soils have a "Very Low" expansion potential.

GEO No. 180026 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 upper alluvial materials 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.
4. In general, the anticipated removal depths for Property "C" should vary from 3 to 5 feet below existing grade in the building pad area and from 2 to 4 feet in the proposed parking lot area. The anticipated removal depths for Parcel 1 should vary between 3 to 5 feet below existing grade. In Parcel 3, the anticipated removal depths should vary from 5 to 7 feet below existing grade in the building pad areas and from 2 to 4 feet with the proposed parking lot areas.

This update to GEO No. 180026 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180026 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.

Planning-PAL

Planning-PAL. 1 LOW PALEO SENSITIVITY

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.

ADVISORY NOTIFICATION DOCUMENT

Planning-PAL

Planning-PAL. 1

LOW PALEO SENSITIVITY (cont.)

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.

Transportation

Transportation. 1

ASSESS/BENEFIT DISTRICT

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

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.

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 3 **STD INTRO (ORD 461) (cont.)**

Transportation. 3 **STD INTRO (ORD 461)**

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

Transportation. 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.

SR-62 (NS) at:

Dillion Road (EW)

Worsley Road (NS) at:

Dillion Road (EW)

Worsley Road (NS) at:

Project Driveway 1 (EW)

Worsley Road (NS) at:

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4

TS/CONDITIONS (cont.)

Project Driveway 2 (EW)

Worsley Road (NS) at:

Project Driveway 3 (EW)

Worsley Road (NS) at:

Project Driveway 4 (EW)

Worsley Road (NS) at:

Project Driveway 5 (EW)

Worsley Road (NS) at:

Project Driveway 6 (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

0015-Waste General

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.

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

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 0015-Waste General (cont.)

material to recycling facilities.

- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their 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

- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

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.

Plan: CUP180007

Parcel: 668200018

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 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 off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 2 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 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 for additional information and requirements.

Flood

060 - 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 ground.

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 District for review and approval.

060 - Flood. 3 Increased Runoff Mitigation Not Satisfied

This project shall mitigate for adverse impacts of increased runoff that will be generated by this development. Calculations supporting the design of the mitigation feature shall be submitted for review and approval prior to issuance of any permits for this project.

060 - Flood. 4 Submit Plans Not Satisfied

A copy of the 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 Gen - Allow Utilities Not Satisfied

Plan: CUP180007

Parcel: 668200018

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1 Gen - Allow Utilities (cont.) Not Satisfied

The permit holder shall submit to the department of Building and Safety and the Planning department a written statement from the Desert Water Agency and either Southern California Edison Company or the Imperial Irrigation District (whichever is the appropriate utility), confirming whether or not the overhead electrical lines within are capable of being installed underground and that are financial arrangements from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

060 - Planning. 2 Gen - Blowsand and Dust Control Not Satisfied

The permittee shall institute blowsand and dust control measures during grading and shall note or show the measures to be used on their grading plans. These measures shall include, but not be limited to: a) The use of irrigation during any construction activities; b) planting of cover crop or vegetation upon previously graded but undeveloped portions of the site; and c) provision of windbreaks or windows, fencing, and/or landscaping to reduce the effects upon adjacent properties and property owners. The permittee shall comply with the directives of the Director of the Building and Safety department with regards to the applicable sections of Ordinance No. 484 (Blowsand Control) and Ordinance No. 742 (Control of Fugitive Dust/PM10 in Urban Areas).

060 - Planning. 3 Gen - Grading Plans Not Satisfied

If grading is proposed, the project must comply with the following a: The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 4547 and as may be additionally provided for in these conditions. b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained right of way. c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control measures as approved by the Director of Building and Safety. d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

060 - Planning. 4 Gen - Req'd Applications Not Satisfied

No grading permits shall be issued until General Plan Amendment No. 01201, and Change of Zone 07946 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 designations and/or zones ultimately applied to the property.

060 - Planning. 5 MM BIO-1 Not Satisfied

A pre-construction survey for burrowing owl shall be conducted within five (5) days prior to beginning of ground disturbing activities, including grubbing, site clearing, and/or grading, to determine if the site is occupied by burrowing owl. The survey shall include 100 percent coverage of the project site, including all rodent burrows. If the survey reveals the project site is not occupied by burrowing owl, no additional actions related to this measure are required.

If active burrowing owl burrows are determined to be present, the burrow(s) shall be flagged, and an appropriate buffer shall be created and monitored by an experienced burrowing owl biologist in accordance with MSHCP Species Conservation Guidelines. The buffer limits may vary depending on burrow location and burrowing owl sensitivity to human activity and shall be determined by an

Plan: CUP180007

Parcel: 668200018

60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5 MM BIO-1 (cont.) Not Satisfied
experienced burrowing owl biologist. Any relocation efforts must be coordinated with the County of Riverside and California Department of Fish and Wildlife (CDFW).

060 - Planning. 6 MM BIO-2 Not Satisfied

If grading or construction activities are planned during the bird nesting season (February 1 to September 30), a nesting bird survey shall be conducted no more than three days prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required.

If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, or near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the County of Riverside; non-raptor bird species nests shall be buffered up to 300 feet, while raptor nests shall be buffered up to 500 feet. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the County of Riverside and construction supervisor that activities may resume.

060 - Planning. 7 Use - Mitigation Monitoring Not Satisfied

The permittee shall prepare and submit a written report to the Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. CEQ180035, which must be satisfied prior to the issuance of a grading permit. The Planning Director may require inspection or other monitoring to assure such compliance.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) 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(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 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

Plan: CUP180007

Parcel: 668200018

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2 Project Archaeologist (cont.) Not Satisfied

procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 30-Day Burrowing Owl Preconstruction Survey - EPD Not Satisfied

Prior to issuance of a grading permit a qualified biologist shall conduct a preconstruction, presence/absence survey for burrowing owl, using an accepted protocol, 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 CVMSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (February 1 through August 31) by a qualified biologist shall be required. The County Biologist and Wildlife Agencies 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.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - EPD 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 issuance of a permit for rough grading, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload

Plan: CUP180007

Parcel: 668200018

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - EPD (cont.) Not Satisfied
them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org and Teresa Harness at tharness@rivco.org for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL WQMP REQUIRED Not Satisfied

The project is located in the Whitewater watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at www.rcflood.org/npdes): In addition, the project proponent shall ensure that the effects of increased peak flowrate for the : 1, 3, 6, 24-hour storm events for the 2, 5, 10, and 100-year return periods from the project are mitigated or in Bermuda Dunes area these flows shall be fully retained. All details necessary to build BMPs per the WQMP shall be included on the grading plans. In addition,

1. Hydrology and hydraulic calculation software shall be per the accepted list found on the RCFC website.
2. The project will need to show the entire offsite drainage area including areas on the west of the SR-62. All of the drainage courses shall be identified and not allowed to comeingle with onsite flows.
3. Geotechnical testing shall be provided to show infiltration rates associated with the provided percolation rates. Project's onsite runoff storage shall be shown to infiltrate within 72 hours.
4. The use of CMP is not allowed as it is a source of pollutants.
5. All requirements per CASQA SD-30 Fueling areas shall be incorporated within this project including a dead end sump or similar to mitigate for accidental spills.

060 - Transportation. 2 EASEMENT FOR DRAINAGE Not Satisfied

The project proponent will prepare record easements for drainage purposes by separate instrument to the benefit of public, for areas where drainage facilities and other drainage appurtenances are required and/or where drainage flow patterns must be maintained to convey flood plain water. All drainage easements shall be recorded by separate instrument and noted as follows, "Drainage Easement - no building, obstructions, or encroachments are allowed."

060 - Transportation. 3 PRIOR TO ROAD CONSTRUCT Not Satisfied

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

060 - Transportation. 4 SUBMIT GRADING 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,

Plan: CUP180007

Parcel: 668200018

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 SUBMIT GRADING PLAN (cont.) Not Satisfied
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.
Standard plan check turnaround time is 10 working days.

060 - Transportation. 5 TYPICAL SITE GRADING Not Satisfied
All on-site grading shall be done to drain to on site drainage facilities. Offsite drainage shall be conveyed through the project site in a manner that will not adversely impact either on-site improvements or worsen the existing drainage conditions to adjacent offsite properties.

060 - Transportation. 6 WATER QUALITY MGMT PLAN (WQMP) Not Satisfied
The developer shall submit Water Quality Management Plan (WQMP) to Riverside County Flood Control & Water Conservation District and Riverside County Transportation Department for review and approval.

TRN-Grade

060 - TRN-Grade. 1 BMP Permit Not Satisfied
Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

060 - TRN-Grade. 2 Geotechnical Reports Not Satisfied
A geotechnical/soils report(s) in accordance with the CALIFORNIA BUILDING CODE AND RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit.

060 - TRN-Grade. 3 Notice of Intent Not Satisfied
Prior to issuance of a grading permit, sites indicating a disturbance of "ONE" acre or larger, the owner/applicant shall provide a "Notice of Intent" (NOI) for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit, contact the SWRCB at www.swrcb.ca.gov.

060 - TRN-Grade. 4 PM10 Plan Required Not Satisfied
A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.
1. The PM10 plan shall require the posting of signs in accordance with the Coachella Valley Fugitive Dust Control Handbook.
2. All PM10 measures must be in place prior to commencing any grading activity on site.

Plan: CUP180007

Parcel: 668200018

60. Prior To Grading Permit Issuance

TRN-Grade

060 - TRN-Grade. 4 PM10 Plan Required (cont.) Not Satisfied

3. The owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD.

70. Prior To Grading Final Inspection

Planning

070 - Planning. 1 Verification Testing Not Satisfied

Verification testing must be performed upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified.

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such

Plan: CUP180007

Parcel: 668200018

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 2 Phase IV Monitoring Report (cont.) Not Satisfied
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 and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT 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 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 E Health Clearance Not Satisfied
Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health.

080 - E Health. 2 E Health-Car Wash Not Satisfied
Plans for car wash must be approved by Riverside County Department of Environmental Health. Car wash must be "zero discharge" and 100% reclaimed, with a serviceable oil/water separator.

080 - E Health. 3 Food Plans Not Satisfied
A total of three complete set of plans for each food establishment are needed including a fixture

Plan: CUP180007

Parcel: 668200018

80. Prior To Building Permit Issuance

E Health

080 - E Health. 3 Food Plans (cont.) Not Satisfied
schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

080 - E Health. 4 Hazmat Clearance Not Satisfied
Obtain clearance from the Hazardous Materials Management Division.

080 - E Health. 5 Hazmat Tanks Not Satisfied
Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

080 - E Health. 6 OWTS Plans Not Satisfied
A set of two detailed plans drawn to a proper scale of the proposed subsurface sewage disposal system. To include a floor plan/plumbing schedule to ensure proper septic tank sizing.

080 - E Health. 7 Percolation Report Not Satisfied
A soil percolation report consistent with the Department's Local Agency Management Program is required.

080 - E Health. 8 Water Will Serve Not Satisfied
A "Will-Serve" letter is required from the appropriate water agency.

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 ground.

080 - Flood. 2 Submit Plans Not Satisfied
A copy of the 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 Gen - Construction Hour Restrictions Not Satisfied
Prior to building permit issuance, construction of the proposed project shall not occur from 6:00 p.m. to 6:00 a.m. during the months of June through September from 6:00 p.m. to 7:00 a.m. during the months of October through May.

080 - Planning. 2 Gen - Fee Balance Not Satisfied

Plan: CUP180007

Parcel: 668200018

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2 Gen - Fee Balance (cont.) Not Satisfied

Prior to issuance of building permits, the Planning department shall determine if the deposit based fees for project are in a negative balance. If any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 3 Gen - Lighting Plans Not Satisfied

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

080 - Planning. 4 MM BIO-2 Not Satisfied

If grading or construction activities are planned during the bird nesting season (February 1 to September 30), a nesting bird survey shall be conducted no more than three days prior to any ground-disturbing activities, including, but not limited to clearing, grubbing, and/or rough grading, to ensure birds protected under the Migratory Bird Treaty Act are not disturbed by on-site activities. Any such survey(s) shall be conducted by a qualified biologist. If no active nests are found, no additional actions related to this measure are required.

If active nests are found, the nest locations shall be mapped by the biologist. The nesting bird species shall be documented and, to the degree feasible, the nesting stage (e.g., incubation of eggs, feeding of young, or near fledging) determined. Based on the species present and surrounding habitat, a no-disturbance buffer shall be established around each active nest. The buffer shall be identified by a qualified biologist and confirmed by the County of Riverside; non-raptor bird species nests shall be buffered up to 300 feet, while raptor nests shall be buffered up to 500 feet. No construction or ground disturbance activities shall be conducted within the buffer until the biologist has determined the nest is no longer active and has informed the County of Riverside and construction supervisor that activities may resume.

080 - Planning. 5 Use - Allow Underground Utilities Not Satisfied

The permittee shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company the Imperial Irrigation District, whichever is the appropriate utility,] confirming whether or not the overhead electrical lines are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

080 - Planning. 6 Use - Lighting Plans Solar (1) Not Satisfied

Prior to Building Permit Issuance, a solar power plant lighting plan shall prepared by the applicant, and approved by the Planning Department, that documents how lighting will be designed and installed to minimize night-sky impacts during facility construction and operations. Lighting for facilities should not exceed the minimum number of lights and brightness required for safety and security, and should not cause excessive reflected glare. Low-pressure sodium light sources should be used to reduce light pollution. Full cut-off luminaires should be used to minimize up lighting. Lights should be directed downward or toward the area to be illuminated. Light fixtures should not spill light beyond the project boundary. Lights in highly illuminated areas that are not occupied on a continuous basis should have switches, timer switches, or motion detectors so that the lights operate only when the area is

Plan: CUP180007

Parcel: 668200018

80. Prior To Building Permit Issuance

Planning

080 - Planning. 6 Use - Lighting Plans Solar (1) (cont.) Not Satisfied
occupied. Where feasible, vehicle mounted lights should be used for night maintenance activities. Wherever feasible, consistent with safety and security, lighting should be kept off when not in use. The lighting plan should include a process for promptly addressing and mitigating complaints about potential lighting impacts.

080 - Planning. 7 Use - Mitigation Monitoring Not Satisfied
The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. CEQ180035 which must be satisfied prior to the issuance of a building permit. The Planning Director may require inspection or other monitoring to ensure such compliance.

080 - Planning. 8 Use - Roof Equipment Shielding Not Satisfied
Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

080 - Planning. 9 Use - School Mitigation Not Satisfied
Impacts to Palm Springs Unified School District shall be mitigated in accordance with California State Law.

Transportation

080 - Transportation. 1 0080-Transportation-ESTABLISH WQMP MAINT ENTITY Not Satisfied
A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 2 0080-Transportation-IMPLEMENT WQMP Not Satisfied
The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 3 0090-Transportation-WQMP COMPLETION Not Satisfied
Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.

080 - Transportation. 4 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.

Plan: CUP180007

Parcel: 668200018

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 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.

080 - Transportation. 6 CVAG 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 Landscape Inspection Deposit Required Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 8 Landscape Plot Plan/Permit Required Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) 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 sheets 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. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24" x 36"), 1:20 scale, 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;

Plan: CUP180007

Parcel: 668200018

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 Landscape Plot Plan/Permit Required (cont.) Not Satisfied

- 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 and or ALUC;
- 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 shall be located outside of the ROW 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. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 9 Landscape Project Specific Requirements Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:

- Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. 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.
- Project proponent shall design overhead irrigation with a minimum 24" offset from non-permeable surfaces, even if that surface drains into a permeable area.
- Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
- Project shall prepare water use calculations as outlined in Ord 859.3.
- Trees shall be hydrozoned separately.
- Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
- The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

Plan: CUP180007

Parcel: 668200018

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 9 Landscape Project Specific Requirements (cont.) Not Satisfied

- All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lesser water use plant.
- Project shall use County standard details for which the application is available in County Standard Detail Format.
- Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
- Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
- Plant species shall meet ALUC requirements, if applicable.
- Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
- Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
- Project shall use 75% point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
- The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
- Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
- Project proponent shall provide 12" wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 10 LIGHTING PLAN Not Satisfied

A separate streetlight plan is required for this project. The design and installation of street lights shall meet the Dark Sky criteria. The application of Dark Sky criteria is in support of the Coachella Valley Dark Sky Ordinances. Street lights shall be installed at street intersections and at the ends of cul-de-sacs, as approved by the Transportation Department. There shall be no change in the design and location of street lights relative to the general circulation elements adjacent to the project in question. 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.

080 - Transportation. 11 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Dillon Road shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

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. 12 TS/GEOMETRICS Not Satisfied

The intersection of Worsley Road (NS) at Project Driveway 1 (EW)

shall be improved to provide the following geometrics:

Plan: CUP180007

Parcel: 668200018

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 12 TS/GEOMETRICS (cont.)

Not Satisfied

Northbound: one through-lane.

Southbound: one shared right/through-lane.

Eastbound: one right turn-lane – Stop control.

Westbound: N/A

Note:

To restrict left-out movement – minimum 3' wide raised curb median shall be constructed as approved by the Director of Transportation.

The intersection of Worsley Road (NS) at Project Driveway 2 (EW)

shall be improved to provide the following geometrics:

Northbound: one shared left/through-lane.

Southbound: one shared through/right turn-lane.

Eastbound: one shared left/right turn-lane – Stop control.

Westbound: N/A

The intersection of Worsley Road (NS) at Project Driveway 3 (EW)

shall be improved to provide the following geometrics:

Northbound: one shared left/through-lane.

Southbound: one shared through/right turn-lane.

Eastbound: one shared left/right turn-lane – Stop control.

Westbound: N/A

The intersection of Worsley Road (NS) at Project Driveway 4 (EW)

shall be improved to provide the following geometrics:

Northbound: one shared left/through-lane.

Plan: CUP180007

Parcel: 668200018

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 12 TS/GEOMETRICS (cont.)

Not Satisfied

Southbound: one shared through/right turn-lane.

Eastbound: one shared left/right turn-lane – Stop control.

Westbound: N/A

The intersection of Worsley Road (NS) at Project Driveway 5 (EW)

shall be improved to provide the following geometrics:

Northbound: one shared left/through-lane.

Southbound: one shared through/right turn-lane.

Eastbound: one shared left/right turn-lane – Stop control.

Westbound: N/A

The intersection of Worsley Road (NS) at Project Driveway 6 (EW)

shall be improved to provide the following geometrics:

Northbound: one shared left/through-lane.

Southbound: one shared through/right turn-lane.

Eastbound: one shared left/right turn-lane – Stop control.

Westbound: N/A

080 - Transportation. 13 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-Recyclables Collection and Loading Area

Not Satisfied

Plan: CUP180007

Parcel: 668200018

80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 0080-Recyclables Collection and Loading Area (cont.) Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at <http://www.rcwaste.org/business/planning/design>) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for trash and recyclable materials and have the adequate signage indicating the location of each bin in the trash enclosure.

The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 0080-Waste Recycling Plan Not Satisfied

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

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 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 Grading 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.

Plan: CUP180007

Parcel: 668200018

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 PRECISE GRADE APPROVAL (cont.) Not Satisfied

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.

090 - E Health. 2 Hazmat BUS Plan Not Satisfied

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

090 - E Health. 3 Hazmat Clearance Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

090 - E Health. 4 Hazmat Tanks Not Satisfied

Construction plans must be reviewed and approved by the Hazardous Materials Division prior to the installation of the underground storage tank (UST) system. There is a construction fee based on the number of UST's installed. Permits from the Hazardous Materials Division must be obtained for the operation of the UST's prior to occupancy.

090 - E Health. 5 Hazmat Waste Not Satisfied

The facility requires a hazardous waste permit if a hazardous waste is generated as defined in Title 22 of the California Code of Regulations, Section 66260.10 and 66261.3. The hazardous waste report and fee is due at occupancy. If further review of the site indicates additional environmental health issues, the Division reserves the right to regulate the business in accordance with applicable County Ordinances. Contact (951) 358-5055 for more information.

Planning

090 - Planning. 1 Gen - Bicycle Parking Not Satisfied

Per Ordinance No. 348, two bicycle spaces are required.

090 - Planning. 2 Gen - Electric Vehicle Parking Not Satisfied

Per ordinance no. 348, the project shall designate 3 parking spaces for electric vehicle parking. All electrical vehicle parking spaces shall be serviced by an electrical vehicle charging station. If capable, a charging station may serve more than one electrical vehicle parking space. All electrical vehicle parking spaces shall be shown on parking site plans.

090 - Planning. 3 Gen - Lighting Plan Comply Not Satisfied

All street lights and outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of the Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

Plan: CUP180007

Parcel: 668200018

90. Prior to Building Final Inspection

Planning

090 - Planning. 4 Gen - Roof Equipment Shielding Not Satisfied

Roof-mounted equipment shall be shielded from ground view to a minimum sight distance of 1,320 feet. Screening material shall be subject to Planning Department approval.

090 - Planning. 5 Use - Bike Racks Not Satisfied

A bicycle rack with a minimum of 1 spaces shall be provided in convenient locations to facilitate bicycle access to the project area as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans are submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 6 Use - Parking Paving Materials Not Satisfied

A minimum of 70 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.

Transportation

090 - Transportation. 1 DRIVEWAY(S) Not Satisfied

Driveway(s) shall be designed and constructed in accordance with County Standard No. 207A pages 1 & 2, and shall be located in accordance with Exhibit ____ for Plot Plan No. 180011, as approved by the Transportation Department.

090 - Transportation. 2 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. 3 IMPROVEMENTS Not Satisfied

Dillon Road along project boundary is a paved road designated as an Arterial Highway and shall be improved with concrete curb and gutter, located 43-feet from centerline, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64-foot half-width dedicated right-of-way in accordance with County Standard No. 92, Pages 1 & 2. (86'/128')

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

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

Plan: CUP180007

Parcel: 668200018

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3 IMPROVEMENTS (cont.) Not Satisfied
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. 4 Landscape Inspection and Drought Compliance Not Satisfied

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

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

Sufficient public street right-of-way along Dillon Road shall be conveyed for public use to provide for a 64-foot half-width right-of-way.

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.

090 - Transportation. 6 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 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.

090 - Transportation. 8 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

Plan: CUP180007

Parcel: 668200018

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8 STREETLIGHTS INSTALL (cont.) Not Satisfied
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. 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.

TRN-Grade

090 - TRN-Grade. 1 Required Grading Inspections Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1. Sub-grade inspection prior to base placement.
2. Base inspection prior to paving.
3. Precise grade inspection of entire permit area.
 - a. Inspection of Final Paving
 - b. Precise Grade Inspection
 - c. Inspection of onsite storm drain facilities

Waste Resources

090 - Waste Resources. 1 0090-Waste Reporting Form and Receipts Not Satisfied

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

090 - Waste Resources. 2 Waste-Recyclables Collection and Loading Area Inspection 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 plot plan, as approved and verified through an on-site inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 3 Waste-Recycling and Organics Compliance Not Satisfied

Prior to final inspection, the applicant shall complete a Mandatory Commercial Recycling and

Plan: CUP180007

Parcel: 668200018

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 3 Waste-Recycling and Organics Compliance (cont.) Not Satisfied
Organics Recycling Compliance form (Form D). Form D requires applicants to identify programs or plans that address commercial and organics recycling, in compliance with State legislation/regulation. Once completed, Form D shall be submitted to the Recycling Section of the Department of Waste Resources for approval. For more information go to:
www.rcwaste.org/business/planning/applications. To obtain Form D, please contact the Recycling Section at 951-486-3200, or email to: Waste-CompostingRecycling@rivco.org.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT 77-588 El Duna Ct., Suite H Palm Desert, CA 92211

DATE: April 26, 2018

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Env. Health Dept. (Palm Desert)
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 5th District-
Ashley
Palm Springs Sphere of Influence

Plot Plan No. 180011 (PPT180011) – Applicant: VanDorpe-Bettencourt Family Properties – Fifth Supervisorial District – Engineer/Representative – Michael Napolitano – Area Plan: Western Coachella Valley Area Plan – Zoning Area/District: Pass and Desert District – General Plan: Rural Desert – Location: South of Dillion Road, North of Interstate 10, East of Highway 62, West of Worsley Road – 10.05 Gross Acres – Zoning: Controlled Development – W-2 – **Project Description:** A plot plan application to support a request for a change of zone (CZ07946) from W-2 to Industrial Park (I-P) to facilitate the establishment of a light industrial development. The project proposes a total of seven (7) two-story, buildings totaling approximately 106,850 square feet. The project also propose 36,000 square feet of outdoor storage and staging area, and would provide 358 parking spaces. APN: 668-200-020. **BBID: 842-784-531**

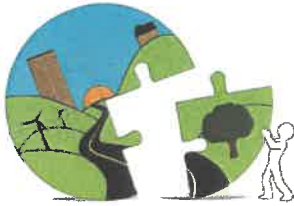
DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions 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 May 10, 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.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Jason Killebrew, Project Planner at (951) 955-0314, or e-mail at jkillebr@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT 77-588 El Duna Ct., Suite H Palm Desert, CA 92211

DATE: April 26, 2018

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Env. Health Dept. (Palm Desert)
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 5th District-
Ashley
Palm Springs Sphere of Influence

Plot Plan No. 180012 (PPT180012) – Applicant: VanDorpe-Bettencourt Family Properties – Fifth Supervisorial District – Engineer/Representative – Michael Napolitano – Area Plan: Western Coachella Valley Area Plan – Zoning Area/District: Pass and Desert District – General Plan: Rural Desert – Location: South of Dillion Road, North of Interstate 10, East of Highway 62, West of Worsley Road – 10.05 Gross Acres – Zoning: Controlled Development – W-2 – **Project Description:** A plot plan application to support a request for a change of zone (CZ07946) from W-2 to Industrial Park (I-P) to facilitate the establishment of a mini-storage development. The project proposes a total of 24, one-story buildings totaling approximately 133,450 square feet. The project also propose 49,400 square feet of outdoor storage and would provide 16 parking spaces. In addition, a 1,800 square foot, two story building including an administrative office and caretakers unit is also proposed. APN: 668-200-008. **BBID: 886-342-104**

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 May 10, 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.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Jason Killebrew, Project Planner at (951) 955-0314, or e-mail at jkillebr@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

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

DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – PALM DESERT 77-588 El Duna Ct., Suite H Palm Desert, CA 92211

DATE: April 30, 2018

TO:

Riv. Co. Transportation Dept. (Palm Desert)
Riv. Co. Env. Health Dept. (Palm Desert)
Riv. Co. Public Health Dept.
Riverside County Flood Control
Riv. Co. Fire Department (Palm Desert)
Riv. Co. Building & Safety – Grading

Riv. Co. Building & Safety – Plan Check
P.D. Environmental Programs Division
P.D. Geology Section
Riv. Co. Trans. Dept. – Landscape Section
P.D. Archaeology Section
Riv. Co. Waste Resources Management Dept.

Board of Supervisors - Supervisor: 5th District-
Ashley
Palm Springs Sphere of Influence

Conditional Use Permit No. 180007 (CUP180007) – Applicant: VanDorpe-Bettencourt Family Properties – Fifth Supervisorial District – Engineer/Representative – Michael Napolitano – Area Plan: Western Coachella Valley Area Plan – Zoning Area/District: Pass and Desert District – General Plan: Rural Desert – Location: South of Dillion Road, North of Interstate 10, East of Highway 62, West of Worsley Road – 2.46 Gross Acres – Zoning: Controlled Development – W-2 – **Project Description:** A conditional use permit application to support a request for a change of zone (CZ07946) from W-2 (Controlled Development to C-P-S (Scenic Highway Commercial) to facilitate the establishment of a travel center. The proposed travel center includes: a gas station (approximately 2,400 square foot convenience store with eight fuel pumps under a 5,000 square foot canopy), a car wash, and 5,600 square foot drive-thru restaurant. The project would provide 110 parking spaces. APN: 668-200-018. **BBID: 434-060-844**

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 May 17, 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.

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Any questions regarding this project, should be directed to Jason Killebrew, Project Planner at (951) 955-0314, or e-mail at jkillebr@rivco.org / MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

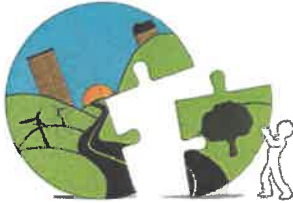
COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

March 7, 2019

Teresa Gonzales
Gonzales Environmental Consulting, LLC
358 Crystal Drive
San Jacinto, CA 92583

Dear Ms. Gonzales:

RE: Delineation of Waters of the United States and Department of Fish and Wildlife Jurisdictional Habitats
Assessor's Parcel Number(s): 668-200-008, -018, -020
EPD Case Number(s): CUP180007, PPT180011, PPT180012

EPD has reviewed the Jurisdictional Delineation provided for Riverside County Planning Cases CUP180007, PPT180011, and PPT180012 and is not asking for any modifications or comments be addressed. EPD has cleared this Correction from the associate projects, and placed the following Condition of Approval on the projects:

Prior to issuance of grading permits, the applicant must provide documentation demonstrating that streambed alteration permits have been obtained. This includes a Lake or Streambed Alteration Agreement pursuant to Fish and Game Code section 1602 from the California Department of Fish and Wildlife, a 401 Certification from the Regional Water Quality Control Board, and a 404 permit from the U.S. Army Corp of Engineers. If the agencies decide no permit is required, the applicant shall provide evidence of communication to that effect from the agencies.

If you have any questions or concerns, please contact Matthew Poonamallee with the Environmental Programs Division of the Planning Department at (951) 955-2706 or via mail at mpoonama@rivco.org.

Sincerely,

PLANNING DEPARTMENT

Matthew Poonamallee
Ecological Resources Specialist II

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



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

May 14, 2018

Agua Caliente Band of Cahuilla Indians
Pattie Garcia-Plotkin, THPO
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (GPA01201, CUP180007, PPT180011, PPT180012)

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 June 13, 2018 to hthomson@rivco.org and email cc to fsierra@rivco.org. To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

General Plan Amendment 1201 (GPA1201) was initiated by the Board of Supervisors to amend the project sites (APN's: 668-200-018, 668-200-020 and 668-200-008) General Plan Foundation Component from Rural to Community Development and Land Use designations from Rural Desert to Light Industrial and Commercial Retail). Change of Zone 07946 (CZ07946) was submitted to change the zoning on the project site from W-2 (Controlled Development Areas) to C-P-S (Scenic Highway Commercial) on APN: 668-200-018, and from W-2 to IP (Industrial Park) on APN: 668-200-020 and 668-200-008. Three Planning Entitlement applications have been submitted that would implement GPA1201 and CZ07946:

- CUP180007 (APN: 668-200-018) – Conditional Use Permit application to facilitate the establishment of a travel center. The proposed travel centers includes: a gas station (approximately 2,400 square foot convenience store with eight fuel pumps under a 5,000 square foot canopy), a car wash, and 5,600 square foot drive-thru restaurant. The project would provide 110 parking spaces.
- PPT180011 (APN: 668-200-020) – Plot Plan application to facilitate the construction of a light industrial development. The project proposes a total of seven (7) two-story, buildings totaling approximately 106,850 square feet. The project also propose 36,000 square feet of outdoor storage and staging area, and would provide 358 parking spaces.

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

- PPT180012 (APN: 668-200-008) – Plot Plan application to facilitate the construction of a mini-warehouse development. The project proposes a total of 24, one-story buildings totaling approximately 133,450 square feet. The project also propose 49,400 square feet of outdoor storage and would provide 16 parking spaces. In addition, a 1,800 square foot, two story building including an administrative office and caretakers unit is also proposed. APN: 668-200-008.

Sincerely,

PLANNING DEPARTMENT



Heather Thomson, Archaeologist

Email CC: Jason Killebrew, jkillebr@rivco.org

Attachment: Project Vicinity Map and Project Aerial

Permit No. 18007 the establishment of a travel center. First traffic is speeding so swiftly there is no ^{way} ↓ for them to stop. There is less than 5 mins. away to the east Pilot Travel Center / Truck Stop. Also Chevron with convenience store behind is Del Taco, across the road. Across the I-10 freeway is 76 gas, Denny's, across from them is Arco and Shell all are convenience stores. They are located on Indian Ave a well used route to Palm Springs (south), Yucca Valley (north).

Another larger Travel Center is at Morongo Casino just 15 mins to the west with numerous pumps, store and slot machines. Also safe, there is always Indian Police there.

Your proposal of a travel center in an unpopulated area will create perfect robbery and endangerment to the workers.

Plus 110 parking spaces is ideal for drug dealers. Drug dealers use our isolated area at night.

Car wash! there is a large one in Desert Hot Springs another car wash at Morongo Casino. This is a High Wind Area with sand storms. There goes your wash job. Another thing nobody wants to stop anywhere in high gusty winds.

Plan No. 180011, 2 story Light Industrial, the changing look of Little Morongo Rd and Two Bunch Palms in DHS with all those two story buildings. This is rural area the last thing we need is buildings, outdoor storage and staging area plus 358 parking spaces. What kind of work will use these buildings? Or will they sit empty? People find a place to live without permission.

I am writing on the General Plan Amendment No. 1201, Plot Plan No 180011 and 180012.

Having lived in WhiteWater since 1979, we all enjoy the rural, private, quietness of the area. Changing from Rural to Community Development and Rural Desert to Light Industrial and Commercial Retail is one more step to all of us on Dillon Rd and the Painted Hills area, losing our rural way of living.

Reading thru the proposed projects it shows nobody knows this area. Worsley Rd is hardly ever used, mainly locals and Wind Farm trucks. I use this road, rarely see a car. The dangerous part is at Worsley and Dillon making a left on Dillon Rd, it is hard to see traffic coming West on Dillon.

Then there is the dip for flash flooding, at the edge of Dillon. Must drive slowly over it or else.

Hwy 62 has always been a dangerous and deadly highway to those that tried to beat on coming traffic off of Dillon Rd (West)

Signal lights was put up. Now we deal with speeding traffic trying to get thru the green light. Downward, south bound is the worse with semi-trucks. They are coming so fast they can't stop, blasting their horn as they speed thru the red light. I dread crossing.

Plot Plan No. 180012, again mini warehouse 24, one story buildings, outdoor storage. Two story administrative office and caretakers. There are storage units already on Dillon Rd. and even larger one on Little Morongo Rd. That is an isolated area, perfect for robbery. Even with a caretaker, these thieves are professionals and clever how they do it.

Over the years we have changed in this area, recently a neighbor lost thousands dollars worth of construction tools from a locked building gang taggings, abandoned stolen cars, and drug dealers.

We all do our part to keep this area rural, safe, private and still quietness that we enjoy, with the desert wildlife.

Leave that entire area rural and to the wildlife. There is no place there for buildings and parking lots. Even that church will be broken into if they build there.

Thank you,

Gail Beverly
Joan Oliver



GENERAL PLAN ADVISORY COMMITTEE GPIP REPORT

September 8, 2016

Foundation GPA No.: 1201
Supervisorial District: Fifth
Area Plan: Western Coachella Valley
Zoning Area/District: Pass and Desert District
Property Owner(s): Van Dorpe & Bettencourt
Project Representative(s): Hunsaker & Assoc. | Richard Fitch

PROJECT DESCRIPTION: Proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI), on three parcels, totaling 29.51 gross acres.

LOCATION: North of I-10 Freeway, South of Dillon Road, west of Worsley Road, and east of Highway 62.

PROJECT APNs: 682-200-020, 668-200-008, and 668-200-018

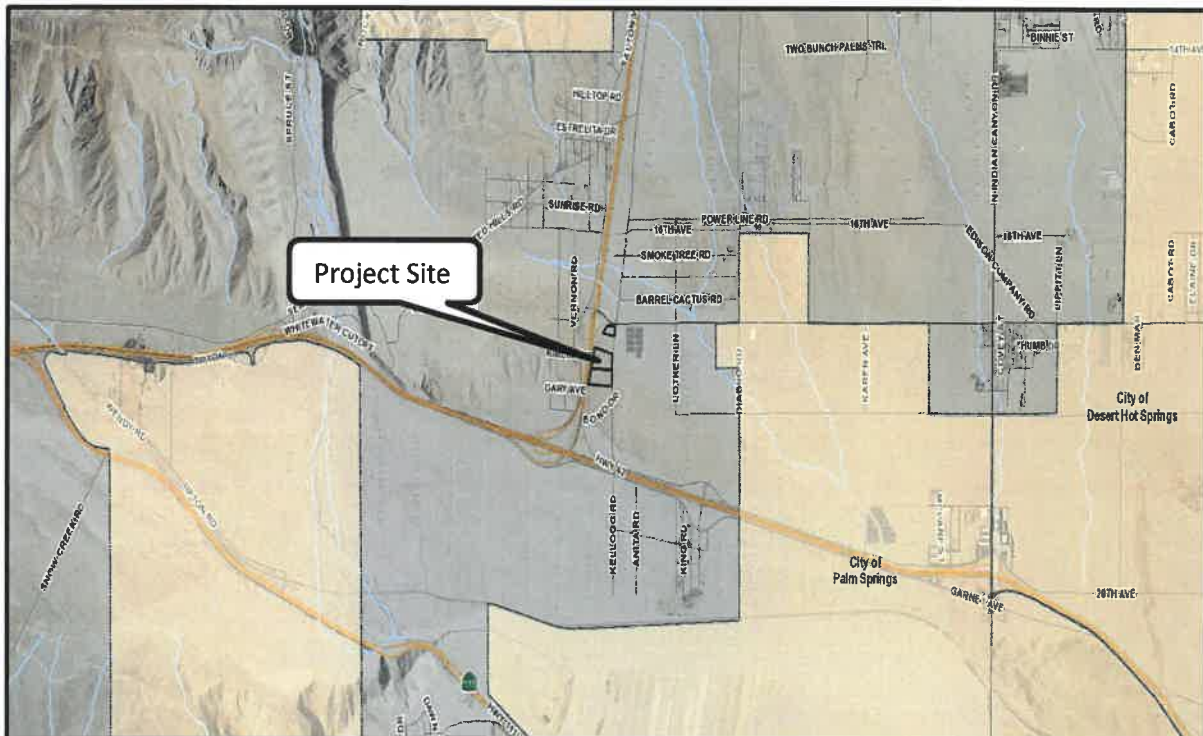


Figure 1: Project Location Map

PROJECT DETAILS: This application is a Foundation General Plan Amendment proposal to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend its Land Use Designation from Rural Desert (RD) to Light Industrial (LI), on three parcels, totaling 29.51 gross acres. Although this application has no accompanying implementing project, the applicant has provided a conceptual/draft site plan, showing a potential future development scenario, which is attached to this report.

LAND USE CHANGE DISCUSSION – APPLICANT PROVIDED: These properties are located at the intersection of Highway 62 at Dillon Road. The intersection has recently been signalized with a modern Cal Trans installation with protected left turn phases. Highway 62 is the gateway to Joshua Tree National Park and the USMC Air-Ground Combat Training Center at 29 Palms. Dillon Road is a gateway to Desert Hot Springs to the east. There is not convenient fueling and food service for visitors-workers in the immediate region. There is also no available self-storage and/or light fabrication spaces for service business if they can be accommodated with a Use Permit in this proposed zone. Because so much of the property to the east and south has been consumed by alternative energy facilities, needed service business fore these properties is limited and/or nonexistent.

TECHNICAL APPENDIX:

General Information:

Project Area (Gross Acres):	29.51
Number of Parcels:	Three
Sphere of Influence:	Yes – City of Palm Springs
Policy Area:	Yes – San Gorgonio Pass Wind Energy
Overlay:	No

Land Use and Zoning:

Existing Foundation Component:	Rural (RUR)
Proposed Foundation Component:	Community Development (CD)
Existing General Plan Land Use:	Rural Desert (RD)
Proposed General Plan Land Use:	Light Industrial (LI)
Surrounding General Plan Land Use	
North:	Rural Desert (RD)
East:	Rural Desert (RD)
South:	Rural Desert (RD)
West:	Rural Residential (RR)
Existing Zoning Classification:	W-2
Change of Zone Required:	
Surrounding Zoning Classification	
North:	W-2

East:	W-E
South:	W-2
West:	W-2
Existing Development and Use:	Vacant Land
Surrounding Development and Use	
North:	Vacant Land
East:	Wind Turbine Towers
South:	Vacant Land
West:	Vacant Land / Commercial

Environmental Information:

WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	<p>GPA01201 is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP) plan area but not within a CVMSHCP Conservation Area. The CVMSHCP does not describe conservation outside of Conservation Areas.</p> <p>All projects within the CVMSHCP Plan Area must be in compliance with the CVMSHCP. Biological documents will have to be prepared and approved prior to any project approval within the GPA area.</p>
Airport Influence Area ("AIA"):	No
Agricultural Preserve:	No
Farmland Importance:	No – Other Lands
Fire Hazard Area:	No
Fire Responsibility Area:	No
Special Flood Hazard Area:	Yes
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Line:	Within a ½ mile of a Fault Line
Fault Zone:	Within a ½ mile of a Fault Zone
Paleontological Sensitivity:	Low Potential

Utility Information:

Water Service:	No (Verify) – Area service provided by DWA
Sewer Service:	No (Verify) – Area service provided by DWA



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN PUBLIC USE PERMIT VARIANCE
 CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT Original Case No. _____

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: VanDorpe-Bettencourt Family Properties

Contact Person: Philip Bettencourt E-Mail: philip@bettencourtplans.com

Mailing Address: 78-365 Hwy 111, no. 432

<u>La Quinta</u>	<small>Street</small> <u>CA</u>	<u>92253</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (949) 720-0970 Fax No: (N/A)

Engineer/Representative Name: Michael Napolitano

Contact Person: Michael Napolitano E-Mail: michaelnapolitano@charter.net

Mailing Address: P.O. Box 4484

<u>Riverside</u>	<small>Street</small> <u>CA</u>	<u>92514</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (951) 231-0181 Fax No: (N/A)

Property Owner Name: VanDorpe Family Trust/Philip Bettencourt

Contact Person: Philip Bettencourt E-Mail: philip@bettencourtplans.com

Mailing Address: 78-365 Hwy 111, no. 432

<u>La Quinta</u>	<small>Street</small> <u>CA</u>	<u>92253</u>
<small>City</small>	<small>State</small>	<small>ZIP</small>

Daytime Phone No: (949) 720-0970 Fax No: (N/A)

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

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

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE AND DEVELOPMENT

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Philip Bettencourt

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): 668-200-008

Approximate Gross Acreage: 9.82

General location (nearby or cross streets): North of I-10, South of Dillon Road, East of Hwy 62, West of Worsley Road.

APPLICATION FOR LAND USE AND DEVELOPMENT

PROJECT PROPOSAL:

Describe the proposed project.

Self storage including outdoor storage for recreational vehicles, trailers, and service vehicles

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Article XI M-SC zone (Manufacturing-Service Commercial)

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	22,100	Zone Lm	1	Self storage		
2	9,350	Zone Lm	1	Self storage		
3	64,000	Zone Lm	1	Eight (8) free standing buildings		
4	38,000	Zone Lm	1	Four (4) free standing buildings		
5	1,800	Zone Lm	2	On site care taker/administrator		
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1	26,650	Outdoor storage (north)
2	22,750	Outdoor storage (south)
3	65,340	On site landscaping including water quality basins
4		
5		

APPLICATION FOR LAND USE AND DEVELOPMENT

6		
7		
8		
9		
10		

* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Are there previous development applications filed on the subject property: Yes No

If yes, provide Application No(s). GPA 1201 (provisionally approved) and CZ 207946 (action pending)
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) NONE EIR No. (if applicable): NONE

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a signed copy(ies): Now on file or pending

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes No

Is this an application for a development permit? Yes No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: VanDorpe-Bettencourt Family Properties

Address: 78-365 Hwy 111, no. 432, La Quinta, CA 92253

Phone number: 949-720-0970

Address of site (street name and number if available, and ZIP Code): N/A

Local Agency: County of Riverside

Assessor's Book Page, and Parcel Number: 668-200-018

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: Philip Bettencourt Date 2/19/18

HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1)  Date 2/19/18

Owner/Authorized Agent (2) _____ Date _____

APPLICATION FOR LAND USE AND DEVELOPMENT

This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx
Created: 04/29/2015 Revised: 06/06/2016



RIVERSIDE COUNTY PLANNING DEPARTMENT

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.

Philip Bettencourt 2-16-2018
Property Owner(s) Signature(s) and Date

Margaret Van Dorpe 2-16-18

Van Dorpe Family Trust / Philip Bettencourt
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 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. 1201, CHANGE OF ZONE NO. 7946, CONDITIONAL USE PERMIT NO. 180007, PLOT PLAN NO. 180011, and PLOT PLAN NO. 180012 – Intent to Adopt a Mitigated Negative Declaration – CEQ180035 – Applicant: VanDorpe-Bettencourt Family Properties – Engineer/Representative: Michael Napolitano – Fifth Supervisorial District – Area Plan: Western Coachella Valley Area Plan – Zoning Area/District: Pass and Desert District – General Plan: Rural: Rural Desert – Location: Southerly of Dillion Road, northerly of Interstate 10, easterly of Highway 62, and westerly of Worsley Road – 2.46 Gross Acres – Zoning: Controlled Development – W-2 – **REQUEST:** The **General Plan Amendment No. 1201** (GPA1201) was initiated by the Board of Supervisors to amend the project sites (APN's: 668-200-018, 668-200-020 and 668-200-008) General Plan Foundation Component from Rural to Community Development and Land Use designations from Rural Desert to Light Industrial and Commercial Retail). The **Change of Zone No. 7946** (CZ07946) was submitted to change the zoning on the project site from W-2 (Controlled Development Areas) to C-P-S (Scenic Highway Commercial) on APN: 668-200-018, and from W-2 to IP (Industrial Park) on APN: 668-200-020 and 668-200-008. Three (3) Planning Entitlement applications have been submitted that would implement GPA1201 and CZ07946. The **Conditional Use Permit No. 18007** (CUP180007), APN: 668-200-018, an application to facilitate the establishment of a travel center. The proposed travel centers includes: a gas station (approximately 2,400 sq. ft. convenience store with eight (8) fuel pumps under a 5,000 sq. ft. canopy), a car wash, and 5,600 sq. ft. retail building. The project would provide 110 parking spaces. **Plot Plan No. 180011** (PPT180011), APN: 668-200-020, an application to facilitate the construction of a light industrial development. The project proposes a total of seven (7) two-story, buildings totaling approximately 106,850 sq. ft. The project also propose 36,000 sq. ft. of outdoor storage and staging area, and would provide 358 parking spaces. **Plot Plan No. 180012** (PPT180012), APN: 668-200-008, an application to facilitate the construction of a mini-warehouse development. The project proposes a total of 24, one-story buildings totaling approximately 133,450 sq. ft. The project also propose 49,400 sq. ft. of outdoor storage and would provide 16 parking spaces. In addition, a 1,800 sq. ft., two-story building including an administrative office and caretakers unit is also proposed.

TIME OF HEARING:	9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING:	OCTOBER 16, 2019
PLACE OF HEARING:	STEVE ROBBINS ADMINISTRATION BUILDING COACHELLA VALLEY WATER DISTRICT ADMINISTRATION BOARD ROOM 75515 HOVLEY LANE EAST, PALM DESERT, CA 92211

NOTICE is HEREBY GIVEN that the Riverside County Planning Department has prepared a Mitigated Negative Declaration (MND) pursuant to the requirements of the California Environmental Quality Act (CEQA) for the above project. The public review period for the MND is from September 12, 2019 to October 11, 2019. Written comments on this MND will be accepted during the public review period.

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 (MND). The Planning Commission will consider the proposed project and the proposed MND, at the public hearing. The case file for the proposed project and the proposed MND 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, please contact the Project Planner Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

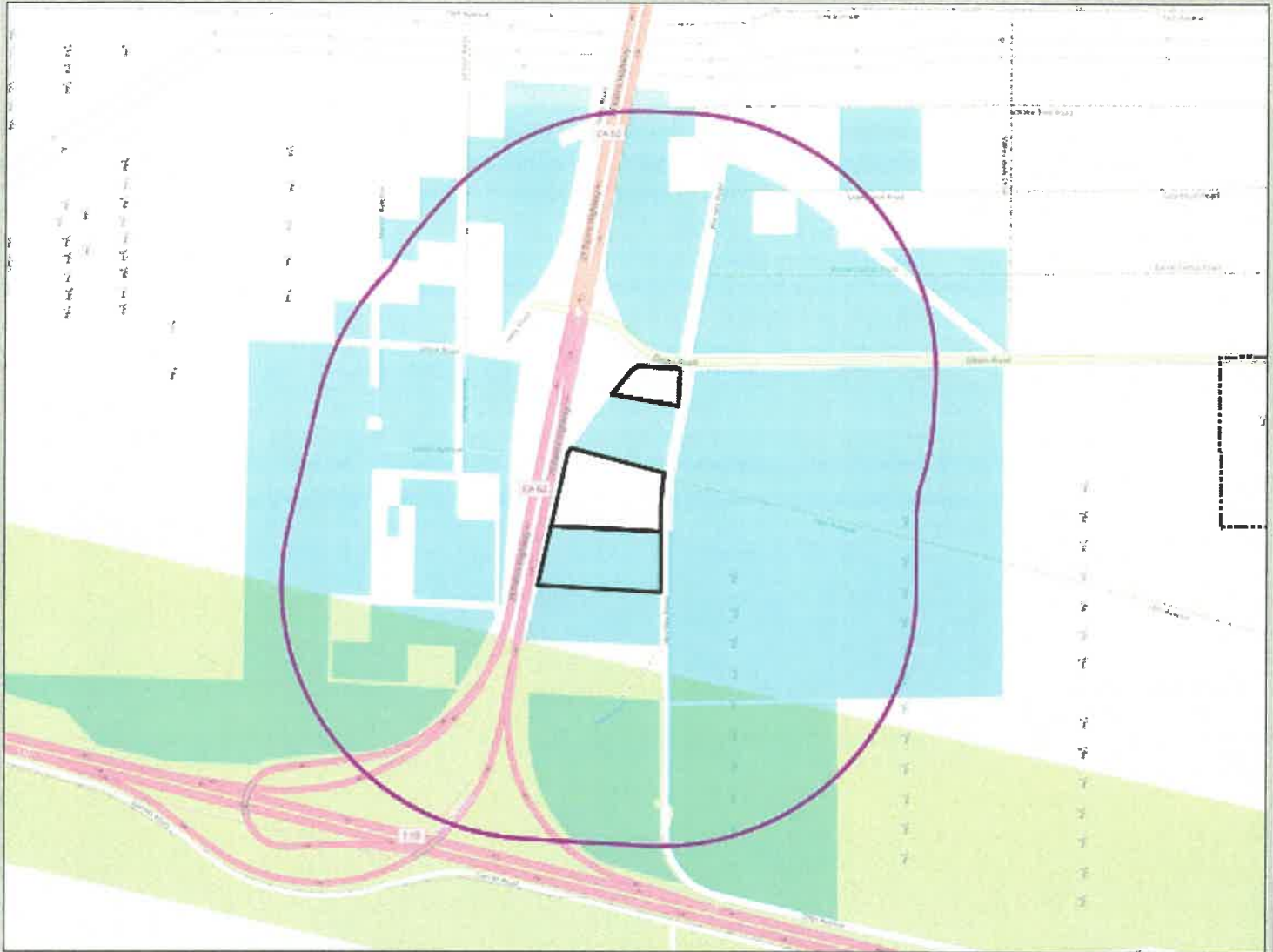
Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning 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: Brett Dawson, P.O. Box 1409, Riverside, CA 92502-1409

Riverside County GIS Mailing Labels
CZ07946/GPA01201/CUP180007/PPT180011/PPT180012
(2400 feet buffer)



Legend

-  County Boundary
-  Cities

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...9/5/2019 2:58:53 PM

© Riverside County RCIT

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on September 05, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ07946/GPA01201/CUP190007/PPT180012/PPT180012 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

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

668172012
WILLIAM GARGILES
JOANN GARGILES
MICHAEL GARGILES

101 N ALBANY AVE
CRANFORD NJ 7016

668173006
LOAN K DO
1064 VILLAGE CT
OCEANSIDE CA 92057

668250023
MOUNTAIN VIEW POWER PARTNERS III
1125 NW COUCH NO 700
PORTLAND OR 97209

668182021
LAMONT D GOODLETT
HILDA GOODLETT
1172 S MAIN ST
SALINAS CA 93901

668172003
JAMES E DUNN
LAURA A DUNN
1197 UPLAND HILLS DR S
UPLAND CA 91786

668230005
VIVIAN PARKS DRAYTON
1244 LUCIO LN
SACRAMENTO CA 95822

668200009
DANIEL V HEADLEY
JOHN MELISSA
DEBRA LEE

13020 WOODCREST LN
CHESTERLAND OH 44026

668230001
ROY EGARI
SHAHNAZ EHRARI
13600 MARINA POINTE DR UNI
MARINA DEL REY CA 90292

668230011
HOWARD WOLSIEFFER
PATRICIA WOLSIEFFER
14644 HOMEWARD ST
LA PUENTE CA 91744

668230002
ECO GREEN STRUCTURES INC
BRANSON SNIDER
SAEED KASHEFI

14930 VENTURA BLV NO 200
SHERMAN OAKS CA 91403

668172014
SCOTT M COOLEY
15900 KENNEDY RD
LOS GATOS CA 95032

668181005
LUIS E VALENZUELA
16480 VERNON RD
WHITEWATER CA. 92282

668200008
MARGARET ANN VANDORPE
PHILIP BETTENCOURT
16610 CAMILIA AVE
TUSTIN CA 92782

668172007
CHARLES QUINLAN
17107 MARION RD
WHITEWATER CA 92282

668172016
ROBIN HARRIS
1717 E VISTA CHINO A-164
PALM SPRINGS CA 92262

668172023
ROBERT G GALLOP
SUPORN GALLOP
1728 BATH ST
SANTA BARBARA CA 93101

668230009
LINDA L VALDEZ
19291 COTTONWOOD RD
DSRT HOT SPG CA 92241

668190006
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

668172013
JOHN STEVEN POLLHAMMER
2032 CONTESSA
IRVINE CA 92620

668182008
CAROL ANN MEDLEN
20351 TIDEPOOL CIR NO 101
HUNTINGTON BEACH CA 92646

668250026
WINTEC ENERGY LTD
2045 E TAHQUITZ CANYON WAY
PALM SPRINGS CA 92262

668320014
FREDERICK W NOBLE
2045 E TAHQUITZ CANYON WAY
PALM SPRINGS CA 92262

668250005
WIND TURBINE EQUIPMENT CO
2045 E TAHQUITZ CYN WAY
PALM SPRINGS CA 92262

668172019
SUSAN HORN
RONALD GOLDSTEIN
206 QUIGLEY AVE
WILLOW GROVE PA 19090

668171008
ROJAS FAMILY TRUST
2219 CLIFF DR
NEWPORT BEACH CA 92663

668172001
ROBIN HARRIS
22295 PARKMEAD DR
PALM SPRINGS CA 92262

668172015
SHARON PETRILLA
30065 MUIRFIELD WAY
CATHEDRAL CY CA 92234

668173002
JAMES D ETCHASON
KATHLEEN ANN GUZINSKI
315 CORREAS ST
HALF MOON BAY CA 94019

668290001
WILLBRO PARTNERSHIP
3151 PACHAPPA HILL
RIVERSIDE CA 92506

668172005
AMANCIO A DIZON
THELMA N DIZON
321 CODY RD
SAN DIMAS CA 91773

668212012
MARAL TARARIAN
335 S AVENIDA MARGARITA
ANAHEIM CA 92807

668173001
JAMES RONALD WHITNEY
MICHAEL THOMAS EMORY
351 N HERMOSA DR NO 4B1
PALM SPRINGS CA 92262

668182012
PAULA ETCHASON
3705 DEER FLATS ST
LAS VEGAS NV 89129

668182019
NERAMIT
3773 HOWARD HUGHES NO 500
LAS VEGAS NV 89169

668230008
STRINGER ENTERPRISES
THOMAS EDWARD STRINGER
PATRICIA LEE STRINGER

668171006
MARK LEVINE
SAM LEVINE
MICHAEL LEVINE

3910 CALLE ARIANA
SAN CLEMENTE CA 92672

40 FOXWOOD RD
LAKEWOOD NJ 8701

668182006
NATALIE N VALE
42335 WASHINGTON ST 275
PALM DESERT CA 92211

668181006
GIACOMO PISCIOTTA
FRANCES PISCIOTTA
4333 HACKETT AVE
LAKEWOOD CA 90713

668250004
BLOCKCHAIN TECHNOLOGIES
448 S HILL ST STE 418
LOS ANGELES CA 90013

668182013
GENE L TARDY
VONA E TARDY
45720 W BUCK LAKE RD
NASHWAUK MN 55769

668173008
LANDA WILLIAMS
4711 S MULLEN AVE
VIEW PARK CA 90043

668190002
KHENG CHEW TSANG
KHENG BAN TSANG
KHENG LOK CHANG

5542 ALESSANDRO AVE
TEMPLE CITY CA 91780

668173005
ROBERT G GALLOP
SUPORN GALLOP
57 GOREVALE DR
BRAMPTON ON L6P2H2 0

668173003
ROBERT G GALLOP
SUPOM GALLOP
57 GOREVALE DR
BRAMPTON ONT CANADA L6P2H2 0

668172006
JOHN COCKRELL
590 OLEANDER RD
PALM SPRINGS CA 92264

668172026
ROBERT E ASHBURN
60550 KIMLIN AVE
WHITEWATER CA. 92282

668172024
MISSION SPRINGS WATER DIST
66575 2ND AVE
DSRT HOT SPG CA 92240

668212006
GUIDO DELLA MARNA
668 MARR ST
VENICE CA 90291

668290002
RUBY D VALENZUELA
C ROSE VALENZUELA
PETER A ZARENEJAD

668160006
WIND ENERGY PARTNERSHIP
707 ESPLANADE NO C
REDONDO BEACH CA 90277

68385 VERANO RD
CATHEDRAL CY CA 92234

668190007
COACHELLA VALLEY CONSERVATION
73710 FRED WARING STE 200
PALM DESERT CA 92260

668230006
RICHARD D WINKLE
ROBIN L WINKLE
RONALD R WINKLE

77584 BARONS CIR
PALM DESERT CA 92211

668172022
JOSEPH T HAHN
777 E TAHQUITZ CANYON WAY
PALM SPRINGS CA 92262

668171005
SANDER SALKIND
PAULA K SALKIND
78440 DARBY RD
BERMUDA DUNES CA 92203

668171003
JASON KEITH ETCHASON
SEAN D ETCHASON
8108 ARTISTIC HEIGHTS CT
LAS VEGAS NV 89143

668230010
MICHAEL PATRICK DOYLE
9420 EKWANOK
DSRT HOT SPGS CA 92240

668182007
JOAN L OLIVER
GAIL A BEVERLY
HC 1 BOX 262
WHITE WATER CA 92282

668171010
GUIDE DOGS OF THE DESERT
P O BOX 1692
PALM SPRINGS CA 92263

668172004
MARK ANDREW ELLIOTT
CORAZON CUEVAS ELLIOTT
P O BOX 2216
WILLITS CA 95490

668230004
PALM INV GROUP
P O BOX 24066
LOS ANGELES CA 90024

668183007
WHITEWATER HILL WIND PARTNERS
P O BOX 4369
HOUSTON TX 77252

668200019
UNITED PENTECOSTAL CHURCH
P O BOX 569
DSRT HOT SPG CA 92240

668211007
ROY EGARI
P O BOX 787
ARTESIA CA 90702

668190004
SOUTHERN CALIF EDISON CO
P O BOX 800
ROSEMEAD CA 91770

668182011
NAPOL PHIU NUAL
PO BOX 2637
LOS ANGELES CA 90034

668172002
CLIFFORD GEORGE
PO BOX 58002
PALM SPRINGS CA 92258

Phillip Bettencourt
78-365 Hwy 111, no. 432
La Quinta CA 92553

Michael Napolitano
P.O. Box 4484
Riverside CA 92514

Kirkland West
Habitat Defense Council
PO Box 7821
Laguna Niguel, Ca, 92607-7821

Richard Drury
Komalpreet Toor
Lozeau Drury, LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612



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 1201 (GPA1201), Change of Zone No. 1201, Plot Plan No. 180011, Plot Plan No. 180012, Conditional Use Permit No. 180007 - CEQ180035 – Applicant: Bettencourt Family Properties – Fifth Supervisorial District – Engineer/Representative – Michael Napolitano – Area Plan: Western Coachella Valley Area Plan – Zoning Area/District: Pass nd Desert District - General Plan Rural Desert - Location: South of Dillon Road, North of Interstate 10, East of Highway 62, West of Worsley Road – General Plan Amendment No. 1201 was initiated by the Board of Supervisors to amend the project sites (APN’s: 668-200-018, 668-200-020 and 668-200-008) General Plan Foundation Component from Rural to Community Development and Land Use designations from Rural Desert to Light Industrial and Commercial Retail). Change of Zone 07946 (CZ07946) was submitted to change the zoning on the project site from W-2 (Controlled Development Areas) to C-P-S (Scenic Highway Commercial) on APN: 668-200-018, and from W-2 to IP (Industrial Park) on APN: 668-200-020 and 668-200-008. Three Planning Entitlement applications have been submitted that would implement GPA1201 and CZ07946:

- CUP180007 (APN: 668-200-018) – Conditional Use Permit application to facilitate the establishment of a travel center. The proposed travel centers includes: a gas station (approximately 2,400 square foot convenience store with eight fuel pumps under a 5,000 square foot canopy), a car wash, and 5,600 square foot drive-thru restaurant. The project would provide 110 parking spaces.
- PPT180011 (APN: 668-200-020) – Plot Plan application to facilitate the construction of a light industrial development. The project proposes a total of seven (7) two-story, buildings totaling approximately 106,850 square feet. The project also propose 36,000 square feet of outdoor storage and staging area, and would provide 358 parking spaces.
- PPT180012 (APN: 668-200-008) – Plot Plan application to facilitate the construction of a mini-warehouse development. The project proposes a total of 24, one-story buildings totaling approximately 133,450 square feet. The project also propose 49,400 square feet of outdoor storage and would provide 16 parking spaces. In addition, a 1,800 square foot, two story building including an administrative office and caretakers unit is also proposed. APN: 668-200-008.

Project Planner: Brett Dawson at 951-955-0972 or bdawson@rivco.org
Project Title/Case Numbers

Brett Dawson (951) 955-0972
County Contact Person Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Bettencourt Properties
Project Applicant Address

South of Dillon Road, North of Interstate 10, East of Highway 62, West of Worsley Road
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-00043298)
FOR RIVERSIDE COUNTY**

BILLING CONTACT

VanDorpe Bettencourt Family
Properties
78365 Highway 111, 432
La Quinta, Ca 92253

**County of Riverside
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00043298	04/09/2018	04/09/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180031	0452 - CF&W Trust Record Fees	\$50.00
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



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4 . 2

Planning Commission Hearing: October 16, 2019

PROPOSED PROJECT

Case Number(s):	CZ1900020	Applicant(s):	
CEQA Exempt	15061 (b) 3 Common Sense	Applicant(s):	Carl Mauger
Area Plan:	Western Coachella Valley	Representative(s):	
Zoning Area/District:	Pass and Desert District	Representative(s):	Stefan Lanthier
Supervisory District:	Fifth District		
Project Planner:	Travis Engelking		
Project APN(s):	666-190-004 & 666-190-006		



Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 1900020 (CZ1900020) proposes to change the site’s zoning classification from Controlled Development Areas (W-2) to Manufacturing – Service Commercial (M-SC) for two parcels totaling 2.42 acres. The Change of zone is to provide a zoning classification that is consistent with the existing General Plan Land Use Designation of Community Development: Light Industrial which existing on the project site.

The above shall herein after be referred to as “the Project.”

The site is located North of Dillon Rd, East of N. Indian Canyon Dr., South of 16th Avenue, and West of Little Morongo Rd.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

FIND that the project is **EXEMPT** from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b) 3, based on the findings and conclusions in the staff report; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 1900020 (CZ1900020), to change the zoning classification for the subject property from Controlled Development Areas (W-2) to Manufacturing – Service Commercial (M-SC) for two parcels on 2.42 acres, based upon the findings and conclusions provided in this staff report and pending final adoption of the zoning ordinance by the Board of Supervisors.

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development (CD)
Existing General Plan Land Use Designation:	Light Industrial (LI)
Surrounding General Plan Land Uses	
North:	Light Industrial (LI)
East:	City Of Desert Hot Springs
South:	Light Industrial (LI)
West:	Light Industrial (LI)
Existing Zoning Classification:	Controlled Development Areas (W-2)
Proposed Zoning Classification:	Manufacturing Service Commercial (M-SC)
Surrounding Zoning Classifications	
North:	Manufacturing Service Commercial (M-SC)
East:	City Of Desert Hot Springs
South:	Controlled Development Areas (W-2)
West:	Controlled Development Areas (W-2)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Vacant Land
South:	Vacant Land
East:	Vacant Land
West:	Vacant Land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.42 Acres	20,000 square feet
Existing Building Area (SQFT):	N/A	N/A
Proposed Building Area (SQFT):	N/A	N/A

Located Within:

City's Sphere of Influence:	Yes – City Of Desert Hot Springs
Community Service Area (“CSA”):	No
Special Flood Hazard Zone:	Yes
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible

Fault Zone:	No
Fire Zone:	No
.Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat (“SKR”) Fee Area:	No
Airport Influence Area (“AIA”):	No

PROJECT LOCATION MAP



PROJECT BACKGROUND AND ANALYSIS

Background:

Change of Zone No 1900020 was submitted to the County of Riverside on June 13, 2019 to change the zoning classification on the project site from Controlled Development Area (W-2) to Manufacturing Service Commercial (M-SC). The Controlled Development Area zoning classification allows for a variety of residential, religious, and commercial uses that result in inconsistencies between the W-2 zone and the Light Industrial General Plan Land Use Designation.

The Land Use Designation of Light Industrial (LI) allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR. The applicant is proposing to change the W-2 zoning classification to the Manufacturing Service Commercial (M-SC) zoning classification which allows for permitted and conditionally permitted industrial and manufacturing activities.

The current zoning classification of Controlled Development Areas (W-2) is generally inconsistent with the Land Use Designation of Light Industrial (LI). California Government Code (Title 7- Division 1 – Chapter 4. Zoning Regulations - Article 2 – Section 65860) requires that a County zoning ordinance to be consistent with the general plan of the County. This is to ensure that the various land uses authorized by the zoning ordinance are compatible with the objectives, policies, general land uses, and programs specific in the plan. The proposed change to the Manufacturing Service Commercial (M-SC) zoning classification would ensure compliance with state law and ensure compatibility and consistency with the County's General Plan's intended uses, policies, vision, and objectives.

Change of Zone No.1900020 was submitted to the County of Riverside on June 13, 2019. As if the writing of this report, the Lot Line Adjustment application is currently in process and will not affect legal access to adjacent parcels.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

The Change of Zone is exempt from California Environmental Quality Act (CEQA) review pursuant to the general rule (Section 15061.b.3) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that the Change of Zone will not have a significant effect on the environment, because the Change of Zone will not result in any physical changes to the environment. There are no successive projects of the same type in the same place expected over time, there are no unusual circumstances such as scenic resources, historic buildings, trees, or rock outcroppings that will be affected by the project, and it is not on a hazardous waste site. The site is currently vacant land, no new land use or construction activity is proposed or would occur as part of this change of zone. Any future development would be subject to all applicable requirements, permits, and approvals by the County. As a result, any future development would constitute a "project" under CEQA, and therefore, would require environmental documentation. Therefore the Change of Zone would not have any effect on the physical environment, and thus can be supported under Section 15061, and no further environmental evaluation would be required.

FINDINGS AND CONCLUSIONS

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

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Light Industrial (LI). The Light Industrial Land Use Designation allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Building intensity ranges from 0.25 to 0.6 FAR.

2. The project site has a Zoning Classification of Controlled Development Areas (W-2), which is generally inconsistent with the Riverside County General Plan Land Use Designation Light Industrial (LI). The proposed zoning classification is Manufacture Service Commercial (M-SC), which is consistent with the General Plan Land Use Designation of Light Industrial (LI).

Entitlement Findings:

Change of Zone No. 1900020 is a proposal to change the project site's Zoning Classification from W-2 to M-SC and is subject to the following findings:

1. The change of zone to Manufacturing Service Commercial (M-SC) would allow for the use of site for industrial and manufacturing uses. The proposed M-SC zoning is compatible with the General Plan Community Development Foundation, Light Industrial (LI) Land Use designation which generally allows for a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses. Therefore, the proposed Change of Zone will allow the subject site to be consistent with the existing General Plan Land use designation.
2. The change of zone would not be detrimental to the health, safety or general welfare of the community, because the proposed change in zoning classification will not result in a physical change to the property. The site is currently vacant land, no new land use or construction activity is proposed at this time.
3. The change of zone is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat, because no new development will occur on the project site as a result of this action. The project will change the zoning on the project site. There are no physical changes to the site or environmental proposed. Any future projects will be reviewed in accordance to Ordinance No. 348 and would be subject to CEQA.
4. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of vacant land to the north, west, and east. In addition, the property to the south consists of an approved (PP16925) contractor's storage yard which is consistent with industrial uses. Within the MS-C zone, a contractor's storage yard is identified as an allowed. Therefore the change of zone will not be incompatible with surrounding land use.

Other Findings:

1. The project site is not located within a Conservation Area of the Coachella Valley Multi-Species Habitat Conservation Plan.
2. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
3. 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. However, no new building or lighting is proposed at this time.

4. The project site is not located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP").

Fire Findings:

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is also not located within a high / moderate hazard severity zone.

Conclusion:

1. For the reasons discussed above, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

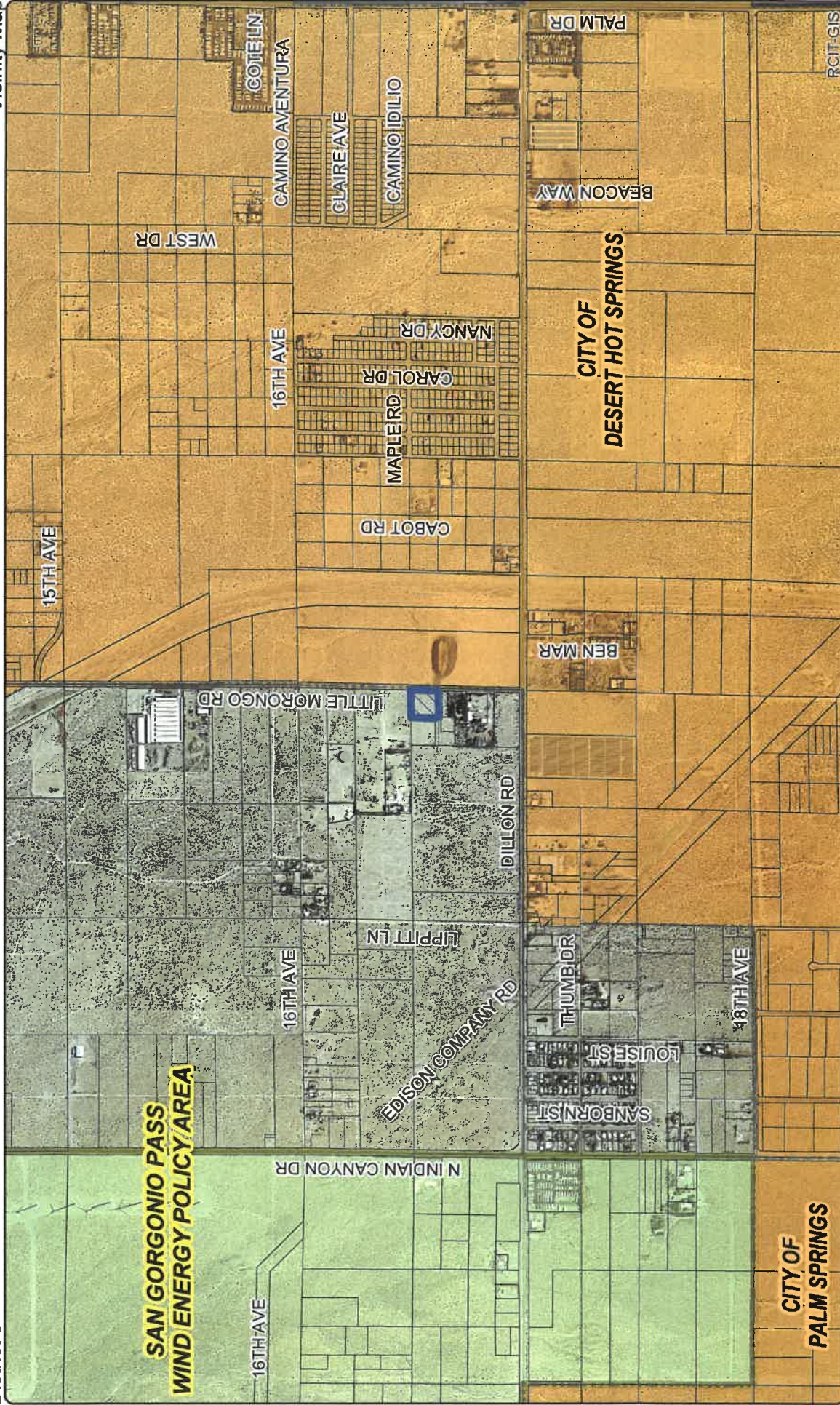
PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper / Desert Sun Newspaper. Additionally, public hearing notices were mailed to property owners within 2,000 feet of the project site. As of the writing of this report, Planning Staff has received one written email communication for the proposed project. The email inquired about any proposed construction associated with this project. Staff communicated to the public, that no construction was proposed with this project. This email has been included in this staff report.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ1900020
VICINITY/POLICY AREAS**

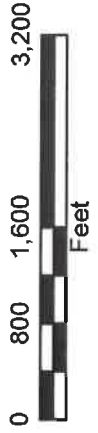
Supervisor: Hewitt
District 5

Date Drawn: 07/11/2019
Vicinity Map



Zoning Dist: Pass & Desert

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. For more information on the new General Plan, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)935-4277 (Eastern County) or Website: <http://www.rivplanning.com>

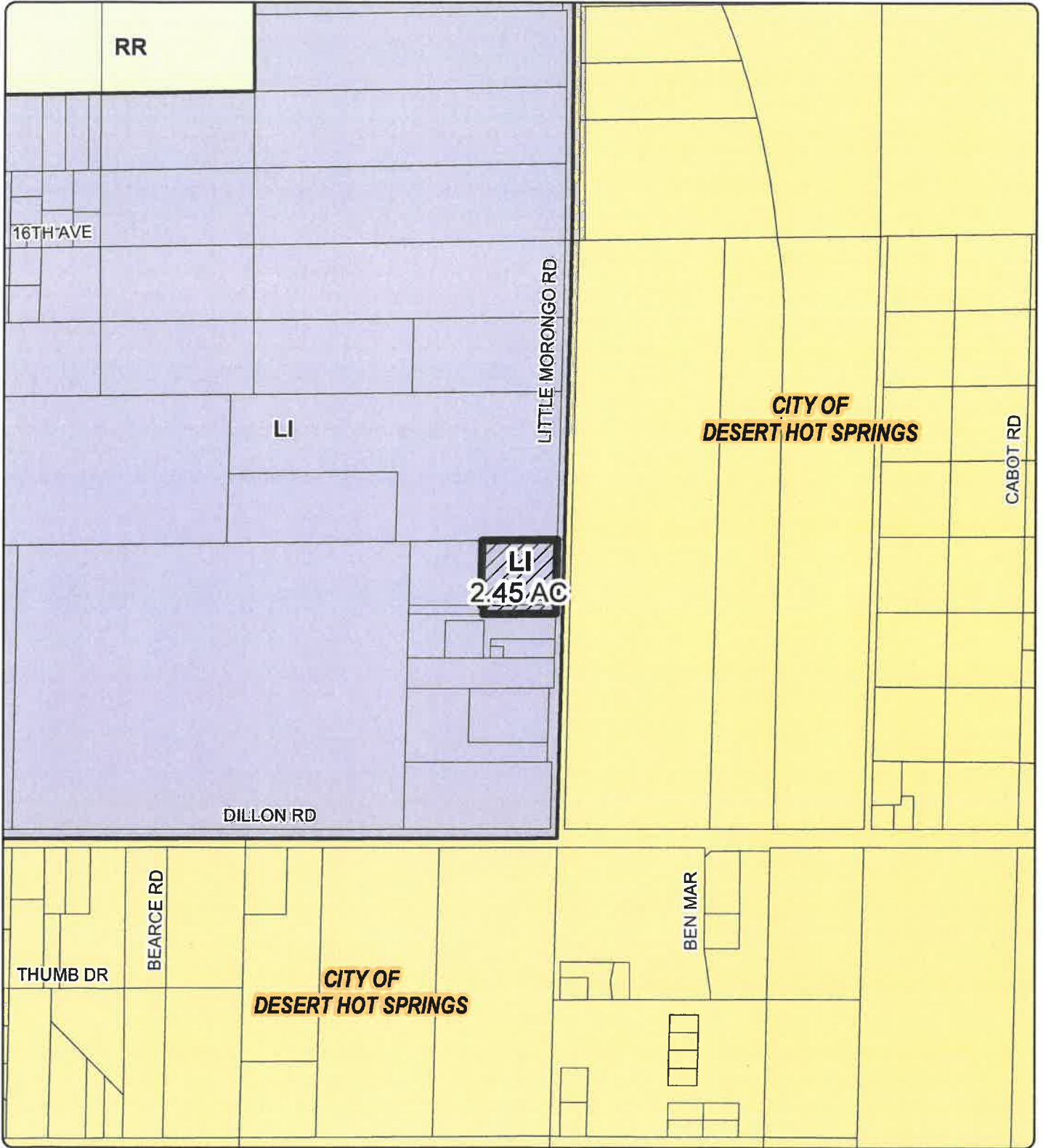
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900020

EXISTING GENERAL PLAN

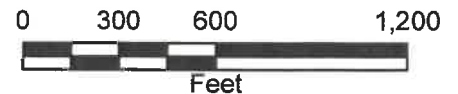
Supervisor: Hewitt
District 5

Date Drawn: 07/11/2019
Exhibit 5



Zoning Dist: Pass & Desert

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>

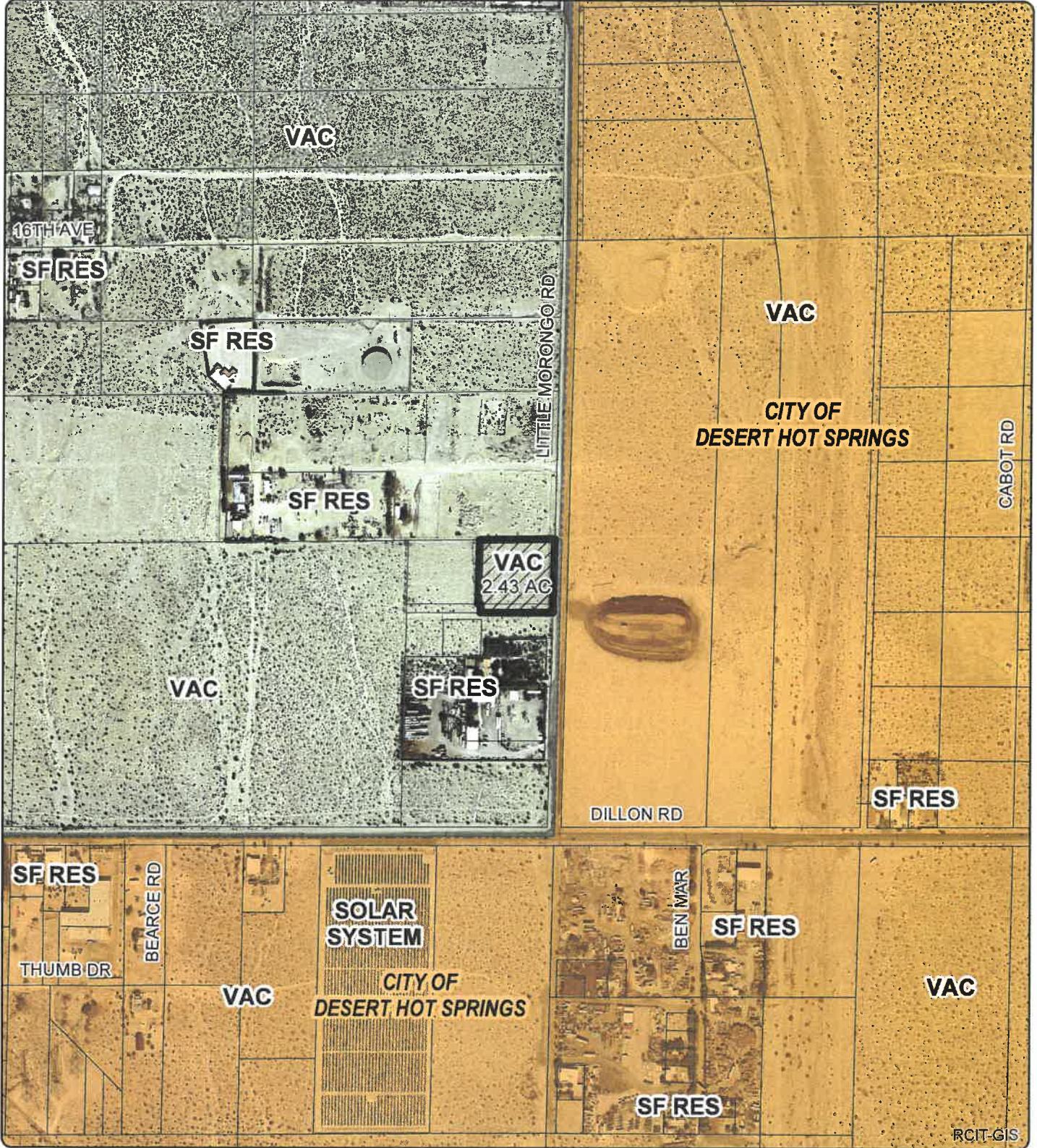
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900020

LAND USE

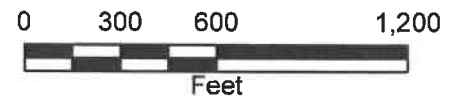
Supervisor: Hewitt
District 5

Date Drawn: 07/11/2019
Exhibit 1



Zoning Dist: Pass & Desert

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RCIT-GIS

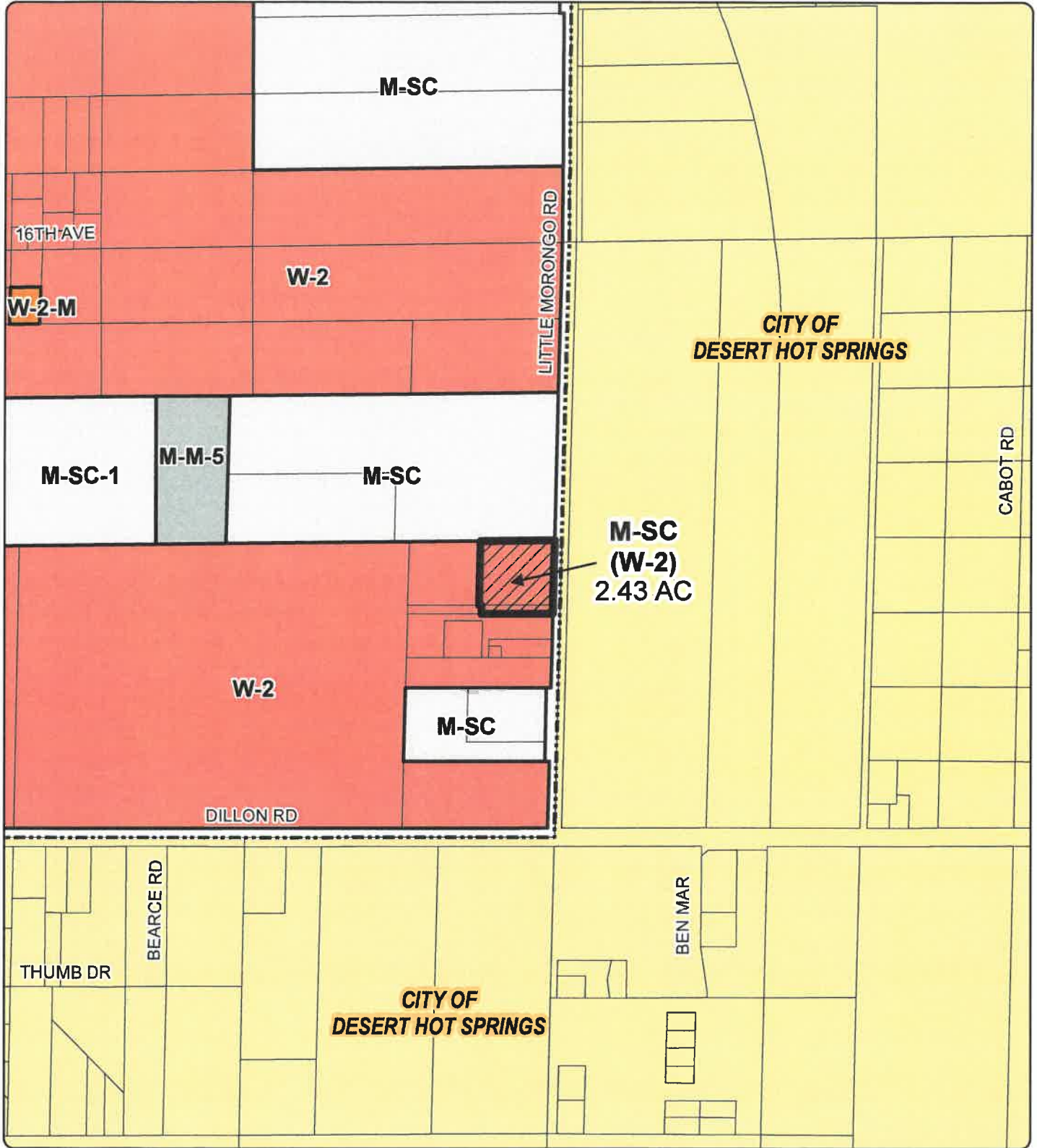
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1900020

PROPOSED ZONING

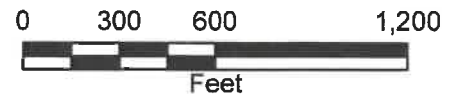
Supervisor: Hewitt
District 5

Date Drawn: 07/11/2019
Exhibit 3



Zoning Dist: Pass & Desert

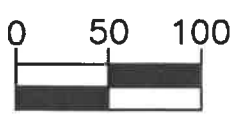
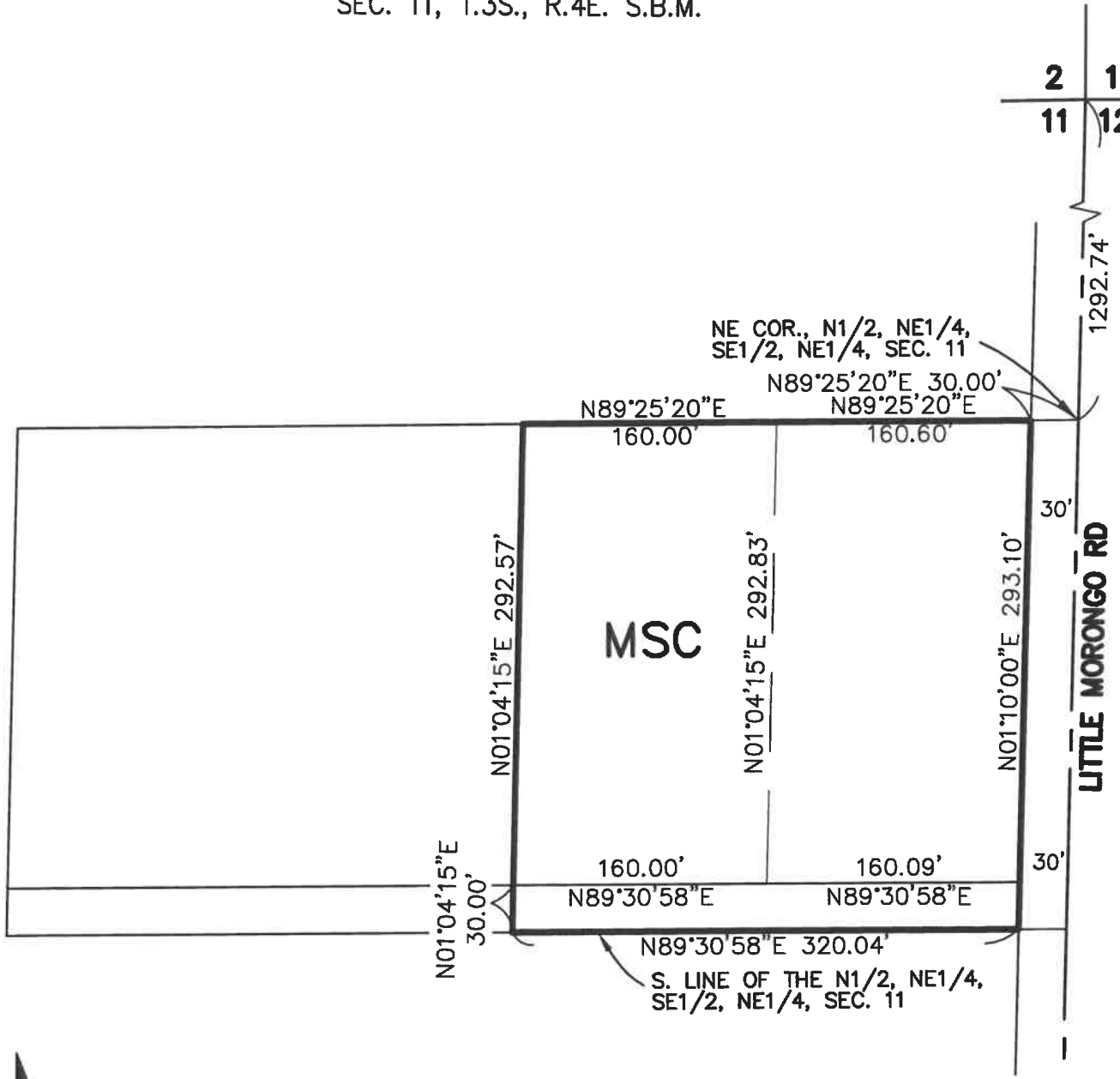
Author: Vinnie Nguyen



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SEC. 11, T.3S., R.4E. S.B.M.

2 1
11 12



LEGEND

M-SC

MANUFACTURING SERVICE COMMERCIAL

MAP NO. 00.000

CHANGE OF OFFICIAL ZONING PLAN
PASS & DESERT
DISTRICT

CHANGE OF ZONE CASE NO. 0000
AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.0000
JANUARY 1, 2000

RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN 666-190-004
APN 666-190-006



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

APPLICATION FOR CHANGE OF ZONE

CHECK ONE AS APPROPRIATE:

Standard Change of Zone

There are three different situations where a Planning Review Only Change of Zone will be accepted:

- Type 1:** Used to legally define the boundaries of one or more Planning Areas within a Specific Plan.
- Type 2:** Used to establish or change a SP zoning ordinance text within a Specific Plan.
- Type 3:** Used when a Change of Zone application was conditioned for in a prior application.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

APPLICATION INFORMATION

Applicant Name: Carl Mauger

Contact Person: Stefan Lanthier E-Mail: Stefan@CoronaSurveyor.com

Mailing Address: 20730 Knob Place
Perris CA 92570
City State ZIP

Daytime Phone No: (951) 736-0200 Fax No: (N/A)

Engineer/Representative Name: Stefan Lanthier

Contact Person: Stefan Lanthier E-Mail: Stefan@CoronaSurveyor.com

Mailing Address: 20730 Knob Place
Perris CA 92570
City State ZIP

Daytime Phone No: (951) 736-0200 Fax No: (N/A)

Property Owner Name: The Mauger Family Trust

Contact Person: Carl Mauger E-Mail: crmauger@msn.com

Mailing Address: P.O. Box 8
Street

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 CHANGE OF ZONE

Aguaanga CA 92536
City State ZIP

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 property address and/or assessor's parcel 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.

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.

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.)

<u>CARL R. MAUGER</u> <small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<u>Carl R. M.</u> <small>SIGNATURE OF PROPERTY OWNER(S)</small>
_____	_____
<small>PRINTED NAME OF PROPERTY OWNER(S)</small>	<small>SIGNATURE OF PROPERTY OWNER(S)</small>

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 666-190-004 + 006
Approximate Gross Acreage: 2.25 Acres
General location (nearby or cross streets): North of Dillon Road, South of _____

APPLICATION FOR CHANGE OF ZONE

16th Avenue, East of N. Indian Cyn. Dr., West of Little Morongo Road.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

Owner desires to change zoning from W2 to M-SC

Related cases filed in conjunction with this request:

Lot Line Adjustment LLA190014

This completed application form, together with all of the listed requirements provided on the Change of Zone 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\295-1071 CZ Condensed Application.docx
Created: 07/06/2015 Revised: 07/30/2018



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

The Mauger Family Trust

Carl Robert Mauger - Trustee

Printed Name of Owner

If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets of this page, if necessary.

If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.

In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.

If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant Director of TLMA

NOTICE OF EXEMPTION

TO: Office of Planning and Research (OPR) FROM: Riverside County Planning Department 38686 El Cerrito Road
P.O. Box 3044 4080 Lemon Street, 12th Floor Palm Desert, CA 92201
Sacramento, CA 95812-3044 P.O. Box 1409
 County of Riverside County Clerk Riverside, CA 92502-1409

Project Title/Case No.: Plot Plan No. CZ1900020

Project Location: APN 666-190-006 and APN 666-190-004 (See attached map)

Project Description: CHANGE OF ZONE NO. 1900020 (CZ1900020), to change the zoning classification for the subject property from Controlled Development Areas (W-2) to Manufacturing – Service Commercial (M-SC) for two parcels on 2.42 acres.

Name of Public Agency Approving Project: Riverside County Planning Department

Project Sponsor: Carl Mauger

Exempt Status: (Check one)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption (15301 (b) 3)
- Statutory Exemption (_____)
- Other _____

Reasons why project is exempt: The Planning Department concludes the project is exempt from CEQA based on Sections 15301 (b) 3 of the CEQA Guidelines.

The Change of Zone is exempt from California Environmental Quality Act (CEQA) review pursuant to the general rule (section 15061 (b) 3) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that the Change of Zone will not have a significant effect on the environment, because the Change of Zone will not result in any physical changes to the environment. The site is currently vacant land, no new land use or construction activity is proposed at this time.

Travis Engelking (951) 955-1417
County Contact Person Phone Number
[Signature] Urban Regional Planner II 07/15/19
Signature Title Date

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case # _____

Please charge deposit fee case#: ZEA43083 ZCFG 06458

FOR COUNTY CLERK'S USE ONLY

Engelking, Travis

From: Engelking, Travis
Sent: Monday, October 07, 2019 8:50 AM
To: Komalpreet Toor
Cc: stacey
Subject: RE: Change of Zone No.1900020

Good morning,

No construction is proposed or associated with the Change of Zone No. 1900020 (CZ1900020). Please let me know if you have any further questions or concerns.

Sincerely,

Travis Engelking, M.A.

URBAN REGIONAL PLANNER II
County Of Riverside
Transportation and Land Management Agency
Phone: 951-955-1417
E-Mail: TEngelki@RIVCO.ORG

From: Komalpreet Toor [mailto:komal@lozeaudrury.com]
Sent: Friday, October 04, 2019 3:51 PM
To: Engelking, Travis <TEngelki@RIVCO.ORG>
Cc: stacey <stacey@lozeaudrury.com>
Subject: Change of Zone No.1900020

CAUTION: This email originated externally from the **Riverside County** email system.
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Good afternoon Mr. Engelking,

I received the notice of public hearing for Change of Zone No.1900020; thank you for sending that. Is there any new construction proposed or associated with this zone change?

Thank you,
Komal

--
Komalpreet Toor
Legal Assistant
Lozeau | Drury LLP
[1939 Harrison Street, Suite 150](https://www.lozeaudrury.com)
[Oakland, CA 94612](https://www.lozeaudrury.com)
[\(510\) 836-4200](tel:5108364200)
[\(510\) 836-4205](tel:5108364205) (fax)
Komal@lozeaudrury.com

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 11, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ1900020 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2000'

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

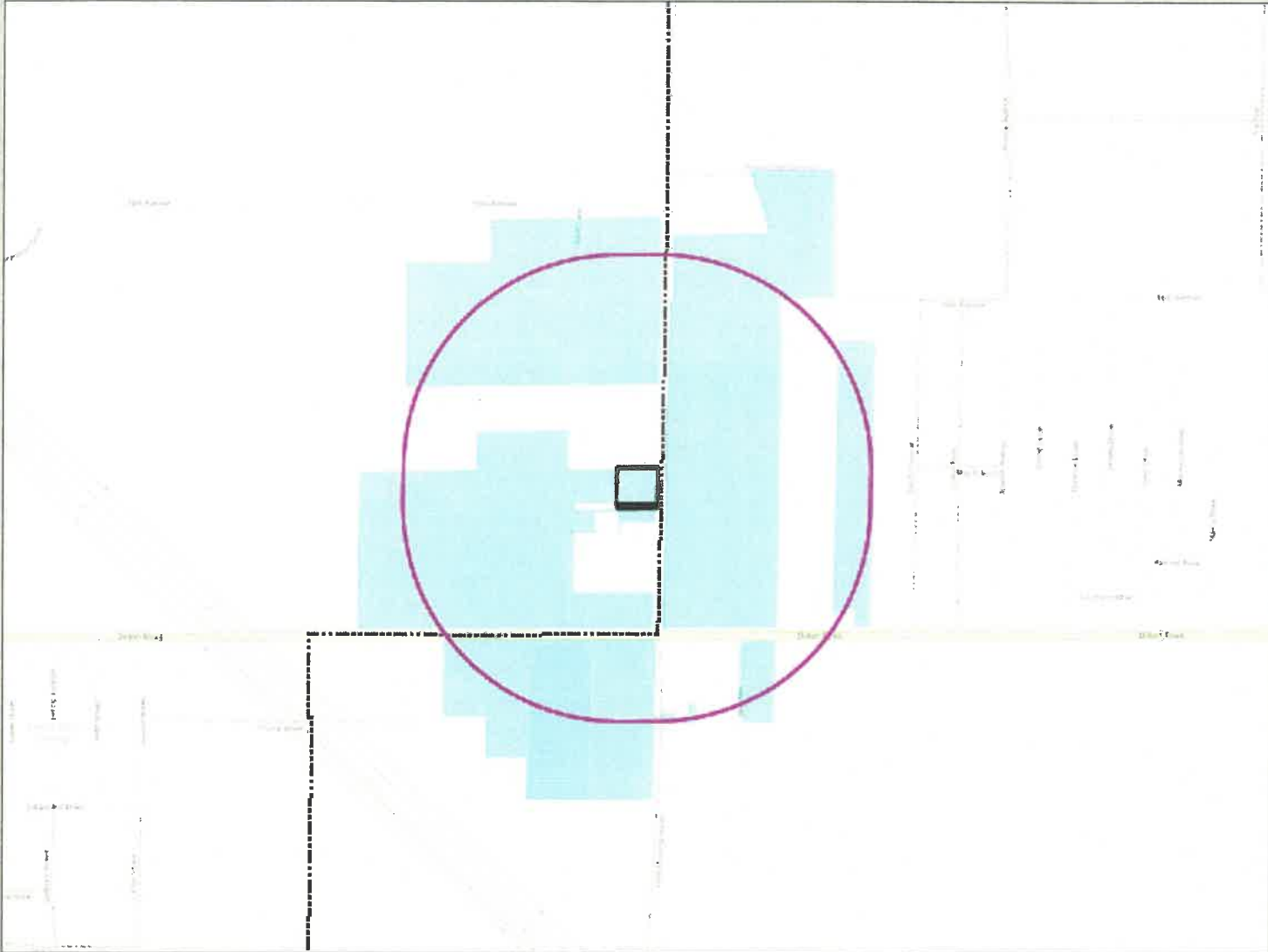
ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

Riverside County GIS Mailing Labels

CZ1900020 (2000 feet buffer)



Legend

-  County Boundary
-  Cities

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.

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:

CHANGE OF ZONE NO. 1900020 – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061(b)3 (General Rule) – Applicant: Carl Mauger – Engineer/Representative: Stefan Lanthier – Fifth Supervisorial District – Western Coachella Valley Area Plan (General Plan): Community Development: Light Industrial (CD-LI) – Pass & Desert District Zoning Area – Zoning: Controlled Development Areas (W-2) – Location: Northerly of Dillion Road, easterly of N. Indian Canyon Drive, southerly of 16th Avenue, and westerly of Little Morongo Road – Area: 2.42 Acres – **REQUEST**: the proposal is to change the existing zoning classification of approximately 2.42 acres from W-2 (Controlled Development Area) to M-SC (Manufacture Service Commercial) to be consistent with the existing General Plan designation. APN's 666-190-004 and 666-190-006.

TIME OF HEARING:	9:30 a.m. or as soon as possible thereafter.
DATE OF HEARING:	OCTOBER 16, 2019
PLACE OF HEARING:	STEVE ROBBINS ADMINISTRATION BUILDING COACHELLA VALLEY WATER DISTRICT ADMINISTRATION BOARD ROOM 75515 HOVLEY LANE EAST, PALM DESERT, CA 92211

For further information regarding this project please contact the Project Planner Travis Engelking at phone (951) 955-1417 or email at TEngelki@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Commission will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 a.m. to 5:00 p.m. at the Planning Department office located at 4080 Lemon Street 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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: Travis Engelking
P.O. Box 1409, Riverside, CA 92502-1409



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666300006
FRANK SIFUENTES
VICTOR SIFUENTES
101 CLEARWATER WAY
RANCHO MIRAGE CA 92270

666300005
MARK BARAGHIMIAN
ELLEN BARAGHIMIAN
KENNETH LOUIS MERTZEL
1242 DELANEY DR
WEDDINGTON NC 28104

666190003
1045 SOUTH GREENWOOD AVENUE
15319 CHATSWORTH ST
MISSION HILLS CA 91345

666180012
RUTH C GIESE
19238 ABDALE ST
SANTA CLARITA CA 91321

666190002
DAVID P MILESKI
TERRIE A MILESKI
1971 W 190TH ST STE 100
TORRANCE CA 90504

665080010
RIVERSIDE COUNTY FLOOD CONT
1995 MARKET ST
RIVERSIDE CA 92501

666180006
WILLIAM MADIGAN
RITA MADIGAN
2077 ORANGE AVE
COSTA MESA CA 92627

666280014
DUKE M CHANG
22738 MEYLER ST
TORRANCE CA 90502

665120020
KLEIN RICHARD F & DOROTHY E FAMILY TRUST
2357 OAK PARK RD
GLEN DORA CA 91741

665120012
STEVEN EDDY CARTER
JENNIFER LEIGH CARTER
24 PONDEROSA CIR
PALM DESERT CA 92211

665120030
PATRICIA L ABBEY
34361 CALLE LAS PALMAS
CATHEDRAL CY CA 92234

666190013
PAUL SPILLMAN
DONNA SPILLMAN
3800 W WILSON NO 382
BANNING CA 92220

666180014
DELAWARE PROP INV
4444 ADAMS ST
CARLSBAD CA 92008

666070019
FRANCISCO ESERALDA
ERNESTINE ESERALDA
52404 AVENIDA RUBIO
LA QUINTA CA 92253



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PATTY J LOCKHART
5817 GARTH AVE
LOS ANGELES CA 90056

665110006
MIRALI ZARRABI
623 N LINDEN DR
BEVERLY HILLS CA 90210

665120037
BRUCE VAN ZILE
VICKIE VAN ZILE
65260 DILLON RD
DSRT HOT SPG CA 92240

665170005
DAVID M SANCHEZ
65959 HARRISON ST
THERMAL CA 92274

665170012
DAVID M SANCHEZ
65959 HIGHWAY 86
THERMAL CA 92274

666180018
MISSION SPRINGS WATER DIST
66575 2ND ST
DESERT HOT SPRINGS CA 92240

666300001
JORGE SOLANO
777 S LUGO
SAN BERNARDINO CA 92408

666300008
MARK S SHIRILAU
8539 BARNWOOD LN
RIVERSIDE CA 92508

665110004
OXFORD PROP
9 MACARTHUR PL NO 707
SANTA ANA CA 92707

666060006
LITTLE 16TH MORONGO
900 REGAL CANYON DR
WALNUT CA 91789

666180010
OSCAR G DELACRUZ
CHRIS DELACRUZ
CECILE DELACRUZ

9070 IRVINE CTR DR NO 145
IRVINE CA 92618

665120026
DICK WING HARTLEIN
BETTY J WING HARTLEIN
954 FALLS CREEK RD
HAMMIL VALLEY CA 93514

665080013
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666180008
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666190007
STEVEN R SCHWITTERS
P O BOX 5242
PALM SPRINGS CA 92263

666060005
A PLUS VORTEX
P O BOX 56867
SHERMAN OAKS CA 91413

665120035
PAUL WRIGHT
P O BOX 580375
NORTH PALM SPRINGS CA 92258

665170001
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NORA P HEMPHILL
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N PALM SPRINGS CA 92258

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666190004
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AGUANGA CA 92536

665120008
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