



# RIVERSIDE COUNTY PLANNING DEPARTMENT

9:00 A.M.

APRIL 17, 2019

**Planning  
Commissioners  
2019**

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

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

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

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

**5<sup>th</sup> District**  
Eric Kroencke  
Vice-Chairman

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

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

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

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

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

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

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

- 1.0 CONSENT CALENDAR: 9:00 a.m. or as soon as possible thereafter (Presentation available upon Commissioners' request)
- 1.1 **SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33700** – Applicant: Phil Rheingans – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan: Medium Density Residential (MDR) (2-5 du/ac) – Location: Northerly of Simpson Road, southerly of Grand Avenue, westerly of Beeler Road, and easterly of Leon Road – 40.18 Acres – Zoning: Light Agriculture – 10 acre min. (A-1-10) – Approved Project Description: Schedule "A" subdivision of 40.18 acres into 128 single family residential lots, two (2) open space lots for park and water quality uses totaling 3.5 acres, and two (2) open space lots for paseos – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33700, extending the expiration date to January 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.2 **FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32081** – Applicant: Phil Rheingans – Third Supervisorial District – Ramona Zoning District – San Jacinto Area Plan: Community Development – Medium Density Residential (MDR) (2-5 du/ac) – Location: Southerly of Thornton Avenue, westerly of Dartmouth Street, northerly of Crest Drive, and esterly of Cornell Street – 6.41 Acres – Zoning: One Family Dwellings – 10,000 sq. ft. min. (R-1-10000) – Approved Project Description: Schedule "A" subdivision of 6.41 acres into 16 residential lots with 10,000 sq. ft. minimum lot sizes – **REQUEST:** Fourth Extension of Time Request for Tentative Tract Map No. 32081, extending the expiration date to March 1, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at [gvillalo@rivco.org](mailto:gvillalo@rivco.org).
- 1.3 **PLOT PLAN NO. 180002 – RECEIVE AND FILE** – EA1800028 – Applicant: Smartlink, LLC on behalf of AT&T – Representative: Tyler Kent – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Airport Boulevard, southerly of 55<sup>th</sup> Avenue, easterly of Harrison Street, and westerly of Shady Lane at 85-240 Airport Boulevard – 0.71 Acres – Zoning: Manufacturing-Service Commercial – **REQUEST:** The Plot Plan proposes a disguised wireless communication facility, for AT&T, in the form of a 70-foot high mono-palm tree, with 12 antennas, 36 RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, utility cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, and 12-foot wide access driveway from Airport Boulevard. The site also contains an existing disguised wireless communication facility, owned by SBA Communications, disguised as a 70-foot high mono-palm tree previously approved under PP23890 to remain on the subject property. Project Planner: Jay Olivias at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivias@rivco.org).

- 1.4 **FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36687** – Applicant: Highpointe Wash St., LLC – Third Supervisorial District – Rancho California Zoning District – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Open Space: Conservation (OS-C) – Highway 79 Policy Area – Location: Northerly of Safflower Street, southerly of Koon Street, easterly of McColery Road, and westerly of Woodshire Drive – 20.3 Acres – Zoning: Specific Plan (SP No. 286 (Winchester 1800)) – Approved Project Description: Tentative Tract Map No. 36687 is a Schedule “A” subdivision of 20.3 acres into 71 residential lots and 14 open space lots. **REQUEST:** First Extension of Time Request for Tentative Tract Map No. 36687, extending the expiration date to February 2, 2022. Project Planner: Travis Engelking at (951) 955-1417 or email at [TEngelki@rivco.org](mailto:TEngelki@rivco.org).
- 2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS: 9:00 a.m. or as soon as possible thereafter  
(Presentation available upon Commissioners’ request)  
**NONE**
- 3.0 PUBLIC HEARING – CONTINUED ITEMS: 9:00 a.m. or as soon as possible thereafter.  
**NONE**
- 4.0 PUBLIC HEARING – NEW ITEMS: 9:00 a.m. or as soon as possible thereafter.
- 4.1 **CHANGE OF ZONE NO. 1800017 and CONDITIONAL USE PERMIT NO. 180016 – CEQ180073 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering, Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Krameria Avenue, southerly of Van Buren Boulevard, westerly of Washington Street, and easterly of Gardner Avenue – 3.45 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – Residential Agriculture (R-A) – **REQUEST:** The **Change of Zone No. 1800017** proposes to change the southern portion of the Project site currently zoned R-A to the C-P-S zoning classification. The **Conditional Use Permit No. 180016** proposes to establish an 18,800 sq. ft. retail commercial building, and 15,000 sq. ft. of outdoor display area. A Special Review of Parking has been approved by the Assistant TLMA Director to allow the project to provide 99 parking spaces. Project Planner: Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org).
- 4.2 **TENTATIVE PARCEL MAP NO. 37562 and CONDITIONAL USE PERMIT NO. 180019 – Intent to Adopt a Negative Declaration** – EA180085 – Owner/Applicant: Tower Energy Group – Engineer: Albert A. Webb Associates – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Community Development (CD): Commercial Retail (CR) – Light Industrial (LI) – Location: Northerly of Airport Boulevard, easterly of Harrison Street, southerly of 55<sup>th</sup> Avenue, and westerly of Shady Lane – 9.67 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Manufacturing – Service Commercial (M-SC) – **REQUEST: Tentative Parcel Map (TPM) No. 37562** proposes a Schedule “E” subdivision to divide 9.67 acres into three (3) parcels. Parcel 1 proposes a convenience store including motor vehicle fuel sales on approximately 3.38 acres. Parcels 2 and 3 will remain vacant as part of this project. **Conditional Use Permit (CUP) No. 180019** proposes construction of a single-story 5,275 sq. ft. convenience store building with a maximum height of 25 ft. In addition, Parcel 1 proposes the construction of a 6,125 sq. ft. fuel canopy with 12 pumping stalls, 38 parking stalls, 15,000 gallon propane (liquid petroleum) tank, and signage. The proposed convenience store includes a request for beer and wine sales for off-premises consumption. Project Planner: Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org).
- 5.0 WORKSHOPS:  
**NONE**
- 6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA
- 7.0 DIRECTOR’S REPORT
- 8.0 COMMISSIONERS’ COMMENTS



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.1

Planning Commission Hearing: April 17, 2019

## PROPOSED PROJECT

**Case Number(s):** TR33700E02

**Area Plan:** Harvest Valley/Winchester

**Zoning Area/District:** Winchester Area

**Supervisory District:** Third District

**Project Planner:** Gabriel Villalobos

**APNs:** 462-020-020, 021, 022, 023

**Applicant(s):**  
Phil Rheingans



Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of Tentative Tract Map No. 33700 has requested an extension of time to allow for the recordation of the final map to subdivide 40.18 acres into 128 single family residential lots, two open space lots for park and water quality uses totaling 3.5 acres, and two open space lots for paseos. The project is located north of Simpson Road, south of Grand Avenue, west of Beeler Road, and east of Leon Road.

## PROJECT RECOMMENDATION

**APPROVAL** of the **SECOND EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 33700**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to January 30, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background**

Tentative Tract Map No. 33700 was approved at Planning Commission on July 12, 2006. It proceeded to the Board of Supervisors along with Change of Zone No. 7210 and Agricultural Preserve Case No. 962 where all applications were tentatively approved on January 30, 2007. Agricultural Preserve Case No. 962 has an abandoned status and the diminishment of the tract from Agricultural Preserve #10 Winchester was never finalized, the applicant has been notified that the diminishment must be finalized before the change of zone map and tentative tract map can be recorded.

The Second Extension of Time was received January 25, 2018, ahead of the expiration date of January 30, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 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 (March 12, 2019) indicating the acceptance of the seven (7) recommended conditions.

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

### **State Bills**

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

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

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

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

### **Riverside County Tentative Map Extensions**

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

## SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33700

Planning Commission Extension of Time Report: April 17, 2019

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

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

The 1<sup>st</sup> extension of time granted 1 year. This, 2<sup>nd</sup> extension will grant another 3 years. The remaining number of years available to extend this tentative map after this approval will be 2 years and will expire on January 30, 2023.

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

### ENVIRONMENTAL REVIEW

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

### FINDINGS

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

#### *Extension of Time Findings*

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

# 2nd EOT for TR33700

## Vicinity Map



### Legend

- Parcels
- 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.



0 752 1,505 Feet

REPORT PRINTED ON... 4/4/2019 3:44:51 PM

© Riverside County GIS



# Extension of Time Environmental Determination

Project Case Number: TR33700  
Original E.A. Number: 40328  
Extension of Time No.: 2<sup>nd</sup> EOT  
Original Approval Date: January 30, 2007  
Project Location: North of Simpson Road, South of Grand Avenue, West of Beeler Road, and East of Leon Road  
Project Description: Schedule A - subdivision of 40.18 acres into 128 single family residential lots, two open space lots for park and water quality uses totaling 3.5 acres, and two open space lots for paseos.

On January 30, 2007, this Tentative Tract Map and its original environmental assessment/environmental impact report was reviewed to determine: 1) whether any significant or potentially significant changes in the original proposal have occurred; 2) whether its environmental conditions or circumstances affecting the proposed development have changed. As a result of this evaluation, the following determination has been made:

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

Signature: *Gabriel Villalobos*  
Gabriel Villalobos, Project Planner

Date: 4/4/11  
For Charissa Leach, Assistant TLMA Director



## Villalobos, Gabriel

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**From:** Phil Rheingans <phil@rheingansfarms.com>  
**Sent:** Tuesday, March 12, 2019 6:41 PM  
**To:** Villalobos, Gabriel  
**Subject:** [EXTERNAL MAIL] Re: Recommended Conditions for TR33700 2nd EOT

Gabriel,

These conditions are accepted so we can get an EOT. Please move forward on processing EOT.

Thank you,  
Phil Rheingans  
619-520-8753

Sent from my iPhone

On Mar 6, 2019, at 6:01 PM, Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)> wrote:

Hey Phil,

This map will be extended to January 30, 2021. See the original message below.

### Gabriel Villalobos

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**How are we doing? Click the Link and tell us**

**From:** Villalobos, Gabriel  
**Sent:** Wednesday, August 01, 2018 3:43 PM  
**To:** 'phil@rheingansfarms.com' <[phil@rheingansfarms.com](mailto:phil@rheingansfarms.com)>  
**Subject:** FW: Recommended Conditions for TR33700 2nd EOT

Good Afternoon Phil,

Here is the original message, please review and send back your acceptance letter as soon as you can so I can finish the staff report and schedule the case for the next available Planning Commission hearing. Thanks!

**Gabriel Villalobos**

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



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

**How are we doing? Click the Link and tell us**

**From:** Villalobos, Gabriel  
**Sent:** Wednesday, February 07, 2018 11:12 AM  
**To:** 'number 7@igopogo.us' <number 7@igopogo.us>  
**Subject:** Recommended Conditions for TR33700 2nd EOT

Attn: Tia K. Ngo  
14052 Shirley St  
Westminster, CA 92683

RE: SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 33700.

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

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

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

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

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

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

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

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

**Gabriel Villalobos**

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



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

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**County of Riverside California**

<TR33700 2nd EOT COA.pdf>



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

*Juan C. Perez  
Agency Director*



04/04/19, 3:51 pm

TR33700E02

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TR33700E02. 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\* - 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.**

**Comments: RECOMMND THARMON 20051031 C000492691  
DRAFT THARMON 20051031  
TR33700**

**BS-Grade. 2                                    0010-BS-Grade-MAP-G1.2 OBEY ALL GDG REGS**

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

**Comments: RECOMMND THARMON 20051031 C000492686  
DRAFT THARMON 20051031  
TR33700**

**BS-Grade. 3                                    0010-BS-Grade-MAP-G1.3 DISTURBS NEED G/PMT**

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

**Comments: RECOMMND THARMON 20051031 C000492687  
DRAFT THARMON 20051031  
TR33700**

**BS-Grade. 4                                    0010-BS-Grade-MAP-G1.6 DUST CONTROL**

**All necessary measures to control dust shall be implemented**

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 4                                    0010-BS-Grade-MAP-G1.6 DUST CONTROL (cont.)  
by the developer during grading.

Comments: RECOMMND THARMON 20051031  
DRAFT THARMON 20051031  
TR33700

BS-Grade. 5                                    0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS

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

Comments: RECOMMND THARMON 20051031 C000492690  
DRAFT THARMON 20051031  
TR33700

BS-Grade. 6                                    0010-BS-Grade-MAP-G2.5 2:1 MAX SLOPE RATIO

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

Comments: RECOMMND THARMON 20051031 C000492688  
DRAFT THARMON 20051031  
TR33700

BS-Grade. 7                                    0010-BS-Grade-MAP-G2.8MINIMUM DRNAGE GRAD

Minimum drainage grade shall be 1% except on portland  
cement concrete where 0.35% shall be the minimum.

Comments: RECOMMND THARMON 20051031 C000492689  
DRAFT THARMON 20051031  
TR33700

BS-Grade. 8                                    0010-BS-Grade-MAP-GIN INTRODUCTION

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

Comments: RECOMMND THARMON 20051031 C000492685  
DRAFT THARMON 20051031  
TR33700

### E Health

E Health. 1                                    0010-E Health-MAP - WELLS /SEPTIC SYSTEM

### ADVISORY NOTIFICATION DOCUMENT

#### E Health

E Health. 1    0010-E Health-MAP - WELLS /SEPTIC SYSTEM (cont.)

Any existing water wells and subsurface sewage disposal systems to be properly destroyed prior to grading. Obtain proper permits and inspections.

Comments: RECOMMND MRIHA 20051104  
TR33700

#### Fire

Fire. 1    0010-Fire-MAP-#14-COM/RES HYD/SPACING

Approved super fire hydrants, (6"x4"x2 1/2"x2 1/2") shall be located at each street intersection and spaced not more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a fire hydrant. For areas along park.

Comments: RECOMMND CEDWARDS 20060531  
DRAFT CEDWARDS 20060531  
TR33700

Fire. 2    0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

Comments: RECOMMND CEDWARDS 20060531  
DRAFT CEDWARDS 20060531  
TR33700

Fire. 3    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.

Comments: RECOMMND CEDWARDS 20060531  
DRAFT CEDWARDS 20060531  
TR33700

#### Flood

## ADVISORY NOTIFICATION DOCUMENT

### Flood

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

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

Comments: RECOMMND DHGARCIA 20060410  
DRAFT DHGARCIA 20060322  
TR33700

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.

Comments: RECOMMND DHGARCIA 20060410  
DRAFT DHGARCIA 20060322  
TR33700

Flood. 3                                    0010-Flood-MAP CONSTRUCT BASIN A-1

The developer shall build Basin A-1 to provide the designed attenuation as shown in concept on Exhibit 3 "West Winchester Drainage Plan" map received by the District on March 31, 2006 or functional equivalent as approved by the General Manager Chief Engineer.

Comments: RECOMMND DHGARCIA 20060410  
DRAFT DHGARCIA 20060322  
TR33700

Flood. 4                                    0010-Flood-MAP CONSTRUCT BASIN A-2

The developer shall build Basin A-2 to provide the designed attenuation as shown in concept on Exhibit 3 "West Winchester Drainage Plan" map received by the District on March 31, 2006 or functional equivalent as approved by the General Manager Chief Engineer.

Comments: RECOMMND DHGARCIA 20060410  
DRAFT DHGARCIA 20060322  
TR33700

Flood. 5                                    0010-Flood-MAP CONSTRUCT BASIN B

**ADVISORY NOTIFICATION DOCUMENT**

## Flood

**Flood. 5** 0010-Flood-MAP CONSTRUCT BASIN B (cont.)

The developer shall build Basin B to provide the designed attenuation as shown in concept on Exhibit 3 "Winchester Hills CFD Storm Drain Facility Plan" map received by the District on March 31, 2006 or functional equivalent as approved by the General Manager Chief Engineer.

Comments: RECOMMND DHGARCIA 20060410  
DRAFT DHGARCIA 20060322  
TR33700

**Flood. 6** 0010-Flood-MAP CONSTRUCT CFD FACILITIES

The developer shall build all Winchester Hills CFD facilities needed to collect tributary offsite flows and outlet on and offsite flows to Salt Creek Channel. The project as proposed is entirely dependent on the CFD. If the upstream attenuation cannot be accomplished, the plan would have to be substantially redesigned to accommodate un-attenuated flows as well as alternate collection facilities. This may require that the map go back through the entitlement process.

Comments: RECOMMND DHGARCIA 20060407  
DRAFT DHGARCIA 20060322  
TR33700

**Flood. 7** 0010-Flood-MAP CONSTRUCT LINE A

The developer shall build Line A facility from Salt Creek to proposed Lateral A-6 as shown in concept on Exhibit 3 "West Winchester Drainage Plan" map received by the District on March 31, 2006 or functional equivalent as approved by the General Manager Chief Engineer.

Comments: RECOMMND DHGARCIA 20060410  
DRAFT DHGARCIA 20060322  
TR33700

**Flood. 8** 0010-Flood-MAP CONSTRUCT LINE B

The developer shall build Line B facility from Line A to Basin B as shown in concept on Exhibit 3 "Winchester Hills CFD Storm Drain Facility Plan" map received by the District on March 31, 2006 or functional equivalent as approved by the General Manager Chief Engineer.





## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 10

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

The developer shall build all CFD facilities needed to collect tributary offsite flows and outlet on and offsite flows to Salt Creek Channel. The project as proposed is entirely dependent on the CFD. If the offsite Right of Way for these facilities is not obtained, the Tract would have to be substantially redesigned. This would certainly require that the project go back through the tentative approval process.

A water quality basin is also proposed. Backup calculations for preliminary sizing have been submitted along with a preliminary WQMP. The basin appears to have an adequate footprint to mitigate the sites water quality. Embankment is proposed for the water quality basin. The following criteria shall be followed during final engineering:

Embankment for mitigation basins shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgement of the General Manager-Chief Engineer. In cases where embankment is required the following criteria shall be met:

1. In no case shall the top of embankment for the basin be more than 3-feet above the lowest adjacent top of curb in Simpson Road.
2. The external slopes for the basin shall be a minimum of 4h to 1v.
3. There shall be a 15-foot wide bench at the top of any proposed embankment.
4. The internal slopes of the basin shall be a minimum of 4h to 1v where it is in embankment and 2h to 1v for the rest.
5. The 100-year water surface in the basin shall not be greater than 2-feet above the lowest adjacent top of curb in Simpson Road.
6. The spillway invert shall not be more than 1-foot above the adjacent top of curb in Simpson Road.

The conceptual grading on the tract map does not show an access ramp to the bottom. An access ramp will be required.











## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1                      0010-Planning-MAP - DESIGN GUIDELINES (cont.)

Planning. 1                      0010-Planning-MAP - DESIGN GUIDELINES

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

Comments: RECOMMND AKRIZEK 20060607  
DRAFT RBRADY 20060605  
TR33700

Planning. 2                      0010-Planning-MAP - FEES FOR REVIEW

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Comments: RECOMMND AKRIZEK 20060607  
DRAFT RBRADY 20060605  
TR33700

Planning. 3                      0010-Planning-MAP - GEO NO.1555

County Geologic Report (GEO) No. 1555, submitted for this project (TR33700), was prepared by Geosoils, Inc and is entitled: "Preliminary Geotechnical Investigation Report, 38-Acre Site, APNs 462-020-020, 462-020-021, and 462-020-022 and APN 462-020-023, Winchester Area, Riverside County, California", dated June 14, 2005.

GEO No. 1555 concluded:

1. The potential for liquefaction within the property is considered generally low.
2. Assuming an artificially high-perched groundwater level of 15 feet, there are potentially liquefiable layers of older alluvial materials at depths greater than 15 feet, with the potential for seismic settlement on the order of 1 to 4.5 inches, and differential settlement of 2 inches in 40 lateral feet.





## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 5                                    0010-Planning-MAP - LANDSCAPE MAINTENANCE (cont.)

Planning. 5                                    0010-Planning-MAP - LANDSCAPE MAINTENANCE

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

Comments: RECOMMND AKRIZEK 20060607  
DRAFT RBRADY 20060605  
TR33700

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.

Comments: RECOMMND AKRIZEK 20060607  
DRAFT RBRADY 20060605  
TR33700

Planning. 7                                    0010-Planning-MAP - NPDES COMPLIANCE (1)

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

Comments: RECOMMND AKRIZEK 20060607  
DRAFT RBRADY 20060605  
TR33700

Planning. 8                                    0010-Planning-MAP - 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.

Comments: RECOMMND AKRIZEK 20060607  
DRAFT RBRADY 20060605  
TR33700

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 9                                    0010-Planning-MAP - OFFSITE SIGNS ORD 679.4 (cont.)

Planning. 9                                    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.

Comments: RECOMMND AKRIZEK 20060607  
DRAFT RBRADY 20060605  
TR33700

Planning. 10                                    0010-Planning-MAP - ORD 810 OPN SPACE FEE

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Comments: RECOMMND AKRIZEK 20060607  
DRAFT RBRADY 20060605  
TR33700

Planning. 11                                    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













## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

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

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action, or proceeding or fails to cooperate fully in the defense, the land divider shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

Comments: RECOMMND AKRIZEK 20060607  
DRAFT RBRADY 20060605  
TR33700

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

The land division hereby permitted is to subdivide 40.18 acres into 128 single family residential lots with a minimum lot size of 7,200 square feet and four open space lots for parks, water quality features and paseos.

Comments: RECOMMND AKRIZEK 20060607  
DRAFT RBRADY 20060605  
TR33700

### Transportation

Transportation. 1                      0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Comments: RECOMMND RGRAMLIC 20060314  
DRAFT RGRAMLIC 20060313  
TR33700

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                    0010-Transportation-MAP - DRAINAGE 2 (cont.)

Transportation. 2                    0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Comments: RECOMMND RGRAMLIC 20060314  
DRAFT RGRAMLIC 20060313  
TR33700

Transportation. 3                    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.

Comments: RECOMMND RGRAMLIC 20060314  
DRAFT RGRAMLIC 20060313  
TR33700

Transportation. 4                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 4                    0010-Transportation-MAP - STD INTRO 3(ORD 460/461)  
(cont.)

Comments: RECOMMND RGRAMLIC 20060314  
DRAFT RGRAMLIC 20060313  
TR33700

Transportation. 5                    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 Comprehensive 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.

Lindenberger Road (NS) at:  
Simpson Road (EW)

Leon Road (NS) at:  
Simpson Road (EW)

Project Entrance West (NS) at:  
Simpson Road (EW)

Project Entrance East (NS) at:  
Simpson Road (EW)

Winchester Road (NS) at:  
Simpson 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.

## ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 5

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

Comments: RECOMMND RGRAMLIC 20060314  
DRAFT DACUNA 20051122  
TR33700

Plan: TR33700E02

Parcel: 462020022

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-EOT1 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

050 - E Health. 2                      0050-E Health-MAP - HAZMAT PHASE II                      Not Satisfied

A Phase II Environmental Assessment is required to be completed for pesticides or other hazardous materials used on the property. The results must be reviewed by Haz Mat to verify that the levels are below hazardous waste criteria. If there are questions regarding the number of samples or other requirements, contact Doug Thompson at (951) 358-5055.

050 - E Health. 3                      0050-E Health-MAP - MONEY                      Not Satisfied

Financial arrangements (securities posted) must be made for the water improvement plans and be approved by County Counsel.

050 - E Health. 4                      0050-E Health-MAP - SEWER PLAN - COUNTY                      Not Satisfied

A sewer system shall have mylar plans and specifications as approved by the District, the County Survey Department and the Department of Environmental Health.

050 - E Health. 5                      0050-E Health-MAP - WATER PLAN                      Not Satisfied

A water system shall have plans and specifications approved by the water company and the Department of Environmental Health.

050 - E Health. 6                      EOT2 - 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)

Plan: TR33700E02

Parcel: 462020022

50. Prior To Map Recordation

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 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

Plan: TR33700E02

Parcel: 462020022

50. Prior To Map Recordation

Flood

050 - Flood. 1                      0050-Flood-MAP 3 ITEMS TO ACCEPT FACILITY (cont.)                      Not Satisfied  
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 Salt Creek Channel Winchester North Hemet Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 3                      0050-Flood-MAP ENCROACHMENT PERMIT REQ                      Not Satisfied

An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.

050 - Flood. 4                      0050-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

Plan: TR33700E02

Parcel: 462020022

50. Prior To Map Recordation

Flood

050 - Flood. 4 easement. 0050-Flood-MAP OFFSITE EASE OR REDESIGN (cont.) Not Satisfied

050 - Flood. 5 0050-Flood-MAP ONSITE EASE ON FINAL MAP Not Satisfied

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 6 0050-Flood-MAP SUBMIT FINAL WQMP Not Satisfied

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

050 - Flood. 7 0050-Flood-MAP SUBMIT PLANS Not Satisfied

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 8 0050-Flood-MAP WRITTEN PERM FOR GRADING Not Satisfied

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.

Planning

050 - Planning. 1 0050-Planning-MAP - AG PRES CANCEL (1) Not Satisfied

Prior to recordation of a final map, the Board of Supervisors shall have issued a Certificate of Final Cancellation for Agricultural Preserve Case No. 962, located within Winchester Agricultural Preserve No. 10, Map No. 82, and shall have adopted a resolution diminishing the subject property from said agricultural preserve. Compliance with this condition will satisfy a similar condition applied to this project within the 60. Series titled "MAP - AG PRES CANCEL (2)."

050 - Planning. 2 0050-Planning-MAP - AG/DAIRY NOTIFICATION Not Satisfied

The land divider shall submit a detailed proposal for the



Plan: TR33700E02

Parcel: 462020022

50. Prior To Map Recordation

Planning

050 - Planning. 2                      0050-Planning-MAP - AG/DAIRY NOTIFICATION (cont.)                      Not Satisfied

notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

050 - Planning. 3                      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 Recreation and Parks District.

050 - Planning. 4                      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

Plan: TR33700E02

Parcel: 462020022

50. Prior To Map Recordation

Planning

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

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 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 '\_\_\_\_', 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

Plan: TR33700E02

Parcel: 462020022

50. Prior To Map Recordation

Planning

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

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. 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 - COMMON AREA MAIN                      Not Satisfied

Common areas identified on the TENTATIVE MAP shall be owned and maintained as follows:

a. A permanent master maintenance organization shall be established for the area, to assume ownership and maintenance responsibility for all common recreation, open space, detention basins, paseos, circulation systems and landscaped areas (lots 129, 130, L and M on the TENTATIVE MAP). The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a

Plan: TR33700E02

Parcel: 462020022

50. Prior To Map Recordation

Planning

050 - Planning. 5                      0050-Planning-MAP - COMMON AREA MAIN (cont.)                      Not Satisfied

private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provide for in these conditions of approval, common areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision is recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division, or issuance of any building permits for any approved development permit (use permit, plot plan, etc.).

050 - Planning. 6                      0050-Planning-MAP - ECS AFFECTED LOTS                      Not Satisfied

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book \_\_\_\_, Page \_\_\_\_."

Effected lots shall be identified as Lot Nos. 1-18 and 32-48 as shown on the TENTATIVE MAP.

050 - Planning. 7                      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. 8                      0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM                      Not Satisfied

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

"Lot Nos. 1-18 and 32-48, as shown on the TENTATIVE MAP, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper

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- |  |  |               |
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| 050 - Planning. 8  | 0050-Planning-MAP - ECS NOTE RIGHT-TO-FARM (cont.) | Not Satisfied |
| <p>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."</p> <p>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.</p> |  |               |
| 050 - Planning. 9  | 0050-Planning-MAP - ECS SHALL BE PREPARED          | Not Satisfied |
| <p>The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. &amp; F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.</p>  |  |               |
| 050 - Planning. 10   | 0050-Planning-MAP - FEE BALANCE                    | Not Satisfied |
| <p>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.</p>  |  |               |
| 050 - Planning. 11   | 0050-Planning-MAP - FINAL MAP PREPARER             | Not Satisfied |
| <p>The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.</p>   |  |               |
| 050 - Planning. 12   | 0050-Planning-MAP - PREPARE A FINAL MAP            | Not Satisfied |
| <p>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</p>  |  |               |

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050 - Planning. 12                      0050-Planning-MAP - PREPARE A FINAL MAP (cont.)                      Not Satisfied  
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. 13                      0050-Planning-MAP - QUIMBY FEES (1)                      Not Satisfied  
The land divider shall submit to the County Planning  
Department - Development Review Division a duly and  
completely executed agreement with the Valley Wide  
Recreation and Parks District which demonstrates to the  
satisfaction of the County that the land divider has  
provided for the payment of parks and recreation fees  
and/or dedication of land for the TENTATIVE MAP in  
accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 14                      0050-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied  
No FINAL MAP shall record until Change of Zone No. 7210  
has been approved and adopted by the Board of Supervisors  
and has been made effective. This land division shall  
conform with the development standards of the  
designation and/or zone ultimately applied to the property.

050 - Planning. 15                      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 7,200 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be  
in conformance with the development standards of the R-1  
zone, and with the Riverside County Integrated Project  
(RCIP).

D. All lots on the FINAL MAP shall comply with the length  
to width ratios, as established by Section 3.8.C. of County  
Ordinance No. 460.

E. All knuckle or cul-de-sac lots shall have a minimum of  
40 feet of frontage measured at the front lot line.

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050 - Planning. 15                      0050-Planning-MAP - SURVEYOR CHECK LIST (cont.)                      Not Satisfied

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

Transportation

050 - Transportation. 1                      0050-Transportation-EOT1 - FINAL ACCESS AND MAINT                      Not Satisfied

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

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

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

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

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.

050 - Transportation. 3                      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. 4                      0050-Transportation-MAP - DEDICATIONS                      Not Satisfied

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050 - Transportation. 4            0050-Transportation-MAP - DEDICATIONS (cont.)            Not Satisfied

Interior streets shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section A. (36'/56')

Lot "C", entry street, shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 103 (50'/80') Modified.

Lot "D", entry street, shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 103 (46'/76') Modified.

Lot "B" between Lot "D" and the project boundary shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 104, Section "A". (44'/66')

050 - Transportation. 5            0050-Transportation-MAP - EASEMENT/SUR            Not Satisfied

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

050 - Transportation. 6            0050-Transportation-MAP - EXISTING MAINTAINED            Not Satisfied

Simpson Road is a paved County maintained road 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 a 59 foot half-width dedicated right-of-way in accordance with County Draft Standard No. 93 (Sheet 1 of 2). (38'/59')

050 - Transportation. 7            0050-Transportation-MAP - IMP PLANS            Not Satisfied

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

050 - Transportation. 8            0050-Transportation-MAP - INTERSECTION/50' TANGENT            Not Satisfied

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



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Transportation

050 - Transportation. 8      0050-Transportation-MAP - INTERSECTION/50' TANGENT (      Not Satisfied

050 - Transportation. 9      0050-Transportation-MAP - LANDSCAPING      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Landscaping shall be installed within Simpson Road, Lot "C", and Lot "D", entry streets. Landscaping plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. If landscaping maintenance to be annexed to County Service Area, or Landscaping and Lighting Maintenance District, landscaping plans shall depict ONLY such landscaping, irrigation and related facilities as are to be placed within the public road rights-of-way.

050 - Transportation. 10      0050-Transportation-MAP - LANDSCAPING APP. ANNEX      Not Satisfied

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

050 - Transportation. 11      0050-Transportation-MAP - SOILS 2      Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 12      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD      Not Satisfied

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. (2)Sets of street lighting plans approved by Transportation Department.

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Transportation

050 - Transportation. 12      0050-Transportation-MAP - STREET LIGHTS-CSA/L&LMD (c      Not Satisfied  
4. "Streetlight Authorization" form from SCE, IID or other  
electric provider.

050 - Transportation. 13      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. 14      0050-Transportation-MAP - STREET SWEEPING      Not Satisfied  
The project proponent shall contact the County Service Area  
(CSA) Project Manager to file an application for annexation  
or inclusion into CSA for street sweeping; or enter into a  
similar mechanism as approved by the Transportation  
Department.

050 - Transportation. 15      0050-Transportation-MAP - STREETLIGHT PLAN      Not Satisfied  
A separate street light plan is required for this project.  
  
Street lighting shall be designed in accordance with County  
Ordinance 460 and Streetlight Specification Chart found in  
Specification Section 22 of Ordinance 461. For projects  
within SCE boundaries use County of Riverside Ordinance  
461, Standard No's 1000 or 1001. For projects within  
Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 16      0050-Transportation-MAP - STRIPING PLAN      Not Satisfied  
A signing and striping plan is required for this project.  
The applicant shall be responsible for any additional  
paving and/or striping removal caused by the striping plan.  
Traffic signing and striping shall be performed by County  
forces with all incurred costs borne by the applicant,  
unless otherwise approved by the County Traffic Engineer.

050 - Transportation. 17      0050-Transportation-MAP - TS/DESIGN      Not Satisfied  
The project proponent shall be responsible for the design  
of traffic signal(s) at the intersection(s) of:  
  
Lindenberger Road (NS) at:  
Simpson Road (EW)  
  
Leon Road (NS) at:  
Simpson Road (EW)  
  
Winchester Road (NS) at:  
Simpson Road (EW)

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50. Prior To Map Recordation

Transportation

050 - Transportation. 17      0050-Transportation-MAP - TS/DESIGN (cont.)      Not Satisfied

or as approved by the Transportation Department

with fee credit given for Traffic Signal Mitigation Fees.

Installation of the signal(s) shall be per 90.TRANS

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

The intersection of Lindenberger Road (NS) and Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, one right-turn lane

Southbound: N/A

Eastbound: Two through lanes, one right-turn lane

Westbound: One left-turn lane, two through lanes

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

Northbound: One left-turn lane, one shared through/right turn lane

Southbound: One left-turn lane, one shared through/right turn lane

Eastbound: One left-turn lane, one through lane, and one right-turn lane

Westbound: One left-turn lane, one through lane, and one right-turn lane

The intersection of Project Entrance West (NS) and Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, one shared through/right turn lane

Southbound: One left-turn lane, one shared through/right turn lane

Eastbound: One left-turn lane, one through lane

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50. Prior To Map Recordation

Transportation

050 - Transportation. 18      0050-Transportation-MAP - TS/GEOMETRICS (cont.)      Not Satisfied

Westbound: One left-turn lane, two through lanes

The intersection of Project Entrance East (NS) and Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: One shared left-turn/through/right-turn lane

Eastbound: One through lane, one left-turn lane

Westbound: One through lane, one shared through/right turn lane

The intersection of Winchester Road (NS) and Simpson Road (EW) shall be improved to provide the following geometrics:

Northbound: One left-turn lane, two through lanes, and one right-turn lane

Southbound: One left-turn lane, one through lane, and one right-turn lane

Eastbound: One left-turn lane, one through lane, and one right-turn lane

Westbound: One left-turn lane, one through lane, and one right-turn lane

or as approved by the Transportation Department.

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

050 - Transportation. 19      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 project frontage and between the nearest poles offsite in each direction of the project site. A disposition note

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Transportation

050 - Transportation. 19      0050-Transportation-MAP- UTILITY PLAN (cont.)      Not Satisfied

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. 20      0050-Transportation-MAP-PARKWAY TREES/INTER.STREE      Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, in accordance with Ordinance 461. Parkway trees shall be installed in the interior streets within the subdivision. Landscape plans shall be submitted on standard County Plan sheet format (24" X 36"). Landscaping plans shall be submitted with the street improvement plans. Parkway tree maintenance shall be annexed to Lighting and Landscaping Maintenance District, landscaping plans shall depict ONLY such parkway trees as are to be placed within the public road rights-of-way.

050 - Transportation. 21      EOT2 - FINAL ACCESS AND MAINT      Not Satisfied

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      0060-BS-Grade-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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-EOT1 - REQ BMP SWPPP WQMP (cont.)                      Not Satisfied

Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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

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

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

060 - BS-Grade. 2                      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. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the movement of import/export occurs using county roads, review and approval of the haul routes by the Transportation Department will be required.

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP                      Not Satisfied

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective 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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 3                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP (cont.)                      Not Satisfied  
comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 341-5455.

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. 4                      0060-BS-Grade-MAP-G2.1 GRADING BONDS                      Not Satisfied  
Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

060 - BS-Grade. 5                      0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS                      Not Satisfied  
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 6                      0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN                      Not Satisfied  
Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS                      Not Satisfied  
Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS (cont.)                      Not Satisfied

060 - BS-Grade. 8                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied

All grading and drainage shall be designed in accordance with Riverside County Flood Control & Water Conservation District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (Water Quality Management Plan) required by Riverside County Flood Control and Water Conservation District.

060 - BS-Grade. 9                      EOT2 - 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)

E Health

060 - E Health. 1                      0060-E Health-MAP - STRUCTURE/WELL DEMO                      Not Satisfied

Obtain proper permits for the destruction of existing structures and water wells.

Flood

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

TR 33700 is located within the limits of the Salt Creek Channel Winchester North Hemet Area Drainage Plan for which drainage fees have been adopted.



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60. Prior To Grading Permit Issuance

Flood

- |   |  |               |
|---|--|---------------|
| 060 - Flood. 1  | 0060-Flood-MAP ADP FEES (cont.)          | Not Satisfied |
| <p>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.</p> |  |               |
| 060 - Flood. 2  | 0060-Flood-MAP ENCROACHMENT PERMIT REQ   | Not Satisfied |
| <p>An encroachment permit shall be obtained for any work within the District right of way or with District facilities. The encroachment permit application shall be processed and approved concurrently with the improvement plans.</p>   |  |               |
| 060 - Flood. 3  | 0060-Flood-MAP EROS CNTRL AFTER RGH GRAD | Not Satisfied |
| <p>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.</p>   |  |               |
| 060 - Flood. 4  | 0060-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>  |  |               |
| 060 - Flood. 5  | 0060-Flood-MAP PHASING                   | Not Satisfied |
| <p>If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.</p>   |  |               |
| 060 - Flood. 6  | 0060-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>  |  |               |
| 060 - Flood. 7  | 0060-Flood-MAP SUBMIT PLANS              | Not Satisfied |
| <p>A copy of the improvement plans, grading plans, BMP</p>  |  |               |



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-MAP - ARCHAEOLOGIST RETAINED (cont.)      Not Satisfied  
submitted to the Planning Department certifying this  
finding by the retained qualified archaeologist.

060 - Planning. 3                      0060-Planning-MAP - FEE BALANCE                                      Not Satisfied  
Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in  
a negative balance. If so, any outstanding fees shall be  
paid by the applicant/developer.

060 - Planning. 4                      0060-Planning-MAP - GRADING PLAN REVIEW                              Not Satisfied  
The land divider/permit holder shall cause a plan check  
application for a grading plan to be submitted to the  
county T.L.M.A - Land Use Division for review by the County  
Department of Building and Safety - Grading Division. Said  
grading plan shall be in conformance with the approved  
tentative map, in compliance with County Ordinance No. 457,  
and the conditions of approval for the tentative map.

060 - Planning. 5                      0060-Planning-MAP - NATIVE AMERICAN MONITOR                              Not Satisfied  
A tribal monitor from the Luiseño Indians will be required  
on-site during all ground disturbing activities to be  
retained by the land divider/permit holder/developer/land  
owner. Prior to issuance of a grading permit, the developer  
shall submit a copy of a signed contract between a  
Luiseño tribe and the land divider/permit  
holder/developer/land owner for the monitoring of the  
project. The monitor shall have the authority to monitor  
actively all project related grading and ground disturbing  
and shall have the authority to temporarily divert,  
redirect or halt grading activities to allow recovery of  
Native American resources. The landowner agrees to  
relinquish ownership of all cultural resources, including  
all Luiseño sacred items, burial goods and all  
archeological artifacts that are found on the project area  
to the appropriate band of Luiseño Indians for proper  
treatment and disposition.

060 - Planning. 6                      0060-Planning-MAP - NPDES COMPLIANCE (2)                              Not Satisfied  
Since this project will disturb one (1) or more acres,  
it will require a National Pollutant Discharge Elimination  
System (NPDES) Construction General Permit from the State  
Water Resources Control Board. Clearance for grading shall  
not be given until either the district or the Department of  
Building and Safety has determined that the project has  
complied with the current County requirements regarding the

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 6                      0060-Planning-MAP - NPDES COMPLIANCE (2) (cont.)                      Not Satisfied  
NPDES Construction General Permit.

060 - Planning. 7                      0060-Planning-MAP - PALEONTOLOGIST REQUIRED                      Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 8                      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. 9                      0060-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied

No grading permits shall be issued until Change of Zone No. 7210 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 10                      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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 10                      0060-Planning-MAP - SKR FEE CONDITION (cont.)                      Not Satisfied

applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.18 Acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - 30 DAY BURROWING OWL SUR                      Not Satisfied

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

Transportation

060 - Transportation. 1                      0060-Transportation-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



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80. Prior To Building Permit Issuance

Fire

080 - Fire. 1                      0080-Fire-MAP-#50C-TRACT WATER VERIFICA (cont.)                      Not Satisfied  
any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be a the job site.

Flood

080 - Flood. 1                      0080-Flood-MAP ADP FEES                      Not Satisfied  
TR 33700 is located within the limits of the Salt Creek Channel Winchester North Hemet 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.

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.

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

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80. Prior To Building Permit Issuance

Planning

- |   |  |               |
|---|--|---------------|
| 080 - Planning. 1   | 0080-Planning-MAP - ACOUSTICAL STUDY (cont.) | Not Satisfied |
| <p>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. The study shall focus on noise elements for adjacent roads as well as the adjacent rail line and its planned use as a metrolink commuter rail alignment.</p> |  |               |
| 080 - Planning. 2   | 0080-Planning-MAP - BUILDING SEPARATION 2    | Not Satisfied |
| <p>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.</p>  |  |               |
| 080 - Planning. 3   | 0080-Planning-MAP - CONFORM FINAL SITE PLAN  | Not Satisfied |
| <p>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.</p>   |  |               |
| 080 - Planning. 4   | 0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN | Not Satisfied |
| <p>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.</p>   |  |               |
| <p>The plot plan shall contain the following elements:</p>  |  |               |
| <p>1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.</p>  |  |               |
| <p>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.</p>  |  |               |



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Planning

080 - Planning. 4                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN (cor    Not Satisfied

3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 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 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 Countywide Design Standards and Guidelines.

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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 6                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied

after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 7                      0080-Planning-MAP - FRONT YARD LANDSCAPING                      Not Satisfied

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

080 - Planning. 8                      0080-Planning-MAP - LANDSCAPE PLOT PLAN                      Not Satisfied

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Planning

080 - Planning. 8

0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)

Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan 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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval.

When the proposal is located within the Valley-Wide Recreation and Park District, prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley Wide Recreation and Park District has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

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Planning

080 - Planning. 8

0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)

Not Satisfied

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation system. Use flow reducers to mitigate broken heads next to sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3)

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

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Planning

080 - Planning. 9                      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 permaanent 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.
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. 10                      0080-Planning-MAP - ROOF MOUNTED EQUIPMENT                      Not Satisfied

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Planning

- |                    |  |               |
|--------------------|--|---------------|
| 080 - Planning. 10 | 0080-Planning-MAP - ROOF MOUNTED EQUIPMENT (cont.) | 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. 11 | 0080-Planning-MAP - SCHOOL MITIGATION | Not Satisfied |
|--------------------|---------------------------------------|---------------|
- Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.
- |                    |   |               |
|--------------------|---|---------------|
| 080 - Planning. 12 | 0080-Planning-MAP - UNDERGROUND UTILITIES | Not Satisfied |
|--------------------|---|---------------|
- All utility extensions within a lot shall be placed underground.
- |                    |   |               |
|--------------------|---|---------------|
| 080 - Planning. 13 | 0080-Planning-MAP - Walls/Fencing Plans | Not Satisfied |
|--------------------|---|---------------|
- The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.
- A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.
- B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.
- C. 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, 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied

sufficient durability (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

H. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

I. Wrought iron or tubular steel fence sections shall 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.

Transportation

080 - Transportation. 1                      0080-Transportation-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

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Transportation

080 - Transportation. 1            0080-Transportation-EOT1 -WQMP AND MAINTENANCE (cc   Not Satisfied  
required, cleaned no later than October 15 each year.

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

080 - Transportation. 2            0080-Transportation-MAP - GARAGE DOOR 1            Not Satisfied

Garage door setbacks for all residential zones shall be 20  
feet for roll up doors, measured from the street  
right-of-way to the face of garage. If conventional swing  
out doors are used, an additional 4 feet will be required.  
Side entry garages shall comply with minimum building  
setback requirements.

080 - Transportation. 3            EOT2 - WQMP AND MAINTENANCE            Not Satisfied

The project shall begin constructing and installing the BMP facilities described in the approved Final  
WQMP. The project shall be responsible for performing all activities described in the WQMP and that  
copies of the approved Final WQMP are available for the future owners/occupants.  
A maintenance plan and signed maintenance agreement shall be submitted to the Transportation  
Department for review and approval prior to issuance of occupancy permits. A maintenance  
organization will be established with a funding source for the permanent maintenance. The  
maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than  
October 15 each year.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition  
issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1            0090-BS-Grade-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



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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-EOT1 - WQMP REQUIRED (cont.)                      Not Satisfied

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)

090 - BS-Grade. 2                      0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER                      Not Satisfied

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

090 - BS-Grade. 3                      0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN                      Not Satisfied

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

090 - BS-Grade. 4                      EOT2 - 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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 4                      EOT2 - WQMP REQUIRED (cont.)                      Not Satisfied

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)

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](http://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 within the map or phase within the map prior to the District's acceptance of the drainage system for operation and maintenance.

090 - Flood. 3                      0090-Flood-MAP IMPLEMENT WQMP                      Not Satisfied

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

Plan: TR33700E02

Parcel: 462020022

90. Prior to Building Final Inspection

Flood

090 - Flood. 3                      0090-Flood-MAP IMPLEMENT WQMP (cont.)                      Not Satisfied  
    within the map prior to the completion of these tasks.

Planning

090 - Planning. 1                      0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI                      Not Satisfied

The land divider/permit holder shall construct a seven (7) foot high decorative block wall on Lot 88 along Simpson Road, a five (5) foot high decorative block wall on Lot 1 along Street "B", and a six and one-half (6 1/2) foot high decorative block wall on Lots 43-45, 64-65, and 67-73 along the the northern boundary of the site adjacent to the railroad track. The required wall shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 2                      0090-Planning-MAP - 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 - LANDSCAPING COMPLIANCE                      Not Satisfied

The land divider/permit holder's landscape architect or other state licensed party responsible for preparing the landscape and irrigation plans shall provide a Compliance Letter to the County Planning Department and the County Department of Building and Safety stating that the landscape and irrigation system has been installed in compliance with the approved landscaping and irrigation plans. The Compliance letter shall be submitted at least three (3) working days prior to final inspection of the structure or issuance of occupancy permit, whichever comes first.

090 - Planning. 5                      0090-Planning-MAP - QUIMBY FEES (2)                      Not Satisfied

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification

Plan: TR33700E02

Parcel: 462020022

90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      0090-Planning-MAP - QUIMBY FEES (2) (cont.)                      Not Satisfied  
shall be obtained from the Valley Wide Recreation and Park District.

090 - Planning. 6                      0090-Planning-MAP - SKR FEE CONDITION                      Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 40.18 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. 7                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied  
All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1                      0090-Transportation-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)

090 - Transportation. 2                      0090-Transportation-MAP - 80% COMPLETION                      Not Satisfied

Plan: TR33700E02

Parcel: 462020022

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 2      0090-Transportation-MAP - 80% COMPLETION (cont.)      Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- b) Interior roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions. All curbs, gutters, sidewalks and driveway approaches shall be installed.
- c) Storm drains and flood control facilities shall be completed according to the improvement plans and as noted elsewhere in these conditions. Written confirmation of acceptance for use by the Flood Control District, if applicable, is required.
- d) Water system, including fire hydrants, shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All water valves shall be raised to pavement finished grade. Written confirmation of acceptance from water purveyor is required.
- e) Sewer system shall be installed and operational, according to the improvement plans and as noted elsewhere in these conditions. All sewer manholes shall be raised to pavement finished grade. Written confirmation of acceptance from sewer purveyor is required.
- f) Landscaping and irrigation, water and electrical systems shall be installed and operational in accordance with County Ordinance 461.

090 - Transportation. 3      0090-Transportation-MAP - STREET LIGHTS INSTALL      Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. 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

Plan: TR33700E02

Parcel: 462020022

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3      0090-Transportation-MAP - STREET LIGHTS INSTALL (cont)      Not Satisfied  
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 - STREET SWEEPING      Not Satisfied

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 5      0090-Transportation-MAP - TS/INSTALLATION      Not Satisfied

Prior to the final building inspection of the first dwelling unit, the following traffic signal(s) shall be installed and operational:

Lindenberger Road (NS) at:  
Simpson Road (EW)

Leon Road (NS) at:  
Simpson Road (EW)

Winchester Road (NS) at:  
Simpson Road (EW)

with fee credit given for traffic signal mitigation fees,

or as approved by the Transportation Department

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 (s). 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. 6      0090-Transportation-MAP - UTILITY INSTALL      Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

Plan: TR33700E02

Parcel: 462020022

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6      0090-Transportation-MAP - UTILITY INSTALL (cont.)      Not Satisfied

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 7      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. 8      EOT2 - WQMP COMP AND BNS REG      Not Satisfied

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

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



# COUNTY OF RIVERSIDE PLANNING DEPARTMENT EXTENSION OF TIME REPORT

Agenda Item No.:

1.2

Planning Commission Hearing: April 17, 2019

## PROPOSED PROJECT

Case Number(s): TR32081E04

Applicant(s):

Area Plan: San Jacinto Valley

Phil Rheingans

Zoning Area/District: Ramona District

Supervisory District: Third District

Project Planner: Gabriel Villalobos

APN: 450-080-048

Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

The applicant of Tentative Tract Map No. 32081 has requested an extension of time to allow for the recordation of the final map to subdivide 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes. The project is located south of Thornton Avenue, west of Dartmouth Street, north of Crest Drive and east of Cornell Street.

## PROJECT RECOMMENDATION

**APPROVAL** of the **FOURTH EXTENSION OF TIME REQUEST** for **TENTATIVE TRACT MAP NO. 32081**, extending the expiration date and to reflect SB1185, AB333, AB208, and AB116 benefits to March 1, 2021, subject to all the previously approved and amended Conditions of Approval, with the applicant's consent.

## PROJECT LOCATION MAP



Figure 1: Project Location Map



## **PROJECT BACKGROUND AND ANALYSIS**

### **Background**

Tentative Tract Map No. 32081 was approved at Planning Commission on December 15, 2004. It proceeded to the Board of Supervisors along with Change of Zone No. 6968 where both applications were approved on March 1, 2005.

A Minor Change to Tentative Tract Map No. 32081, along with Change of Zone No. 7395, was approved at Planning Commission on December 6, 2006. The project proceeded to the Board of Supervisors for final approval on May 1, 2007. However, per Riverside County Ordinance No. 460, the original expiration date remained March 1, 2008.

The First Extension of Time was received February 13, 2008, ahead of the expiration date of March 1, 2008. The first extension was approved on July 6, 2011, extending the expiration date to March 1, 2012.

The Second Extension of Time was received March 18, 2016. The applicant and the County negotiated conditions of approval and reached consensus on April 6, 2017.

The Third Extension of Time was filed March 16, 2017. The third extension of time was processed concurrently, but as a subsequent action, with the second extension of time. The same conditions of approval were imposed on both Extension of Times.

The Fourth Extension of Time was received January 25, 2018, ahead of the expiration date of March 1, 2018. The applicant and the County discussed conditions of approval and reached consensus on March 7, 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 (March 7, 2019) indicating the acceptance of the seven (7) recommended conditions.

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

### **State Bills**

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

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

**EFFECT OF Assembly Bill No. 208 (AB208):** On July 13, 2011, AB208 was signed into law, which grants a one-time extension to existing subdivision maps so developers can build immediately when the demand

for housing goes up. It gives developers an automatic 24 month extension on previously approved subdivision maps set to expire between July 13, 2011 and January 1, 2014.

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

**Riverside County Tentative Map Extensions**

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

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

The 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> extensions of time each granted 1 year for a total of 3 years. This, 4<sup>th</sup> extension will grant another 3 years. There are no remaining number of years available to extend this tentative map after this approval and will expire on March 1, 2021.

Therefore, upon an approval action by the Planning Commission, subsequent receive and file action by the Board of Supervisors, and the conclusion of the 10-day appeal period, this Tentative Map's expiration date will become March 1, 2021. If a Final Map has not been recorded prior to this date, the tentative map will expire.

**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.

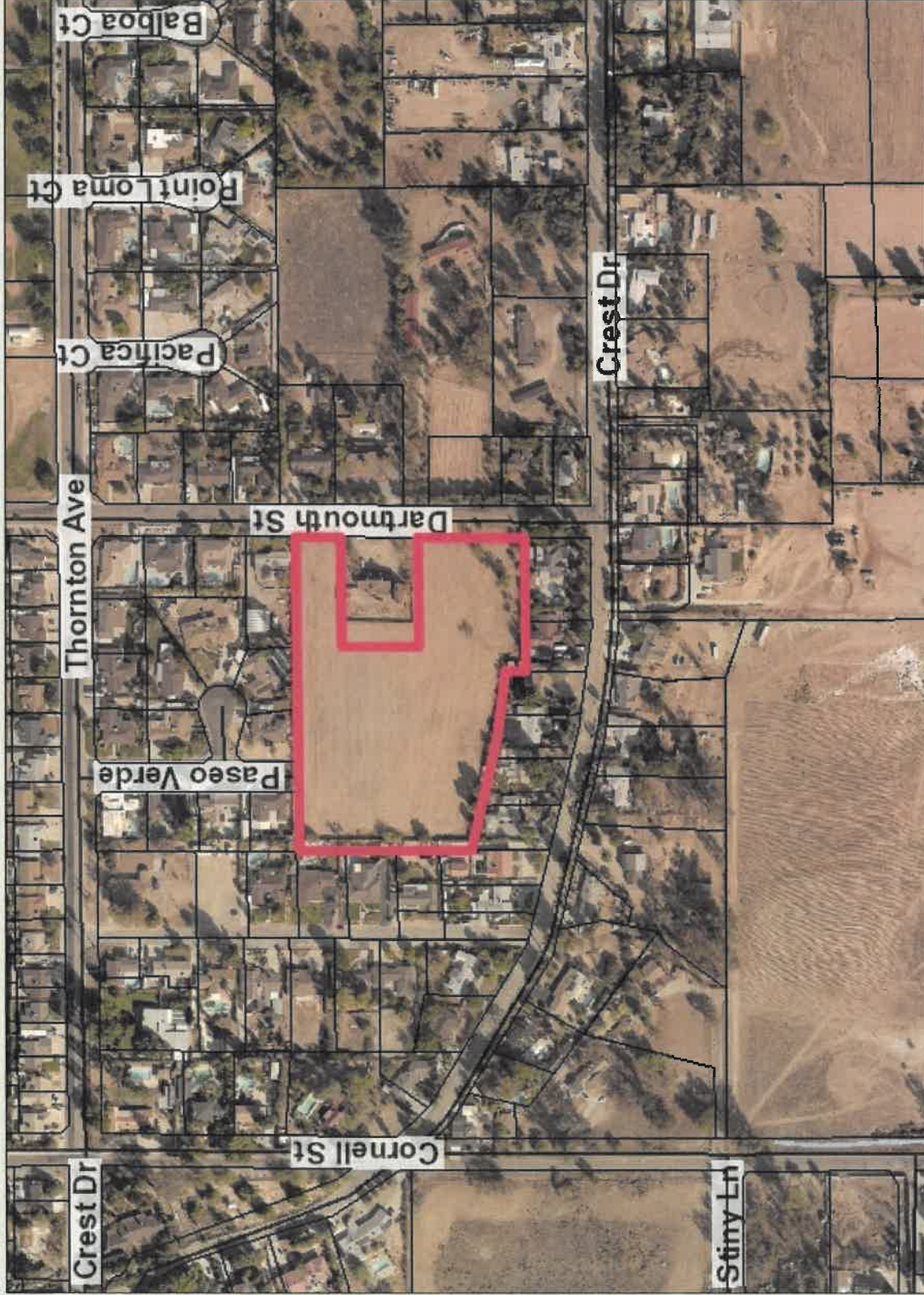
3. No changes to the approved Tentative Tract Map are proposed in conjunction with this Extension of Time. All impacts have been analyzed in order to protect the public health, safety, and welfare.

---

**Template Location:** Y:\Planning Case Files-Riverside office\TR32081\4th EOT

# 4th EOT for TR32081

## Vicinity Map



### Legend

- Parcels
- 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... 4/2/2019 2:47:17 PM

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A SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
**TENTATIVE TRACT MAP**  
**NO. 32081** MINOR CHANGE #1

IN THE COUNTY OF RIVERSIDE, CALIFORNIA  
 BEING A DEVELOPMENT OF A PORTION OF LOTS 1 AND 2, IN BLOCK 230, OF THE LANDS  
 OF THE HENET LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 14, OF MAPS  
 RIVERSIDE COUNTY RECORDS.

OWNER/APPLICANT  
 PHILIP T. RHEINGANS  
 4555 W. RIVERSIDE BLVD.  
 P.O. BOX 208  
 WINCHESTER, CA 92596  
 (909) 520-8753

GENERAL NOTES  
 1. THIS TRACT MAP IS SUBJECT TO ALL RECORDS, EASEMENTS, RIGHTS AND INTERESTS OF RECORD.  
 2. THE LOTS 1 AND 2, IN BLOCK 230, OF THE LANDS OF THE HENET LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 14, OF MAPS RIVERSIDE COUNTY RECORDS.  
 3. THE PROPOSED LOTS 1 AND 2, IN BLOCK 230, OF THE LANDS OF THE HENET LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 14, OF MAPS RIVERSIDE COUNTY RECORDS.  
 4. THE PROPOSED LOTS 1 AND 2, IN BLOCK 230, OF THE LANDS OF THE HENET LAND COMPANY AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 14, OF MAPS RIVERSIDE COUNTY RECORDS.

PROPOSED IMPROVEMENT SCHEDULE "A"  
 PROPOSED IMPROVEMENT SCHEDULE "A"  
 PROPOSED IMPROVEMENT SCHEDULE "A"  
 PROPOSED IMPROVEMENT SCHEDULE "A"

UTILITIES  
 ELECTRIC: SOUTHERN CALIFORNIA Edison CO. 925-4251  
 2810 HARVEST RD. RIVERSIDE, CA 92505  
 GAS: SOUTHERN CALIFORNIA GAS CO. 525-3815  
 RIVERSIDE, CA 92505  
 PHONE: VERIZON 800-485-5000  
 1000 N. GARDEN AVE. RIVERSIDE, CA 92501  
 WATER: LAKE HENET MUNICIPAL WATER DISTRICT 628-3241  
 2240 E. FLORIDA AVE. HEMET, CA 92344  
 SEWER: LAKE HENET MUNICIPAL WATER DISTRICT 711-4431  
 2240 E. FLORIDA AVE. HEMET, CA 92344  
 FIRE: COUNTY OF RIVERSIDE 951-4777  
 RIVERSIDE, CA 92503  
 CABLE: ADELPHI CABLE 952-0030  
 4077 W. STATION AVE. RIVERSIDE, CA 92504  
 TRASH: WASTE MANAGEMENT 900-43-6888  
 300 S. TEMESCAL ST. CORONA, CA

AREA: 0.41 ACRES GROSS  
 0.38 ACRES NET  
 14 LOTS

DRAINAGE PROBLEMS DO NOT EXIST.  
 THERE ARE STRUCTURES WITHIN 20' OF THIS PROPERTY AS SHOWN.  
 THERE ARE EXISTING STRUCTURES ON THIS PROPERTY.  
 THERE ARE EXISTING UTILITIES ON THIS PROPERTY.  
 THIS SITE IS NOT SUBJECT TO LANDSLIDE OR OTHER GEOLOGIC HAZARD, OR IS WITHIN A SPECIAL STUDIES ZONE.  
 THIS SITE IS NOT SUBJECT TO OPERATING, UNDERGROUND AND/OR FLOOD HAZARD.  
 FLOODING ZONE "C" SUBSTANTIATION

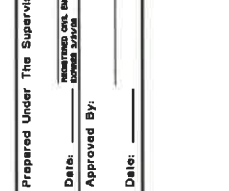
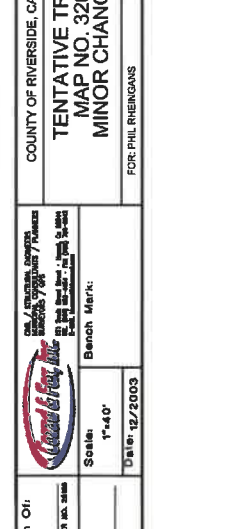
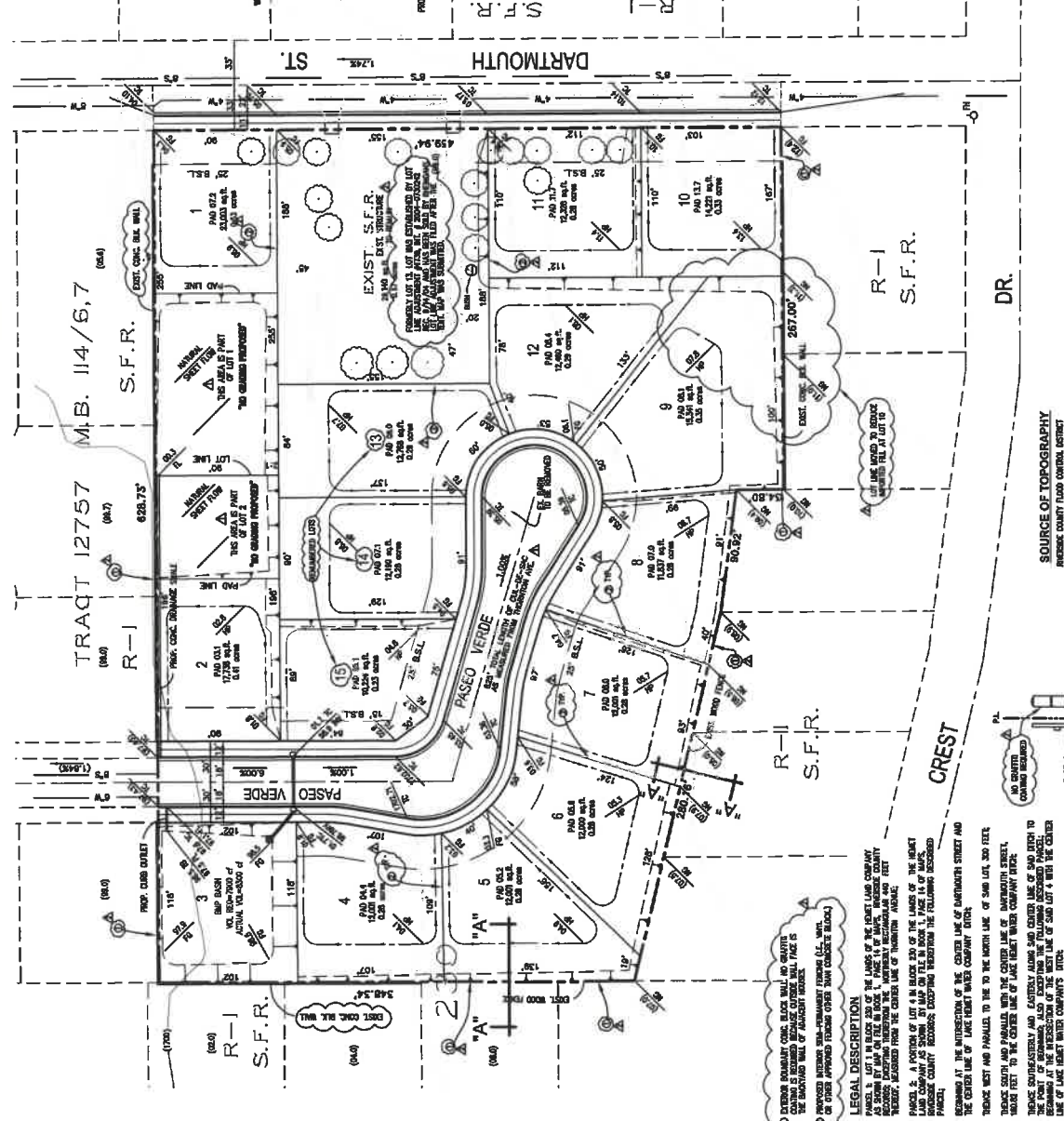
SITE ADDRESS  
 2308 DARTMOUTH ST.  
 HEMET, CA 92344

THIS TENTATIVE MAP INCLUDES THE ENTIRE UNDIVIDED INTEREST OF THE LAND OFFERED FOR DEVELOPMENT.  
 THIS PROPERTY IS NOT WITHIN A COMMUNITY SERVICE DISTRICT.

COUNTY OF RIVERSIDE, CALIFORNIA  
**TENTATIVE TRACT MAP NO. 32081**  
**MINOR CHANGE #1**

FOR: PHIL RHEINGANS

SHEET 1 OF 1  
 SHEETS FILE NO. 0304100.00



Prepared Under The Supervision Of:

Date:	12/22/2003
Approved By:	Philip T. Rheingans
Checked:	Philip T. Rheingans
Drawn:	Philip T. Rheingans

Scale: 1"=40'  
 Bench Mark: 1257.75'  
 UTM: 12, 2003

Revisions:

No.	Date	Description	Approvers
1	12/22/2003	INITIAL	PHILIP T. RHEINGANS
2	12/22/2003	REVISIONS	PHILIP T. RHEINGANS
3	12/22/2003	REVISIONS	PHILIP T. RHEINGANS
4	12/22/2003	REVISIONS	PHILIP T. RHEINGANS

SECTION "A-A" - "A-A"  
 1/2" = 1'-0"

# Extension of Time Environmental Determination

Project Case Number: TR32081

Original E.A. Number: 39551

Extension of Time No.: 4<sup>th</sup> EOT

Original Approval Date: March 1, 2005

Project Location: Southerly of Thornton Avenue, Westerly of Dartmouth Street, Northerly of Crest Drive and Easterly of Cornell Street

Project Description: Schedule A - subdivision of 6.41 acres into 16 residential lots with 10,000 square foot minimum lot sizes.

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

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

Signature: *Gabriel Villalobos*  
Gabriel Villalobos, Project Planner

Date: 4/2/19  
For Charissa Leach, Assistant TLMA Director

## Villalobos, Gabriel

---

**From:** Phil Rheingans <phil@rheingansfarms.com>  
**Sent:** Thursday, March 07, 2019 10:29 AM  
**To:** Villalobos, Gabriel  
**Subject:** [EXTERNAL MAIL] Re: Recommended Conditions for TR32081 4th EOT

Gabriel,

These conditions are accepted so we can get an EOT. Please move forward on processing EOT.

Thank you,  
Phil Rheingans  
619-520-8753

Sent from my iPhone

On Mar 6, 2019, at 3:59 PM, Villalobos, Gabriel <[GVillalo@rivco.org](mailto:GVillalo@rivco.org)> wrote:

Hey Phil,

Please see the original message below, this EOT will extend the map until March 1, 2021.

### Gabriel Villalobos

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

<image001.jpg>

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

**From:** Villalobos, Gabriel  
**Sent:** Wednesday, August 01, 2018 3:42 PM  
**To:** 'phil@rheingansfarms.com' <phil@rheingansfarms.com>  
**Subject:** FW: Recommended Conditions for TR32081 4th EOT

Good Afternoon Phil,

Here is the original message, please review and send back your acceptance letter as soon as you can so I can finish the staff report and schedule the case for the next available Planning Commission hearing. Thanks!

### Gabriel Villalobos

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

<image001.jpg>

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

**From:** Villalobos, Gabriel  
**Sent:** Tuesday, February 06, 2018 5:42 PM  
**To:** 'phil@rheingansfarms.com' <phil@rheingansfarms.com>  
**Subject:** Recommended Conditions for TR32081 4th EOT

**Attn:** Phil Rheingans  
PO Box 8986  
Moscow, ID 83843

RE: FOURTH EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 32081.

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

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

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

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

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

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

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

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



**Gabriel Villalobos**

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

<image001.jpg>

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**County of Riverside California**

<TR32081 4th EOT COA.pdf>



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

*Juan C. Perez  
Agency Director*



04/02/19, 2:59 pm

TR32081E04

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TR32081E04. 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-G1.2 OBEY ALL GDG REGS

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

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND DMARES 20070329  
DRAFT DMARES 20070321  
TR32081M1

BS-Grade. 2                                      0010-BS-Grade-MAP-G1.3 DISTURBS NEED G/PMT

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

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND DMARES 20070329  
DRAFT DMARES 20070321  
TR32081M1

BS-Grade. 3                                      0010-BS-Grade-MAP-G1.6 DUST CONTROL

All necessary measures to control dust shall be implemented by the developer during grading.

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND DMARES 20070329  
DRAFT DMARES 20070321  
TR32081M1

BS-Grade. 4                                      0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS

Observe slope setbacks from buildings and property lines

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 4                      0010-BS-Grade-MAP-G2.10 SLOPE SETBACKS (cont.)  
per the California Building Code - as amended by Ordinance  
457.

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND DMARES 20070329  
DRAFT DMARES 20070321  
TR32081M1

BS-Grade. 5                      0010-BS-Grade-MAP-G2.22 PVT RD GDG PMT

Constructing a private road requires a grading permit.

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND DMARES 20070329  
DRAFT DMARES 20070321  
TR32081M1

BS-Grade. 6                      0010-BS-Grade-MAP-G2.5 2:1 MAX SLOPE RATIO

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

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND DMARES 20070329  
DRAFT DMARES 20070321  
TR32081M1

BS-Grade. 7                      0010-BS-Grade-MAP-G2.8MINIMUM DRNAGE GRAD

Minimum drainage grade shall be 1% except on portland  
cement concrete where 0.35% shall be the minimum.

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND DMARES 20070329  
DRAFT DMARES 20070321  
TR32081M1

BS-Grade. 8                      0010-BS-Grade-MAP-GIN INTRODUCTION

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

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND DMARES 20070329  
DRAFT DMARES 20070321  
TR32081M1

**ADVISORY NOTIFICATION DOCUMENT**

**Fire**

Fire. 1                                      0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND DMARES 20070329  
DRAFT DMARES 20070321  
TR32081M1

Fire. 2                                      0010-Fire-MAP\* -#16-HYDRANT/SPACING

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 660 feet apart.

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND DMARES 20070329  
DRAFT DMARES 20070321  
TR32081M1

**Flood**

Flood. 1                                      0010-Flood-MAP - EOT WQMP REQUIRED

In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific preliminary Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval. This may require reconfiguration of the tract layout.

Comments: INEFFECT VACALDE6 20110921  
RECOMMND CATMORAL 20110330  
DRAFT CATMORAL 20110330  
TR32081M1

Flood. 2                                      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

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 2                                0010-Flood-MAP 10 YR CURB - 100 YR ROW (cont.)  
exceeded, additional drainage facilities shall be  
installed. The property shall be graded to drain to the  
adjacent street or an adequate outlet.

Comments: INEFFECT NALITTLE 20070710  
RECOMMND SMOOMAN 20061019  
DRAFT SMOOMAN 20061018  
TR32081M1

Flood. 3                                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.

Comments: INEFFECT NALITTLE 20070710  
RECOMMND SMOOMAN 20061019  
DRAFT SMOOMAN 20061018  
TR32081M1

Flood. 4                                0010-Flood-MAP BMP - TRASH RACKS

Trash Racks shall be installed at all inlet structures that  
collect runoff from open areas with potential for large,  
floatable debris.

Comments: INEFFECT NALITTLE 20070710  
RECOMMND SMOOMAN 20061019  
DRAFT SMOOMAN 20061018  
TR32081M1

Flood. 5                                0010-Flood-MAP FLOOD HAZARD REPORT

This is a proposal to subdivide 6.4 acres into residential  
single family lots in the Hemet area. The site is located  
on the westside of Dartmouth Street approximately 400 feet  
south of Thornton Avenue.

The site is subject to offsite runoff from a small local  
area to the east. The development is within the San  
Jacinto River watershed and the District is concerned about  
the impacts of increased runoff on downstream properties  
and water quality tributary to Canyon Lake and Lake  
Elsinore. The development provides mitigation to these  
concerns with Lot 3 dedicated to receive a large majority  
of the onsite runoff. Flows will be metered out of the lot  
through a curb outlet back into Paseo Verde. While no  
calculations were provided, the configuration for Lot 3

## ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 5                                   0010-Flood-MAP FLOOD HAZARD REPORT (cont.)

appears to be provide enough volume to adequately provide for necessary mitigation. Lot 3 shall be zoned W-1. A viable maintenance mechanism, approved by both the District and County, must be provided and in-place prior to the District issuing grading permits.

Comments: INEFFECT NALITTLE 20070710  
RECOMMND SMOOMAN 20061019  
DRAFT SMOOMAN 20061018  
TR32081M1

Flood. 6                                   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.

Comments: INEFFECT NALITTLE 20070710  
RECOMMND SMOOMAN 20061019  
DRAFT SMOOMAN 20061018  
TR32081M1

Flood. 7                                   0010-Flood-MAP 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.

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

## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 7 0010-Flood-MAP INCREASED RUNOFF CRITERIA (cont.)  
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 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

**ADVISORY NOTIFICATION DOCUMENT**

Flood

Flood. 7 0010-Flood-MAP INCREASED RUNOFF CRITERIA (cont.)  
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.

Comments: INEFFECT NALITTLE 20070710  
RECOMMND SMOOMAN 20061019  
DRAFT SMOOMAN 20061018  
TR32081M1

Flood. 8 0010-Flood-MAP OWNER MAINT NOTICE

The subdivider shall record sufficient documentation to advise purchasers of any lot within the subdivision that the owners of individual lots are responsible for the maintenance of the drainage facility within the drainage easements shown on the final map.

Comments: INEFFECT NALITTLE 20070710  
RECOMMND SMOOMAN 20061019  
DRAFT SMOOMAN 20061018  
TR32081M1

Flood. 9 0010-Flood-MAP PERP DRAINAGE PATTERNS

The property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, 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.

Comments: INEFFECT NALITTLE 20070710  
RECOMMND SMOOMAN 20061019  
DRAFT SMOOMAN 20061018  
TR32081M1

Planning

Planning. 1 0010-Planning-GEN - IF HUMAN REMAINS EOT1

The developer/permit holder or any successor in interest



**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 1                      0010-Planning-GEN - IF HUMAN REMAINS EOT1 (cont.)  
 shall comply with the following codes for the life of this  
 project:

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

Comments: INEFFECT VACALDE6 20110921  
 RECOMMND CATMORAL 20110330  
 DRAFT CDIMAG11 20110329  
 TR32081M1

Planning. 2                      0010-Planning-GEN - INADVERTANT ARCHAEO EOT1

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

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.

1. 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

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 2                            0010-Planning-GEN - INADVERTANT ARCHAEO EOT1  
    (cont.)

archaeologist, the Native American tribal representative  
(or other appropriate ethnic/cultural group representative),  
and the Planning Director to discuss the significance of  
the find.

2.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.

3.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.

Comments: INEFFECT VACALDE6 20110921  
RECOMMND CATMORAL 20110330  
DRAFT CDIMAGI1 20110329  
TR32081M1

Planning. 3                            0010-Planning-MAP - 90 Days To Protest

The land divider has 90 days from the date of approval of  
these conditions to protest, in accordance with the  
procedures set forth in Government Code Section 66020, the  
imposition of any and all fees, dedications, reservations  
and/or other exactions imposed on this project as a result  
the approval or conditional approval of this project.

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND SESTEYBA 20070402  
TR32081M1

Planning. 4                            0010-Planning-MAP - DESIGN GUIDELINES

The project shall conform to the Countywide Design  
Standards and Guidelines adopted January 13, 2004.

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND DMARES 20070330  
DRAFT DMARES 20070330  
RECOMMND SESTEYBA 20070323  
TR32081M1

Planning. 5                            0010-Planning-MAP - FEES FOR REVIEW

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 5                                      0010-Planning-MAP - FEES FOR REVIEW (cont.)

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.

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND SESTEYBA 20070323  
TR32081M1

Planning. 6                                      0010-Planning-MAP - LC LANDSCAPE MAINTENANCE

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas, and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping. EOT1

Comments: INEFFECT VACALDE6 20110921  
RECOMMND CATMORAL 20110330  
DRAFT CATMORAL 20110330  
TR32081M1

Planning. 7                                      0010-Planning-MAP - LC LANDSCAPE REQUIREMENT

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 7                                      0010-Planning-MAP - LC LANDSCAPE REQUIREMENT  
(cont.)

the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

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

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

EOT1

Comments: INEFFECT VACALDE6 20110921  
RECOMMND KEARLY 20110426  
DRAFT KEARLY 20110426  
TR32081M1

Planning. 8                                      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.

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND SESTEYBA 20070323  
TR32081M1

Planning. 9                                      0010-Planning-MAP - NPDES COMPLIANCE (I)

The permittee shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best Management Practices for Stormwater Pollution Prevention Plans during the life of this permit.

**ADVISORY NOTIFICATION DOCUMENT**

## Planning

Planning. 9                                      0010-Planning-MAP - NPDES COMPLIANCE (I) (cont.)

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND SESTEYBA 20070323  
TR32081M1

Planning. 10                                    0010-Planning-MAP - 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.

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND SESTEYBA 20070323  
TR32081M1

Planning. 11                                    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.

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND SESTEYBA 20070323  
TR32081M1

Planning. 12                                    0010-Planning-MAP - ORD 810 OPN SPACE FEE

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 12                                  0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)  
 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.

Comments: INEFFECT CVALDEZ 20070710  
 RECOMMND SESTEYBA 20070323  
 TR32081M1

Planning. 13                                  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.

Comments: INEFFECT CVALDEZ 20070710  
 RECOMMND SESTEYBA 20070323  
 TR32081M1

Planning. 14                                  0010-Planning-MAP - REQUIRED MINOR PLANS

For each of the below listed items if not previously submitted 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.

**ADVISORY NOTIFICATION DOCUMENT**

Planning

Planning. 14                            0010-Planning-MAP - REQUIRED MINOR PLANS (cont.)

- 1. Model Home Complex Plan shall be filed and approved for each phase if models change between phases.
- 2. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

(AMENDED AS PER MC#1)

Comments: INEFFECT CVALDEZ 20070710  
 RECOMMND SESTEYBA 20070409  
 DRAFT SESTEYBA 20070409  
 RECOMMND DMARES 20070330  
 DRAFT DMARES 20070330  
 RECOMMND SESTEYBA 20070323  
 TR32081M1

Planning. 15                            0010-Planning-MAP - RES. DESIGN STANDARDS

The design standards for the subject parcels are as follows:

- a. Lots 1,2 and 4-15 created by this map shall conform to the design standards of the R-1-10,000 zone.
- b. Lot 3 (non residential lot) shall conform to the design standards of the W-1 zone.

All Residential lots under R-1-10,000 shall comply with the following:

- c. The front yard setback is 20 feet.
- d. The side yard setback is 5 feet.
- e. The street side yard setback is 10 feet.
- f. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- g. The minimum average width of each lot is 65 feet.
- h. The maximum height of any building is 40 feet.
- i. The minimum parcel size is 10,000 square feet.
- j. No more than 50% of the lot shall be covered by structure.

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 15 0010-Planning-MAP - RES. DESIGN STANDARDS (cont.)

k. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207. EXCEPT AS ALLOWED BY ORDINANCE NO. 348,

THERE SHALL BE NO ENCROACHMENT INTO THE SETBACK.

(AMENDED AS PER MC#1)

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND DMARES 20070330  
DRAFT DMARES 20070330  
RECOMMND SESTEYBA 20070323  
TR32081M1

Planning. 16 0020-Planning-MAP - EXPIRATION DATE

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

Comments: INEFFECT CVALDEZ 20070710  
RECOMMND SESTEYBA 20070402  
TR32081M1

### Planning-All

Planning-All. 1 0010-Planning-All-MAP - DEFINITIONS

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 32081 Minor Change No. 1 shall be henceforth



## ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 1                      0010-Planning-All-MAP - DEFINITIONS (cont.)  
defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32081 Minor Change No. 1 (TR32081M1), dated 9/22/06.

EXHIBIT L = Exhibit L (Conceptual Landscaping Plans), Tentative Tract Map No. 32081 Minor Change No. 1 (TR32081M1), dated 9/22/06.

EXHIBIT L1 = Exhibit L1 (Overall Site Planting Concept), Tentative Tract Map No. 32081 Minor Change No. 1 (TR32081M1), dated 9/22/06.

EXHIBIT L2 = Exhibit L2 (Proposed Plant Palette), Tentative Tract Map No. 32081 Minor Change No. 1 (TR32081M1), dated 9/22/06.

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

(AMENDED AS PER MC#1)

Comments: INEFFECT NALITTLE 20070710  
RECOMMND DMARES 20070330  
DRAFT DMARES 20070330  
RECOMMND SESTEYBA 20070308  
DRAFT SESTEYBA 20070308  
RECOMMND PCHOU 20061130  
DRAFT PCHOU 20061130  
RECOMMND PCHOU 20061107  
TR32081M1

Planning-All. 2                      0010-Planning-All-MAP - HOLD HARMLESS

The land divider or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside

COUNTY), its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37. The COUNTY will promptly notify the land divider of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the land divider of any such claim, action,

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 2                      0010-Planning-All-MAP - HOLD HARMLESS (cont.)  
 or proceeding or fails to cooperate fully in the defense,  
 the land divider shall not, thereafter, be responsible to  
 defend, indemnify, or hold harmless the COUNTY.

Comments: INEFFECT NALITTLE 20070710  
 RECOMMND PCHOU 20061107  
 TR32081M1

Planning-All. 3                      0010-Planning-All-MAP - PROJECT DESCRIPTION

TENTATIVE TRACT MAP NO. 32081 MINOR CHANGE NO. 1 is a  
 proposal to adjust the lot lines between Lot 9, 10, and  
 12 which would reduce the acreage of Lot 10 from 0.33 to  
 0.26, increase the acreage of Lot 9 from 0.35 to 0.41,  
 increase the acreage of Lot 12 from 0.29. to 0.30. Lot 13  
 of the original tract map (TR32081) will be removed from  
 the project and the lots will be renumbered to reflect this  
 change.

The Tentative Tract Map minor change will now create 14  
 residential lots ranging in size from 23,000 square feet  
 to 10,200 square feet, and for a lot for water quality  
 control approximately 12,000 square feet.

(AMENDED PER MC#1)

Comments: INEFFECT NALITTLE 20070710  
 RECOMMND DMARES 20070330  
 DRAFT DMARES 20070330  
 RECOMMND SESTEYBA 20070308  
 DRAFT SESTEYBA 20070308  
 RECOMMND PCHOU 20061107  
 TR32081M1

### Transportation

Transportation. 1                      0010-Transportation-MAP - COUNTY WEB SITE (EOT1)

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.

Comments: INEFFECT VACALDE6 20110921  
 RECOMMND REGRAMLI 20110216  
 DRAFT REGRAMLI 20110214  
 TR32081M1

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                      0010-Transportation-MAP - DRAINAGE 1 (cont.)

Transportation. 2                      0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Comments: INEFFECT NALITTLE 20070710  
RECOMMND KTSANG 20061213  
DRAFT KTSANG 20061213  
TR32081M1

Transportation. 3                      0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

Comments: INEFFECT NALITTLE 20070710  
RECOMMND KTSANG 20061213  
DRAFT KTSANG 20061213  
TR32081M1

Transportation. 4                      0010-Transportation-MAP - NO ADD'L ON-SITE R-O-W

No additional on-site right-of-way shall be required on Dartmouth Street since adequate right-of-way exists.

Comments: INEFFECT NALITTLE 20070710  
RECOMMND KTSANG 20061213  
DRAFT KTSANG 20061213  
TR32081M1

Transportation. 5                      0010-Transportation-MAP - TS/EXEMPT

The Transportation Department has not required a traffic

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 5                    0010-Transportation-MAP - TS/EXEMPT (cont.)  
study for the subject project. It has been determined that  
the project is exempt from traffic study requirements.

Comments: INEFFECT NALITTLE 20070710  
RECOMMND KTSANG 20061213  
DRAFT KTSANG 20061213  
TR32081M1

Transportation. 6                    0010-Transportation-USE - STD INTRO 3(ORD 460/461)

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and 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. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

Comments: INEFFECT NALITTLE 20070710  
RECOMMND KTSANG 20061213  
DRAFT KTSANG 20061213  
TR32081M1

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50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-EOT2- 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. 2                      0050-E Health-EOT2- PHASE I ESA REQUIRED                      Not Satisfied

A Phase I Environmental Site Assessment is required to be submitted to the Department of Environmental Health for review and approval. Contact the Environmental Cleanup Programs at (951)-955-8980 for further information.

050 - E Health. 3                      0050-E Health-EOT2- WATER & SEWER WILL SERVE                      Not Satisfied

Provide a current "Will-Serve" letter from the appropriate purveyor for both water and sewer, PRIOR TO MAP RECORDATION.

050 - E Health. 4                      0050-E Health-EOT3 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

Provide documentation from an approved waste hauler in regards to solid waste service. Please call (951)955-8980 for additional details.

050 - E Health. 5                      EOT4 - REQ E HEALTH DOCUMENTS                      Not Satisfied

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

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

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

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Parcel: 450080048

50. Prior To Map Recordation

Fire

050 - Fire. 1                      0050-Fire-MAP-#46-WATER PLANS (cont.)                      Not Satisfied  
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 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 - EOT WQMP REQUIRED                      Not Satisfied  
In order to comply with the County's Municipal Storm Sewer System (MS4) Permit, this development is required to mitigate its water quality impacts. A project specific final Water Quality Management Plan (WQMP) shall be submitted to the District for review and approval.

050 - Flood. 2                      0050-Flood-MAP BMP - MAINT & INSPECT                      Not Satisfied  
Unless an alternate viable maintenance entity is established, the CC&R's for the development's Homeowners Association (HOA) shall contain provisions for all structural BMPs to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMP's within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval.

050 - Flood. 3                      0050-Flood-MAP HEMET REGIONAL 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

Hemet Regional 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

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50. Prior To Map Recordation

Flood

050 - Flood. 3                      0050-Flood-MAP HEMET REGIONAL ADP FEES (cont.)                      Not Satisfied

Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.

050 - Flood. 4                      0050-Flood-MAP ONSITE EASE ON FINAL MAP                      Not Satisfied

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 5                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1                      0050-Planning-MAP - 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

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these

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50. Prior To Map Recordation

Planning

050 - Planning. 1                      0050-Planning-MAP - CC&R RES POA COM. AREA (cont.)                      Not Satisfied

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 the tentative map, 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. 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.



Plan: TR32081E04

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50. Prior To Map Recordation

Planning

050 - Planning. 1                      0050-Planning-MAP - CC&R RES POA COM. AREA (cont.)                      Not Satisfied

This Declaration shall not be terminated, 'substantially' amended, or property deannexed there from 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. 2                      0050-Planning-MAP - CCOC FOR REMNDR PARCEL                      Not Satisfied

Prior to the recordation of the FINAL MAP, the land divider shall file an application for a Conditional Certificate of Land Division Compliance (CCOC) with the County Planning Department for review and approval, for the "Remainder Parcel" or any parcel shown as "NOT A PART", as delineated on the approved TENTATIVE MAP. Any FINAL MAP containing such a parcel shall not be permitted to record until the Planning Department determines that the CCOC will be suitable for recordation within sixty (60) days of the recordation of the FINAL MAP.

050 - Planning. 3                      0050-Planning-MAP - COMMON AREA MAINTENANCE                      Not Satisfied

PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

- a. A permanent master maintenance organization shall be established to assume ownership and maintenance responsibility for all common recreation, open space,

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50. Prior To Map Recordation

Planning

050 - Planning. 3                      0050-Planning-MAP - COMMON AREA MAINTENANCE (cor)    Not Satisfied

circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

- b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.
- c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.
- d. The common areas to be maintained by the master maintenance organization shall include, but not be limited to the BMP Basin (Lot 3), entry monuments, common area landscaping and walls, and other open space areas.

(ADDED AS PER MC#1)

050 - Planning. 4                      0050-Planning-MAP - COMPLY WITH ORD 457                      Not Satisfied

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention comply with Ordinance Nos. 457 and 348.

050 - Planning. 5                      0050-Planning-MAP - ECS AFFECTED LOTS                      Not Satisfied

The following note shall be placed on the FINAL MAP:  
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book \_\_\_\_, Page \_\_\_\_.

050 - Planning. 6                      0050-Planning-MAP - ECS NOTE ARCHAEOLOGICAL                      Not Satisfied

The following Environmental Constraints note shall be placed on the ECS: "County Archaeological Report was prepared for this property on 11/15/04 by Scientific

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50. Prior To Map Recordation

Planning

050 - Planning. 6                      0050-Planning-MAP - ECS NOTE ARCHAEOLOGICAL (cont.      Not Satisfied  
Resource Survey, Inc. and is on file at the County of  
Riverside Planning Department. The property is not  
subject to surface alteration restrictions based on the  
results of the report."

050 - Planning. 7                      0050-Planning-MAP - ECS NOTE BIOLOGICAL                      Not Satisfied  
The following Environmental Constraints note shall be  
placed on the ECS: "County Biological Report No.  
PD-B-02910 was prepared for this property on 6/8/04 by  
Bruyey Biological Consulting and is on file at the County  
of Riverside Planning Department. The property is not  
subject to biological resources restrictions based on the  
results of the report."

050 - Planning. 8                      0050-Planning-MAP - ECS NOTE MAP CONSTRAINT                      Not Satisfied  
The following Environmental Constraints Note shall be  
placed on the ECS:  
  
"No permits allowing any grading, construction, or surface  
alterations shall be issued which effect the delineated  
constraint areas without further investigation and/or  
mitigation as directed by the County of Riverside Planning  
Department. This constraint affects lots as shown on the  
Environmental Constraints Sheet."

050 - Planning. 9                      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. 10                      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. 11                      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

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50. Prior To Map Recordation

Planning

050 - Planning. 11                      0050-Planning-MAP - FEE BALANCE (cont.)                      Not Satisfied  
shall be paid by the land divider and/or the land divider's successor-in-interest.

050 - Planning. 12                      0050-Planning-MAP - FINAL MAP PREPARER                      Not Satisfied  
The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 13                      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. 14                      0050-Planning-MAP - QUIMBY FEES (1)                      Not Satisfied  
The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley-Wide Recreation and Parks District which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 15                      0050-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied  
No FINAL MAP shall record until Change of Zone No. 7395 has been approved and adopted by the Board of Supervisors and has been made effective. This land division shall conform with the development standards of the designation[s] and/or zone[s] ultimately applied to the property.

(AMENDED AS PER MC#1)

050 - Planning. 16                      0050-Planning-MAP - REQUIRED CHANGE OF ZONE                      Not Satisfied  
The land divider shall file an application for a change of zone with the County Planning Department. No FINAL MAP shall be permitted to record unless and until his change of zone has been approved and adopted by the Board of Supervisors and is effective.

050 - Planning. 17                      0050-Planning-MAP - SURVEYOR CHECK LIST                      Not Satisfied

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50. Prior To Map Recordation

Planning

050 - Planning. 17                      0050-Planning-MAP - SURVEYOR CHECK LIST (cont.)                      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 10,000 square feet net.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-10,000 zone (excluding lot 3 - Detention Basin), and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- 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 area shall be shown as a numbered lot on the FINAL MAP.

(AMENDED AS PER MC#1)

Transportation

050 - Transportation. 1                      0050-Transportation-EOT3 - FINAL ACCESS AND MAINT                      Not Satisfied

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

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

Additionally, prior to the map recordation, the applicant shall ensure that BMP facilities are placed in dedicated

Plan: TR32081E04

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50. Prior To Map Recordation

Transportation

050 - Transportation. 1            0050-Transportation-EOT3 - FINAL ACCESS AND MAINT (c)    Not Satisfied  
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)

050 - Transportation. 2            0050-Transportation-MAP - GRAFFITI ABATEMENT EOT1    Not Satisfied

The project proponent shall file an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way.

050 - Transportation. 3            0050-Transportation-MAP - DEDICATIONS                    Not Satisfied

Paseo Verde shall be improved within the dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/60')

050 - Transportation. 4            0050-Transportation-MAP - EASEMENT/SUR                    Not Satisfied

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

050 - Transportation. 5            0050-Transportation-MAP - IMP PLANS (EOT1)                    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://www.rctlma.org/trans/land\\_dev\\_plan\\_check\\_guidelines.html](http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html).

050 - Transportation. 6            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

Plan: TR32081E04

Parcel: 450080048

50. Prior To Map Recordation

Transportation

050 - Transportation. 6      0050-Transportation-MAP - INTERSECTION/50' TANGENT (      Not Satisfied  
Planning and Development Review Division Engineer.

050 - Transportation. 7      0050-Transportation-MAP - LANDSCAPING APP. ANNEX      Not Satisfied

Landscaping within public road rights-of-way shall comply with Transportation Department standards and require approval by the Transportation Department. Assurance of continuing maintenance is required by filing an application for annexation into a County Service Area, Landscaping and Lighting Maintenance District NO. 89-1-Consolidated and/or Assessment District.

050 - Transportation. 8      0050-Transportation-MAP - PART-WIDTH      Not Satisfied

Dartmouth Stret shall be improved with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard No. 104, Section A. (20'/30')

050 - Transportation. 9      0050-Transportation-MAP - SOILS 2      Not Satisfied

The develeper/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 10      0050-Transportation-MAP - STREET LIGHTS CSA/L&LMD      Not Satisfied

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

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

050 - Transportation. 11      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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 11      0050-Transportation-MAP - STREET NAME SIGN (cont.)      Not Satisfied  
Transportation Department.

050 - Transportation. 12      0050-Transportation-MAP - STREET SWEEPING      Not Satisfied

The project proponent shall contact the County Service Area (CSA) Project Manager to file an application for annexation or inclusion into CSA for street sweeping; or enter into a similar mechanism as approved by the Transportation Department.

050 - Transportation. 13      0050-Transportation-MAP - STREETLIGHT PLAN      Not Satisfied

A separate street light plan is required for this project.

Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No's 1000 or 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

050 - Transportation. 14      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 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. 15      0050-Transportation-MAP - UTILITY PLAN (EOT1)      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



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50. Prior To Map Recordation

Transportation

050 - Transportation. 15      0050-Transportation-MAP - UTILITY PLAN (EOT1) (cont.)      Not Satisfied  
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. 16      EOT4 - FINAL ACCESS AND MAINT      Not Satisfied

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1      0060-BS-Grade-EOT3 - 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, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1                      0060-BS-Grade-EOT3 - REQ BMP SWPPP WQMP (cont.)                      Not Satisfied

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)

060 - BS-Grade. 2                      0060-BS-Grade-MAP - EOT2 APPROVED WQMP                      Not Satisfied

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 3                      0060-BS-Grade-MAP - EOT2 IF WQMP REQUIRED                      Not Satisfied

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

060 - BS-Grade. 4                      0060-BS-Grade-MAP - EOT2 NPDES/SWPPP                      Not Satisfied

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

Additionally, at the time the county adopts, as part of any

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 4                      0060-BS-Grade-MAP - EOT2 NPDES/SWPPP (cont.)                      Not Satisfied  
ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

060 - BS-Grade. 5                      0060-BS-Grade-MAP - EOT2 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. 6                      0060-BS-Grade-MAP- EOT2 BMP CONST NPDES PERM                      Not Satisfied  
Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

060 - BS-Grade. 7                      0060-BS-Grade-MAP-G1.4 NPDES/SWPPP                      Not Satisfied  
Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective 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 (916) 341-5455.

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-G2.1 GRADING BONDS                      Not Satisfied

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60. Prior To Grading Permit Issuance

BS-Grade

- 060 - BS-Grade. 8                    0060-BS-Grade-MAP-G2.1 GRADING BONDS (cont.)                    Not Satisfied  
Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.
- 060 - BS-Grade. 9                    0060-BS-Grade-MAP-G2.14OFFSITE GDG ONUS                    Not Satisfied  
Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.
- 060 - BS-Grade. 10                    0060-BS-Grade-MAP-G2.17LOT TO LOT DRN ESM                    Not Satisfied  
A recorded drainage easement is required for lot to lot drainage.
- 060 - BS-Grade. 11                    0060-BS-Grade-MAP-G2.2 IMPORT / EXPORT                    Not Satisfied  
In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department. Additionally, if either location was not previously approved by an Environmental Assessment, prior to issuing a grading permit a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.
- 060 - BS-Grade. 12                    0060-BS-Grade-MAP-G2.3SLOPE EROS CL PLAN                    Not Satisfied  
Erosion control- landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457, see form 284-47.
- 060 - BS-Grade. 13                    0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS                    Not Satisfied  
Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.  
  
All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\*

\*The geotechnical/soils, compaction and inspection reports

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 13                      0060-BS-Grade-MAP-G2.4GEOTECH/SOILS RPTS (cont.)                      Not Satisfied  
will be reviewed in accordance with the RIVERSIDE COUNTY  
GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND  
GEOLOGIC REPORTS.

060 - BS-Grade. 14                      0060-BS-Grade-MAP-G2.7DRNAGE DESIGN Q100                      Not Satisfied  
All grading and drainage shall be designed in accordance  
with Riverside County Flood Control & Water Conservation  
District's conditions of approval regarding this  
application. If not specifically addressed in their  
conditions, drainage shall be designed to accommodate 100  
year storm flows.

Additionally, the Building and Safety Department's  
conditional approval of this application includes an  
expectation that the conceptual grading plan reviewed and  
approved for it complies or can comply with any WQMP (Water  
Quality Management Plan) required by Riverside County Flood  
Control and Water Conservation District.

060 - BS-Grade. 15                      EOT4 - REQ BMP SWPPP WQMP                      Not Satisfied  
Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management  
Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The  
Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination  
System) inspections of the site based on Risk Level to verify compliance with the Construction  
General Permit, Storm water ordinances and regulations until completion of the construction activities,  
permanent stabilization of the site and permit final.  
Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER  
POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the  
Building and Safety Department Environmental Compliance Division for review and approval prior to  
issuance of a grading permit.  
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the  
Building & Safety Department, the approved project - specific Water Quality Management Plan  
(WQMP) and ensure that all approved water quality treatment control BMPs have been included on  
the grading plan.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition  
issued by this department)

Flood

060 - Flood. 1                      0060-Flood-MAP - EOT WQMP REQUIRED                      Not Satisfied  
In order to comply with the County's Municipal Storm Sewer  
System (MS4) Permit, this development is required to  
mitigate its water quality impacts. A project specific  
final Water Quality Management Plan (WQMP) shall be  
submitted to the District for review and approval.

060 - Flood. 2                      0060-Flood-MAP BMP - FILTRATION                      Not Satisfied

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 2                      0060-Flood-MAP BMP - FILTRATION (cont.)                      Not Satisfied

Impervious areas shall be graded or constructed to drain to a filtration BMP or equally effective alternative. Filtration BMPs can be found in the attachment to Supplement A, "Selection and Design of Stormwater Quality Controls".

060 - Flood. 3                      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. 4                      0060-Flood-MAP HEMET REGIONAL ADP FEES                      Not Satisfied

TR 32081 M1 is located within the limits of the Hemet Regional 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. 5                      0060-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 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.

Planning

060 - Planning. 1                      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

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1                      0060-Planning-MAP - FEE BALANCE (cont.)                      Not Satisfied  
a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 2                      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. 3                      0060-Planning-MAP - NPDES COMPLIANCE (2)                      Not Satisfied  
Since this project will disturb one (1) or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

060 - Planning. 4                      0060-Planning-MAP - PALEONTOLOGIST REQUIRED                      Not Satisfied  
The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

060 - Planning. 5                      0060-Planning-MAP - SKR FEE CONDITION                      Not Satisfied

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 5                      0060-Planning-MAP - SKR FEE CONDITION (cont.)                      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 6.41 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 6                      0060-Planning-MAP - SLOPE LANDSCAPE PLANS                      Not Satisfied

Landscaping plans for landscaping on any private side or rear yard slope greater than three feet (3') in height shall be approved by the Planning Department.

(ADDED AS PER MC#1)

060 - Planning. 7                      0060-Planning-MAP/USE - BURROWING OWL SURVEY                      Not Satisfied

Thirty (30) days prior to the issuance of a grading permit, a qualified biologist shall survey for burrowing owls. A written report, prepared by a qualified biologist, with the results of the survey shall be submitted to the Planning Department for review and implementation. If the report concludes that there are no burrowing owls present on the subject property, this condition will be cleared. If the report concludes that there are owls present on the subject property, a plan for the active relocation to a site under conservation shall be prepared and submitted for review and approval by the County's Ecological Resources Specialist. Passive relocation is not acceptable. Once a qualified biologist has certified the owl(s) have been relocated, this condition shall be cleared.

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD-EPD - EOT2 MBTA SURVEY                      Not Satisfied



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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1            0060-Planning-EPD-EPD - EOT2 MBTA 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, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Transportation

060 - Transportation. 1            0060-Transportation-EOT3 - FINAL WQMP FOR GRADING            Not Satisfied

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



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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1                      0080-BS-Grade-MAP - EOT2 ROUGH GRADE APPROVA (c)      Not Satisfied  
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.

080 - BS-Grade. 2                      0080-BS-Grade-MAP- EOT2 BMP CONST NPDES PERM                      Not Satisfied

Prior to the issuance of a building 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.

080 - BS-Grade. 3                      0080-BS-Grade-MAP-G3.1NO B/PMT W/O G/PMT                      Not Satisfied

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

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-RES FIRE SPRINKLER EOT2                      Not Satisfied

Residential fire sprinklers are required in all one and two

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2                      0080-Fire-MAP-RES FIRE SPRINKLER EOT2 (cont.)                      Not Satisfied  
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 HEMET REGIONAL ADP FEES                      Not Satisfied

TR 32081 M1 is located within the limits of the Hemet  
Regional 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.

080 - Flood. 2                      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.

Planning

080 - Planning. 1                      0080-Planning-MAP - BUILDING SEPARATION 2                      Not Satisfied

Building separation between all buildings shall not be less  
than ten (10) feet. Additional encroachments are only  
allowed as permitted by County Ordinance No. 348.

080 - Planning. 2                      0080-Planning-MAP - COMMON OS LANDSCAPE                      Not Satisfied

Prior to the first building permit issuance (excluding  
model building permits) for each map phase landscaping

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      0080-Planning-MAP - COMMON OS LANDSCAPE (cont.)                      Not Satisfied

plans for all common open space areas shall be approved. Plans shall be in conformance with EXHIBIT L and EXHIBIT L1. Landscaping plans for the common open space areas shall be approved by the appropriate maintenance entity as established by condition 50.FLOOD RI.9 (MAINT & INSPECT) and 50.PLANNING.2 (COMMON AREA MAINTENANCE).

(ADDED AS PER MC#1)

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 and GATES PLAN condition of approval shall be cleared individually.

Plan: TR32081E04

Parcel: 450080048

80. Prior To Building Permit Issuance

Planning

080 - Planning. 5                      0080-Planning-MAP - EXT ROW LANDSCAPE PLANS                      Not Satisfied

Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping plans for all exterior landscaping within the right-of-way and any open space lots/areas adjacent to the right-of-way shall be approved. Plans shall be in conformance with EXHIBIT L and EXHIBIT L1.

(ADDED AS PER MC#1)

080 - Planning. 6                      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. 7                      0080-Planning-MAP - FINAL SITE PLAN                      Not Satisfied

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

Subdivision development shall conform to the approved plot plan and shall conform to the Design and Landscape Guidelines for the County Wide Design Guidelines.

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.

Plan: TR32081E04

Parcel: 450080048

80. Prior To Building Permit Issuance

Planning

080 - Planning. 7

0080-Planning-MAP - FINAL SITE PLAN (cont.)

Not Satisfied

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 8

0080-Planning-MAP - FRONT YARD LANDSCAPING

Not Satisfied

All front yards shall be provided with landscaping and automatic irrigation, as defined by County Ordinance No. 348.

080 - Planning. 9

0080-Planning-MAP - INT ROW LANDSCAPE PLANS

Not Satisfied

Prior to the first building permit issuance (excluding model building permits) for each map phase landscaping plans for this map phase for all project interior landscaping within the right-of-way and open space

Plan: TR32081E04

Parcel: 450080048

80. Prior To Building Permit Issuance

Planning

080 - Planning. 9                      0080-Planning-MAP - INT ROW LANDSCAPE PLANS (cont.)    Not Satisfied  
lots/areas adjacent to the right-of-way shall be approved prior to the first building permit within this phase. Plans shall be in conformance with EXHIBIT L and EXHIBIT L1.

(ADDED AS PER MC#1)

080 - Planning. 10                      0080-Planning-MAP - LANDSCAPE PLOT PLAN                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan 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, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. When the proposal is located within the Valley-Wide Recreation and Park District prior to landscape plan submittal to the Planning Department, the developer/permittee shall show evidence to the Planning Department that the Valley-Wide District has approved said plans.

The plan shall show all common open space areas. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using. The plans shall provide for the following:

1. Permanent automatic irrigation systems shall be installed on all landscaped areas requiring irrigation. Low water use systems are encouraged.
2. All utility service areas and enclosures shall be screened from view with landscaping and decorative barriers or baffle treatments, as approved by the Planning Department. Utilities shall be placed underground.
3. Any required landscape screening shall be designed to be opaque up to a minimum height of six (6) feet at maturity.
4. Parkways and landscaped building setbacks shall be



Plan: TR32081E04

Parcel: 450080048

80. Prior To Building Permit Issuance

Planning

080 - Planning. 10                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied

landscaped to provide visual screening or a transition into the primary use area of the site. Landscape elements shall include earth berming, ground cover, shrubs, and specimen trees in conjunction with meandering sidewalks, benches, and other pedestrian amenities where appropriate as approved by the Planning Department.

5. Landscaping plans shall incorporate the use of specimen accent trees at key visual focal points within the project.

6. Landscaping plans shall incorporate native and drought tolerant plants where appropriate.

7. All specimen trees and significant rock outcroppings on the subject property intended for retention shall be shown on the project's grading plans. Replacement trees for those to be removed shall also be shown.

8. All trees shall be minimum double-staked. Weaker and/or slow-growing trees shall be steel-staked.

NOTES:

The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Building & Safety, Grading Section only.

9. Multi-programmable irrigation controllers which have enough programs to break up all irrigation stations into hydro zones shall be used. If practical and feasible, rain shutoff devices shall be employed to prevent irrigation after significant precipitation. Irrigation systems shall be designed so areas which have different water use requirements are not mixed on the same station (hydro zones). Assistance in implementing a schedule based on plant water needs is available from CIMIS or Mobile Lab. The use of drip irrigation should be considered for all planter areas that have a shrub density that will cause excessive spray interference of an overhead irrigation

Plan: TR32081E04

Parcel: 450080048

80. Prior To Building Permit Issuance

Planning

080 - Planning. 10                      0080-Planning-MAP - LANDSCAPE PLOT PLAN (cont.)                      Not Satisfied  
system. Use flow reducers to mitigate broken heads next to  
sidewalks, streets, and driveways. (BMP S2)

10. Plants with similar water requirements shall be grouped together in order to reduce excessive irrigation runoff and promote surface filtration, where possible. (BMP S3) NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually. Landscaping plans for areas that are totally within the road right-of-way shall be submitted to the Transportation Department ONLY.

080 - Planning. 11                      0080-Planning-MAP - LC LANDSCAPE SECURITIES                      Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:  
A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.  
EOT1

080 - Planning. 12                      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

Plan: TR32081E04

Parcel: 450080048

80. Prior To Building Permit Issuance

Planning

080 - Planning. 12                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      Not Satisfied  
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 permaanent 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.
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. 13                      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.

Plan: TR32081E04

Parcel: 450080048

80. Prior To Building Permit Issuance

Planning

080 - Planning. 14                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 15                      0080-Planning-MAP - SUBMIT BUILDING PLANS                      Not Satisfied

The land divider/permit holder shall cause building plans to be submitted to the TLMA - Land Use Division for review by the County Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the TENTATIVE MAP.

080 - Planning. 16                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 17                      0080-Planning-MAP - Walls/Fencing Plans                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray.

D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

E. Side yard gates are required on one side of front yard,

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Parcel: 450080048

80. Prior To Building Permit Issuance

Planning

080 - Planning. 17                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied

and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

H. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel.

J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Transportation

080 - Transportation. 1                      0080-Transportation-EOT3 -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.



Plan: TR32081E04

Parcel: 450080048

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      0090-BS-Grade-EOT3 - WQMP REQUIRED (cont.)                      Not Satisfied

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

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

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

090 - BS-Grade. 2                      0090-BS-Grade-MAP - EOT2 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. 3                      0090-BS-Grade-MAP - EOT2 IF WQMP REQUIRED                      Not Satisfied

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

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

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

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

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

Plan: TR32081E04

Parcel: 450080048

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3                      0090-BS-Grade-MAP - EOT2 IF WQMP REQUIRED (cont.)                      Not Satisfied  
facility shall register such facility for annual inspections.

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

090 - BS-Grade. 4                      0090-BS-Grade-MAP - EOT2 WQMP BMP CERT REQ'D                      Not Satisfied

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

090 - BS-Grade. 5                      0090-BS-Grade-MAP - EOT2 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. 6                      0090-BS-Grade-MAP - EOT2 WQMP BMP REGISTRATI                      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. 7                      0090-BS-Grade-MAP-G4.1E-CL 4:1 OR STEEPER                      Not Satisfied

Plant and irrigate all manufactured slopes steeper than a 4:1 (horizontal to vertical) ratio and 3 feet or greater in vertical height with grass or ground cover; slopes 15 feet or greater in vertical height shall be planted with additional shrubs or trees as approved by the Building & Safety Department's Erosion Control Specialist.

090 - BS-Grade. 8                      0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN                      Not Satisfied



Plan: TR32081E04

Parcel: 450080048

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 8                      0090-BS-Grade-MAP-G4.2 1/2"/FT/3FT MIN (cont.)                      Not Satisfied

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls. The slope shall be not less than one-half inch per foot for a distance of not less than 3 feet from any point of exterior foundation. Drainage swales shall not be less than 1 1/2 inches deeper than the adjacent finish grade at the foundation.

090 - BS-Grade. 9                      EOT4 - WQMP REQUIRED                      Not Satisfied

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

Fire

090 - Fire. 1                              0090-Fire-MAP - FIRE SPRNK EOT2                              Not Satisfied

Fire sprinkler systems are required in all new one and two family dwellings. Plans shall be submitted to the Fire Department for review and approval prior to fire sprinkler installation.

Flood

090 - Flood. 1                              0090-Flood-MAP BMP - EDUCATION                              Not Satisfied

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial residents. The developer may obtain NPDES Public Educational Program materials from the District's website: [www.rcwatershed.org/about/materials-library](http://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.

Plan: TR32081E04

Parcel: 450080048

90. Prior to Building Final Inspection

Flood

090 - Flood. 1                      0090-Flood-MAP BMP - EDUCATION (cont.)                      Not Satisfied

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.

Planning

090 - Planning. 1                      0090-Planning-MAP - BLOCK WALL                      Not Satisfied

The land divider/permit holder shall construct a six (6) foot high decorative wall along the perimeter of the project site. The required wall shall be subject to the approval of the County Department of Building and Safety.

(Anti-graffiti coating portion of condition was removed as a result of all the walls being within the development and no portions being exposed to the public. This changed occurred with the 1st extension on time. The original condition will be placed in not apply to maintain the administrative record.)

090 - Planning. 2                      0090-Planning-MAP - BLOCK WALL ANTIGRAFFITI                      Not Satisfied

The land divider/permit holder shall construct a six (6) foot high decorative fence along the perimeter of the project site. The required fence shall be subject to the approval of the County Department of Building and Safety. An anti-graffiti coating shall be provided on all fencing and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 3                      0090-Planning-MAP - COMMON OS LS INSTALL                      Not Satisfied

Landscaping and all other improvements for common open space areas shall be installed prior to the building final inspection. Installed landscaping shall conform with the approved landscape plans. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

(ADDED AS PER MC#1)

090 - Planning. 4                      0090-Planning-MAP - CONCRETE DRIVEWAYS                      Not Satisfied

Plan: TR32081E04

Parcel: 450080048

90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      0090-Planning-MAP - CONCRETE DRIVEWAYS (cont.)                      Not Satisfied  
The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 5                      0090-Planning-MAP - EXT ROW LS INSTALL                      Not Satisfied  
Landscaping for all exterior/perimeter right-of-way and any open space lots/areas adjacent to the right-of-way shall be installed prior to the first building final inspection clearance (not including models). Landscaping shall be installed in conformance with the approved landscaping plans. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

(ADDED AS PER MC#1)

090 - Planning. 6                      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. 7                      0090-Planning-MAP - INT ROW LANDSCAPE                      Not Satisfied  
Landscaping for all interior right-of-way and any open space lots/areas adjacent to the right-of-way lot shall be installed adjacent to each lot prior to the building final inspection clearance (not including models) for each lot. Proof of landscaping installation shall be confirmed via a certification letter from the project landscape architect or by Planning Department inspection at the discretion of the Planning Director.

(ADDED AS PER MC#1)

090 - Planning. 8                      0090-Planning-MAP - LC COMPLY W/ LNDSCP/ IRR                      Not Satisfied  
The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of

Plan: TR32081E04

Parcel: 450080048

90. Prior to Building Final Inspection

Planning

090 - Planning. 8                      0090-Planning-MAP - LC COMPLY W/ LNDSCP/ IRR (cont.)      Not Satisfied  
Completion. Upon determination of compliance, the Planning  
Department shall clear this condition.  
EOT1

090 - Planning. 9                      0090-Planning-MAP - LC LNDSCP INSPCT DEPOSIT                      Not Satisfied  
Prior to building permit final inspection, the  
developer/permit holder shall file an Inspection Request  
Form and deposit sufficient funds to cover the costs of  
Installation, Six Month Establishment, and One Year  
Post-Establishment inspections. In the event that an open  
landscape case is not available, then the applicant shall  
open a FEE ONLY case to conduct inspections. The deposit  
required for landscape inspections shall be determined by  
the Riverside County Landscape Division. The Planning  
Department shall clear this condition upon determination of  
compliance.  
EOT1

090 - Planning. 10                      0090-Planning-MAP - LC LNDSCP INSPCTN RQMNTS                      Not Satisfied  
The permit holder's landscape architect responsible for  
preparing the Landscaping and Irrigation Plans (or on-site  
representative) shall arrange for a PRE-INSTALLATION  
INSPECTION with the Planning Department at least five (5)  
working days prior to the installation of any landscape or  
irrigation components.  
  
Upon successful completion of the PRE-INSTALLATION  
INSPECTION, the applicant will proceed with the  
installation of the approved landscape and irrigation  
system and arrange for an INSTALLATION INSPECTION at least  
five 5 working days prior to the building final inspection  
or issuance of occupancy permit, whichever occurs first and  
comply with the Planning Department's Milestone 80  
conditions entitled "USE-LANDSCAPING SECURITY" and the  
Milestone 90 condition entitled "LANDSCAPE INSPECTION  
DEPOSIT." Upon successful completion of the INSTALLATION  
INSPECTION, the County Planning Department's Landscape  
Inspector and the permit holder's landscape architect (or  
on-site representative) shall execute a Landscape  
Certificate of Completion that shall be submitted to the  
Planning Department and the Department of Building and  
Safety. The Planning Department shall clear this condition  
upon determination of compliance.

090 - Planning. 11                      0090-Planning-MAP - QUIMBY FEES (2)                      Not Satisfied  
The land divider/permit holder shall present certification

Plan: TR32081E04

Parcel: 450080048

90. Prior to Building Final Inspection

Planning

090 - Planning. 11                      0090-Planning-MAP - QUIMBY FEES (2) (cont.)                      Not Satisfied  
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 Widen Recreation and Park district.

090 - Planning. 12                      0090-Planning-MAP - SKR FEE CONDITION                      Not Satisfied  
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 6.41 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. 13                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied  
All residences shall have automatic roll-up garage doors.

090 - Planning. 14                      0090-Planning-USE - FENCING PLAN REQUIRED                      Not Satisfied  
A fencing plan shall be submitted showing all and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

The fence must comply with the following:

1. The perimeter of the project must be enclosed by a new wooden high quality white fence to include the following details:
  - i. Board on Board

Plan: TR32081E04

Parcel: 450080048

90. Prior to Building Final Inspection

Planning

090 - Planning. 14                      0090-Planning-USE - FENCING PLAN REQUIRED (cont.)                      Not Satisfied  
    ii. Metal Posts  
    iii. Matching Side and Rear

2. Fencing is required around the whole project site (no exceptions). It must be attached to existing blockwalls located adjacent to the perimeter of the property. There should be no gap in between the new proposed fence and adjacent existing fences and blockwalls.

Fencing plan must be approved at the Planning Department plan check process.

Fencing plan must blend in with the surrounding area.

(ADDED AS PER MC#1)

Transportation

090 - Transportation. 1                      0090-Transportation-EOT3 - 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)

090 - Transportation. 2                      0090-Transportation-MAP - GRAFFITI ABATEMENT EOT1                      Not Satisfied

Prior to issuance of an occupancy permit the project proponent shall complete annexation to Landscaping and Lighting Maintenance District NO. 89-1-Consolidated for graffiti abatement of walls and other permanent structures along County maintained road rights-of-way, in accordance with ordinance 461.

090 - Transportation. 3                      0090-Transportation-MAP - LANDSCAPING EOT1                      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 , County Service Area and/or Assessment District as approved by the Transportation Department for continuous landscape maintenance within for continuous landscape maintenance

Plan: TR32081E04

Parcel: 450080048

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3            0090-Transportation-MAP - LANDSCAPING EOT1 (cont.)            Not Satisfied  
within public road rights-of-way, in accordance with  
Ordinance 461.

090 - Transportation. 4            0090-Transportation-MAP - UTILITY INSTALL EOT1            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. 5            0090-Transportation-MAP - 80% COMPLETION (EOT1)            Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- 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

Plan: TR32081E04

Parcel: 450080048

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 5            0090-Transportation-MAP - 80% COMPLETION (EOT1) (con    Not Satisfied

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. 6            0090-Transportation-MAP - STREET LIGHTS INSTALL            Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. 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. 7            0090-Transportation-MAP - STREET SWEEPING            Not Satisfied

Street sweeping annexation or inclusion into CSA or similar mechanism as approved by the Transportation Department shall be completed.

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

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with ordinance 460 and 461, or as



Plan: TR32081E04

Parcel: 450080048

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 8            0090-Transportation-MAP - UTILITY INSTALL (cont.)            Not Satisfied

approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 9            0090-Transportation-MAP - WRCOG TUMF            Not Satisfied

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

090 - Transportation. 10            EOT4 - WQMP COMP AND BNS REG            Not Satisfied

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

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



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**


**Agenda Item No.**

**1.3**

**Planning Commission: April 17, 2019**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PPW180002	<b>Applicant(s):</b>	AT&T
<b>EA No.:</b>	180028		
<b>Area Plan:</b>	Eastern Coachella Valley	<b>Representative(s):</b>	Tyler Kent
<b>Zoning Area/District:</b>	Lower Coachella Valley District		
<b>Supervisory District:</b>	Fourth District		
<b>Project Planner:</b>	Jay Olivas		
<b>Project APN(s):</b>	763-250-032		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION**

**PLOT PLAN NO. 180002 ("PPW180002")** proposes a disguised wireless communication facility, for AT&T, in the form of a 70-foot high mono-palm tree, with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, multiple Utility Cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, 12-foot wide access driveway from Airport Boulevard, and two (2) live palm trees. The site also contains an existing disguised wireless communication facility, for Verizon, disguised as a 70-foot high mono-palm tree previously approved under PP23890 to remain on the subject property.

The project was presented at Director's Hearing in the Desert Office on March 18, 2019. The applicant provided comments; there was no public testimony. The applicant provided amended site plan with survey data dated March 14, 2019. At the hearing, two (2) conditions were amended regarding 1) Land Division and 2) Verification of Lot Lines prior to building permits, along with removal of requirement for Certificate of Parcel Merger. The project was approved as amended by the Planning Director.

**PROJECT RECOMMENDATION**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on March 18, 2019.

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

**ADOPTED** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 1800028**, 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,

**APPROVED PLOT PLAN NO. 180002**, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in the attached staff report.



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

*Juan C. Perez*  
*Agency Director*



04/08/19, 11:50 am

PPW180002

## ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPW180002. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### Advisory Notification

**Advisory Notification. 1            AND - Project Description & Operational Limits**

The Plot Plan Wireless proposes to construct a 70-foot high mono-palm tree, with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, multiple Utility Cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, 12-foot wide access driveway from Airport Boulevard, and two (2) live palm trees. The site also contains an existing disguised wireless communication facility, for Verizon, disguised as a 70-foot high mono-palm tree previously approved under PP23890 to remain on the subject property.

**Advisory Notification. 2            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Thermal (Adopted 7/21/2009)

**Advisory Notification. 3            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:

Exhibit A (Site Plan; Site Survey, Elevations; Equipment; Preliminary Landscape Plan) (Sheets 1-7) dated March 14, 2019.

Exhibit P (Photo Simulations) (Sheets 1-3) dated March 28, 2018.

AMENDED BY THE PLANNING DIRECTOR'S REPRESENTATIVE ON 3/18/19.

**Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance (cont.)

- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)













## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2 Unanticipated Resources (cont.)

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 GEO180018 ACCEPTED

County Geologic Report GEO No. 180018, submitted for the project PPW180002, APN 763-250-032, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Monopalm and Equipment Shelter, Thermal – CSL2430, 85240 Airport Boulevard, Thermal, California," dated April 10, 2018. In addition, Toro has submitted the following document:

"Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 180018 regarding Geotechnical Investigation for AT&T Monopalm and Equipment Shelter, Thermal – CSL2430, 85240 Airport Boulevard, Thermal, California," dated December 14, 2018.

GEO180018 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on Toro's evaluation, the potential for surface fault rupture is considered nil.
2. A liquefaction analysis based on Tokimatsu and Seed procedures (1987) concluded that the potential settlement due to liquefiable soils is about 1.45 inches, with a potential differential settlement of about  $\frac{3}{4}$  inch.
3. Based on Ishihara, 1985, there is a very low probability that surface manifestations of liquefaction will occur.
4. The potential lateral movement due to the liquefiable soils is considered negligible due to the relatively flat area.
5. The proposed tower can be supported on a caisson embedded in the ground for a minimum depth of 43 feet below the ground surface due to potentially liquefiable soils. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

GEO180018 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. All deleterious materials should be discarded offsite and the upper 36 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed tower can be supported on a caisson embedded in the ground for a minimum depth of 43 feet below the ground surface due to potentially liquefiable soils. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.
5. Alternatively, the proposed tower may be founded on mat foundations provided that the minimum depth of foundation is 4 feet.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      GEO180018 ACCEPTED (cont.)

GEO No. 180018 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180018 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20181220

### Transportation

Transportation. 1                      COUNTY WEBSITE

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

Transportation. 2                      ENCROACHMENT PERMIT

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

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.

Plan: PPW180002

Parcel: 763250032

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 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.

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 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.

Planning-PAL

060 - Planning-PAL. 1 HIGH (Ha) PALEO SENSITIVITY - PRIMP REQUIRED Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County 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 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 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.

Plan: PPW180002

Parcel: 763250032

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 HIGH (Ha) PALEO SENSITIVITY - PRIMP REQUIRED (cont. Not Satisfied

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

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

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

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County 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. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, 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)

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-GRADE-PPW - NO GRADE VERIFICATION Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

Planning

080 - Planning. 1 Gen - Elevations & Materials Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT Plot Plan Wireless No. 180002 dated March 28, 2018.

080 - Planning. 2 Gen - Fee Status Not Satisfied

Prior to the issuance of building permits for Plot Plan Wireless No. 180002, 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.

080 - Planning. 3 Gen - Landscape Plot Plan Not Satisfied

Plan: PPW180002

Parcel: 763250032

80. Prior To Building Permit Issuance

Planning

080 - Planning. 3                      Gen - Landscape Plot Plan (cont.)                      Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval. Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Section 19.410.e. of Ordinance No. 348.

080 - Planning. 4                      Gen - Palm Fronds                      Not Satisfied

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel antennas and shows a minimum of 80 fronds. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

080 - Planning. 5                      Gen - School Fees                      Not Satisfied

Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 6                      Gen - Two Live Palm Trees                      Not Satisfied

Two 45 feet high live palm trees shall be planted in the immediate vicinity of the monopalm with irrigation system.

Survey

080 - Survey. 1                      Verification of Lot Lines                      Not Satisfied

Prior to issuance of Building Permits, the applicant shall field verify the location of all property corners for the subject parcel. If any structures on the subject parcel cross property lines onto adjacent parcels then a Lot Line Adjustment will be required to correct that condition. If any structures on adjacent properties are found to cross onto the subject property then a Lot Line Adjustment will be required to correct that condition.

Transportation

080 - Transportation. 1                      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. 2                      EVIDENCE/LEGAL ACCESS                      Not Satisfied

Provide evidence of legal access.

080 - Transportation. 3                      UTILITY PLAN CELL TOWER                      Not Satisfied

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

Plan: PPW180002

Parcel: 763250032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3            UTILITY PLAN CELL TOWER (cont.)            Not Satisfied  
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.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1            Hazmat BUS Plan            Not Satisfied  
The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

090 - E Health. 2            Hazmat Clearance            Not Satisfied  
Obtain clearance from the Hazardous Materials Management Division.

Planning

090 - Planning. 1            Gen - ALUC Condition            Not Satisfied  
Within five (5) days after construction of the facility reaches its greatest height, Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.

090 - Planning. 2            Gen - Ord. 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 in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan Wireless No. 180002 has been calculated to be 0.02 net acres.

090 - Planning. 3            Gen - Ord. No. 875 (CVMSHCP Fees)            Not Satisfied  
Prior to building permit final inspection, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan Wireless No. 180002 has been calculated to be no more than 0.02 acres of new permanent disturbance. The actual Project Area for calculating fees shall be based upon a final as-built survey.

090 - Planning. 4            Gen - Palm Fronds            Not Satisfied  
Prior to final inspection, the developer/permit holder shall ensure that the monopalm contains a

Plan: PPW180002

Parcel: 763250032

90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      Gen - Palm Fronds (cont.)                      Not Satisfied  
minimum of 80 fronds and the fronds are designed and placed in such a manner that cover all of the antennas. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 5                      Gen - Signage Requirement                      Not Satisfied  
Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information; - Address of wireless communications facility and any internal site identification number or code; - Name(s) of company who operates the wireless communications facility; - Full company address, including mailing address and division name that will address problems; - Telephone number of wireless communications facility company. If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 6                      Gen - Two Live Palm Trees                      Not Satisfied  
Two 45 feet high live palm trees shall be planted in the immediate vicinity of the monopalm with irrigation system.

090 - Planning. 7                      Gen - Utilities Underground                      Not Satisfied  
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 8                      Gen - Utilities Underground                      Not Satisfied  
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 9                      Gen - Wall & Fence Locations                      Not Satisfied  
Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A the approved fencing plan.

090 - Planning. 10                      Use - Palm Fronds                      Not Satisfied  
Prior to final inspection, the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

Transportation

090 - Transportation. 1                      DRIVEWAY                      Not Satisfied







**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**


Agenda Item No.

3.1

Director's Hearing: March 18, 2019

**PROPOSED PROJECT**

<b>Case Number(s):</b>	PPW180002	<b>Applicant(s):</b>	AT&T
<b>EA No.:</b>	180028		
<b>Area Plan:</b>	Eastern Coachella Valley	<b>Representative(s):</b>	Tyler Kent
<b>Zoning Area/District:</b>	Lower Coachella Valley District		
<b>Supervisory District:</b>	Fourth District		
<b>Project Planner:</b>	Jay Olivas		
<b>Project APN(s):</b>	763-250-032, etc.		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**PLOT PLAN NO. 180002 ("PPW180002")** proposes a disguised wireless communication facility, for AT&T, in the form of a 70-foot high mono-palm tree, with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, multiple Utility Cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, 12-foot wide access driveway from Airport Boulevard, and two (2) live palm trees. The site also contains an existing disguised wireless communication facility, for Verizon, disguised as a 70-foot high mono-palm tree previously approved under PP23890 to remain on the subject property. The overall site also contains approximately three (3) existing residential structures adjacent to Airport Boulevard to remain in place. Due to existing residential structures including dwelling unit and garage structures on same land in the immediate project vicinity, the project shall be required to complete a Certificate of Parcel Merger of three APNs 763-250-024, 763-250-025, and 763-250-032.

The project is located in the Eastern Coachella Valley Area Plan, northerly of Airport Blvd, southerly of 55<sup>th</sup> Ave, easterly of Harrison St, and westerly of Tyler St, more specifically 85240 Airport Blvd in Thermal.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING DIRECTOR TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 1800028**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** **PLOT PLAN NO. 180002**, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

<b>PROJECT DATA</b>
---------------------

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development (CD)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Light Industrial (L-I)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Light Industrial (CD: LI)
East:	Light Industrial (CD:LI)
South:	Light Industrial (CD:LI)
West:	Light Industrial (CD:LI)
Existing Zoning Classification(s):	M-SC
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	M-SC
East:	M-SC
South:	M-SC
West:	M-SC
Existing Use:	Existing residential structure, garage, cell tower
Surrounding Uses	
North:	Contractor Yard; Auto Repair, Bar and Grill
South:	Existing Equestrian
East:	Vacant; Crops
West:	Contractor Yard

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	0.71	Article XI, Sec. 11.4
Total Proposed Number of Lots:	3	Article XI, Sec. 11.4

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Wireless Facility	800	Temporary Service vehicle only	1	1
<b>TOTAL:</b>				

**Located Within:**

City's Sphere of Influence:	Yes – Coachella
County Service Area ("CSA"):	Yes – Thermal #125 Lighting
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – High
Subsidence Area:	Yes – Active
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	Yes – Not in Conservation Area
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	Yes – Zone D

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

## **PROJECT BACKGROUND AND ANALYSIS**

### **Background:**

Plot Plan No. 180002 was submitted to Riverside County on March 28, 2018 to locate a wireless tower (AT&T) along the westerly lot line of subject land.

The existing APN 763-250-032 contains an existing residential garage structure and existing wireless communications facility (mono-palm) previously approved under separate Plot Plan No. 23890 on February 1, 2010. PP23890 expires in 2020, unless an extension is filed and subsequently approved.

Staff received a letter dated October 1, 2018, from the operator of PP23890 recommending possible co-location with their tower instead of second tower on same property by different operator within 100 feet of each other. While co-location is encouraged under Article XIXg of Zoning Ordinance No. 348, it would not be feasible to co-locate since the project is a stealth design and cannot be co-located with existing Verizon tower (PP23890), since the structural capability of the existing mono-palm is inadequate to accommodate the additional weight to hold 12 antennas and 36 RRUs, the height of the existing mono-palm is not adequate to fill AT&T's gap in coverage and the existing mono-palm cannot be extended due to the proximity of the Thermal airport and the FAA restrictions on height in the area.

Due to the subject site containing three (3) Assessor's Parcel Numbers 763-250-024, 763-250-025, and 763-250-032 with existing residential structures and existing cell tower (PP23890) with proposed new wireless tower (PPW180002) with same property owner and Survey completed by Ambit Consulting dated 10-3-2018, a parcel merger shall be required by Condition of Approval 80.Planning.1 –Certificate of Parcel Merger

### **General Plan Consistency**

The project site is designated Community Development: Light Industrial (CD:LI) on the Eastern Coachella Valley Area Plan, which allows for development of industrial and related uses including warehousing/distribution, assembly and light manufacturing and repair facilities. The Light Industrial land use designation requires that all developments have available public facilities and services such as roads and utilities. The proposed project will provide better telecommunications (phone, text, and data) coverage and capacity for the nearby land uses in the area, and will improve cell service for this semi-rural area.

## **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgement of Riverside County. On February 19, 2019, the documents were made available for public review per the CEQA Statute and Guidelines Section 15105.

Comment letters in response to the circulated IS and ND have not been received as of the preparation of this staff report. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

## **FINDINGS AND CONCLUSIONS**

**In order for the County to approve the proposed project, the following findings are required to be made Pursuant to Section 18.30 of Ordinance No. 348:**

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Community Development: Light Industrial (CD: LI). Industrial and related development such as telecommunications is encouraged in Light Industrial. Neighborhoods along Airport Boulevard are located near existing major roads. These neighborhoods with varied size parcels can accommodate Light Industrial developments with local-servicing commercial uses including wireless communication facilities. The project site contains an existing cell tower and residential structure with surrounding properties containing equestrian, contractor yards, vacant land and field crops. The wireless communication facility will service the local residents in the area by providing additional cellular coverage.
2. The project site has a Zoning Classification of Manufacturing-Service Commercial (M-SC), a classification which is consistent with the Riverside County General Plan of Community Development: Light Industrial (CD: LI).
3. The proposed project is consistent with Ordinance No. 348 (Land Use) and is allowed within the M-SC Zoning Classification subject to Plot Plan approval. Additionally, Section 11.2B 2. M. 7. of Ordinance No. 348 indicates that communication systems are allowed within the M-SC Zoning Classification with a plot plan, and the proposed wireless facility is a communication system.
4. The project contains an existing residential structure with existing wireless communication facility (PP23890). Surrounding land uses consist of contractor yards, crops, equestrian facility, auto repair and bar. The project proposed as a 70-foot high monopalm is conditionally consistent with surrounding land uses in that the project is disguised as a monopalm tree which are very common to the area.

### **Entitlement Findings:**

1. The proposed project meets the requirements for approval per Ordinance No. 348 Article XIXg "Wireless Communication Facilities," including the appropriate location, permit application, and requirements for approval for disguised wireless communication facilities as set forth in Section 19.404 based on the following:
2. Pursuant to Section 19.404.A of Ordinance No. 348 (Appropriate Location), a disguised wireless communication facilities may be located in M-SC zoning classification, which is non-residential zoning classification, subject to approval of a plot plan. As set forth below, it meets the location, development standards, and processing requirements of Ordinance No. 348 Article IXXg and the requirements for approval set forth in Ordinance No. 348 Section 18.30, and therefore meets the requirements of Section 19404.C.3., 4., and 5.
3. The facility is designed so that it is visible, but disguised as a mono-palm tower up to 70 feet in height to blend in with the existing physical environment, which includes an existing 70-foot mono-palm tower (PP23890). By proposing an additional 70 foot mono-palm tower, the facility is required to include a 6-foot decorative block wall, to assist in looking aesthetically pleasing to the

surrounding area, and be partially recognizable as a communication facility. The mono-palm tower will have neutral earth tone colors with palm fronds and is consistent with Ordinance No. 348, Section 19.404.C.1.

4. Pursuant to Ordinance No. 348, Section 19.403.C.2, supporting equipment is located entirely within an equipment enclosure that is architecturally compatible with the surrounding area and largely screened from view. The multiple equipment cabinets will be placed on concrete pads with number to be determined upon finalization of site plan details and will be enclosed by a 6-foot decorative block wall. Therefore, it meets this requirement.
5. The application meets the processing requirements set forth in Section 19.409 of Ordinance No. 348, including providing the County with a fully executed copy of the lease entered into with the owner of the underlying property. The lease or other agreement includes a provision indicating that the telecommunication service provider, or its successors and assigns, shall remove the wireless communication facility completely upon its abandonment. The lease or other agreement also includes a provision notifying the property owner that if the telecommunication service provider does not completely remove a facility upon its abandonment, the County may remove the facility at the property owner's expense and lien the property for the cost of such removal Pursuant to Section 19.410 of Ordinance No. 348 (Development Standards):

**Pursuant to Section 19.410 of Ordinance No. 348 (Development Standards):**

1. Disturbance to the natural landscape shall be minimized. This project meets this development standard because the project is located in an area where there is minimal vegetation. Only disturbance will be during construction. Once construction has concluded; the disturbed area will be restored or returned to its original status as indicated by Advisory Notification Document (AND) 15.Planning
2. All wireless communication facilities shall be enclosed with a screening option at a maximum height of six (6) feet as deemed appropriate by the Planning Director and shall conform to the Countywide Design Standards and Guidelines. This project meets this development standard because project will provide a 6-foot decorative block wall that must be constructed according to County Design Standards and Guidelines. Therefore, this meets the screening requirement.
3. Disguised wireless communication facilities are subject to the height limitations of the zone classification in which they are located. The project is located in the Manufacturing-Service Commercial (M-SC) zone, a non-residential zone. Disguised wireless communication facilities in non-residential zoning classifications shall not exceed 70 feet. The project proposes a 70-foot high mono-palm and under PPW180002, therefore, the height standard is met.
4. All wireless communication facilities shall be sited so as to minimize the adverse impacts to the surrounding community and biological resources. As demonstrated in the Initial Study, the proposed project meets this development standard because the facility will result in no significant environmental impacts and will not conflict with any local policies or ordinances protecting biological resources.
5. All wireless communication facilities shall have landscaping around the perimeter of the leased area and shall match and/or augment the natural landscaping in the area. There is limited desert landscaping located on the overall project site, but drought resistant landscape is proposed around

the immediate perimeter of the 800 square foot lease area. In addition, wireless communication facilities constructed to look like trees shall have other similar tree species planted adjacent to and/or around the facility to enhance the concealing effect. Therefore, the project has been conditioned to install two (2) 45-foot high live palm trees with irrigation as indicated by Condition of Approval 80.Planning. –Install Live Palms to meet this requirement Therefore, these development standards are met.

6. Outside lighting is prohibited unless required by the FAA or the California Building Code (CBC). Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create nuisance for the surrounding property owners or wildlife attractant. The project meets this development standard because the disguised wireless communication facility has lighting integrated into the equipment cabinets for the site. This lighting is shielded and directed down into the lease area. The lighting can only be accessed by maintenance workers for the wireless facility at the periodic times they service the facility, when needed, and otherwise there will be no outside lighting.
7. All noise produced by wireless communication facilities shall be minimized and in no case shall noise produced exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line. This project meets the development standard because the concealed wireless communication facility plans include a standard condition of approval to ensure that all noise produced by the concealed wireless communication facility will not exceed 45 decibels inside the nearest dwelling and 60 decibels at the property line (COA Planning-Noise Reduction). The nearest habitable dwelling is approximately 124 feet away.
8. All wireless communication facilities within residential developments (existing residence) containing lots larger than 18,000 square feet shall be accessed via an all-weather surface. The project meets this development standard because the disguised wireless communication facility is located near a County maintained road (Airport Boulevard) which provides an all-weather surface for access through a non-exclusive easement from the road right of way. Additionally, temporary parking for service vehicles may be permitted on site which is accommodated at the terminus of the 12-wide all weather access driveway adjacent to the equipment shelter.
9. No above-ground power or communication lines shall be extended to the site and all underground utilities shall be installed in a manner so as to minimize disturbance of existing vegetation and wildlife habitats during construction. This project meets this development standard because all power and communication lines for the disguised wireless communication facility are proposed to be underground.
10. Wireless communication facilities mounted on a roof shall be less than ten (10) feet above the roofline. This project meets the development standard because the disguised wireless communication facility is not designed as a roof-mounted facility.
11. Wireless communication facilities proposed on ridgelines and other sensitive view-sheds, as defined in Ordinance No. 348, shall be concealed and sited so that the top of the facilities below the ridgeline as viewed from any direction. The project meets this development standard because the disguised wireless communication facility is not proposed on a ridgeline. The proposed design for this wireless facility has been set to be as minimally intrusive as possible and the mono-palm is sited to blend into the surrounding area by using earthen tones where the subject property is located and well below any ridgeline that could be viewed in any direction.



12. Disguised wireless communication facilities shall meet the setback requirements of the zone classification in which they are located. This project meets the development standard because the disguised wireless communication facility is located within the M-SC zone, which requires no minimum setback from side and rear interior lot lines of same zone and minimum 25-foot property lines from a street. The project proposes approximate 160-foot setback from Airport Boulevard and is also setback a distance of approximately 124-feet from existing habitable dwelling, which is a distance exceeding 125% of tower height of 70-feet (87.5 feet)
13. Freestanding equipment enclosures shall be constructed to look like adjacent structures or facilities typically found in the area and shall adhere to the Countywide Design Standards and Guidelines, where appropriate. The project meets this development standard because the disguised wireless communication facility's supporting equipment is designed with a color scheme of neutral earth tone colors that blend with natural view elements (beiges and browns) of the surrounding area. Additionally, the 20-foot by 40-foot equipment area is partially screened with a 6-foot high decorative CMU block wall with gate in conformance with Section 19.410 B., or Ordinance No. 348.
14. Wireless communication facilities shall be given a surface treatment similar to surrounding architecture and all finishes shall be dark in color with a matte finish. The project meets this development standard because the disguised wireless communication facility's tower and equipment have been designed and painted to match the surrounding area in color and look with earth-tone colors.

**Other Findings:**

1. The project site is not located within a Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan.
2. The project site is located within the City of Coachella Sphere of Influence. This project was provided to City of Coachella for review on March 4, 2019. No comments from city were received as of this writing either in favor or opposition of the project.
3. The project site is located within an Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. The project was found "consistent" with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan based on ALUC approval letter dated July 9, 2018 including measures, such as but not limited to, prohibiting: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference, as referenced by Advisory Notification Document Planning. 2 ALUC Letter.
4. In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on May 21, 2018. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation for 800 square foot lease area and gravel driveway to accommodate wireless mono-palm tower.
5. The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The project complies in that no lighting is proposed

on the monopalm and any security lighting around the equipment shelter shall be hooded, low pressure sodium lighting, 4080 lumens or below.

6. As a wireless tower disguised as a monopalm with live palm trees planted around it, the monopalm blends in with the surroundings. The Negative Declaration covers any future collocation that does not constitute a substantial change to the proposed wireless communication facility. However, to the extent a collocation is proposed that (1) would increase the tower's height by more than seven feet, (2) would conflict with Section 19.410's setback requirements, (3) would significantly diminish the disguise aspects of the monopalm due to additional height or equipment, or (4) the tower or landscaping for the tower has not been appropriately maintained, additional environmental review will be required at that time, and such collocations may be denied.
7. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for new monopalm shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement.

**Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not located within a hazard severity zone.

**Conclusion:**

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.

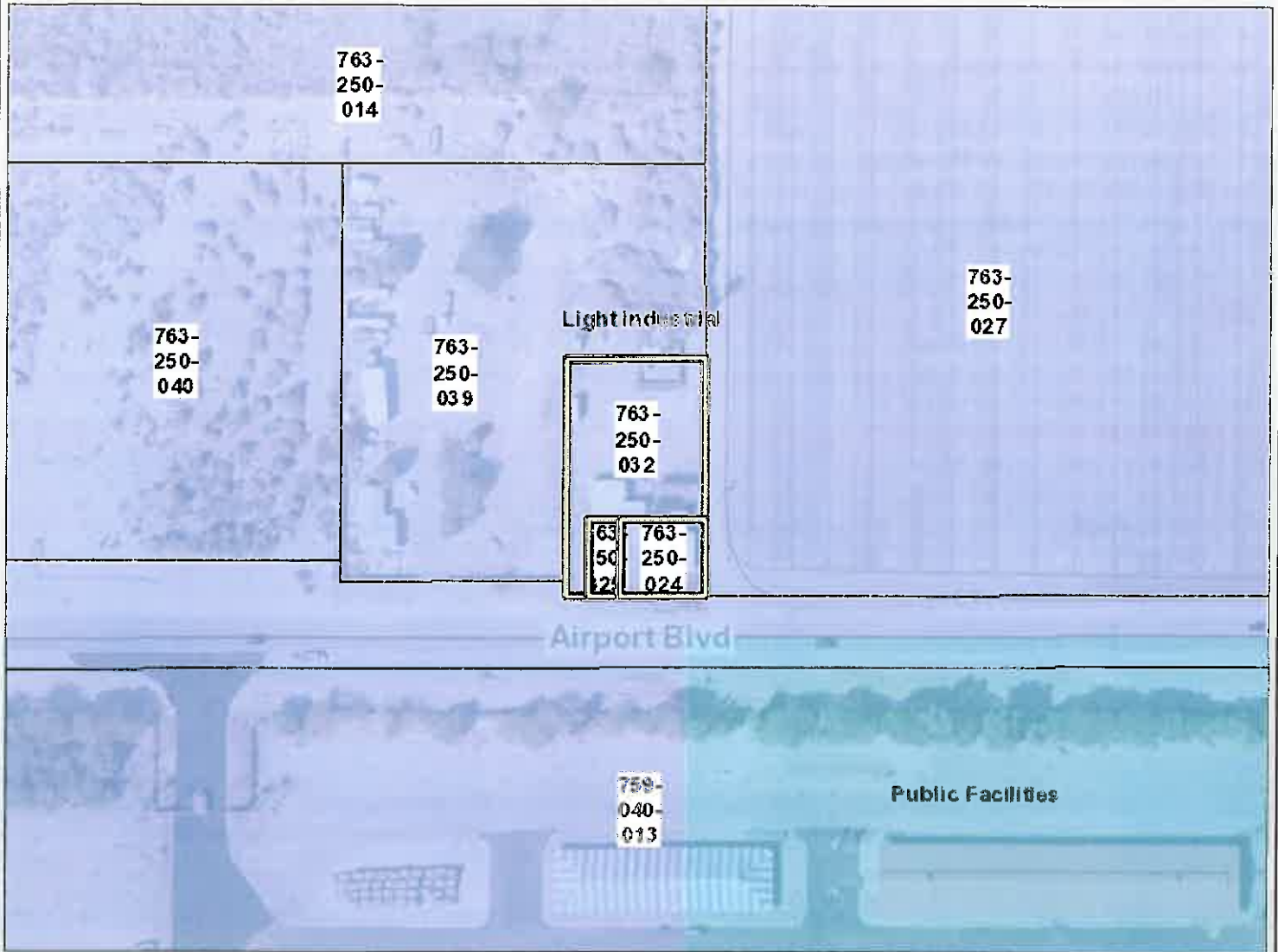
**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

This project was advertised in the Press Enterprise Newspaper / Desert Sun. Additionally, public hearing notices were mailed to property owners within 2,400 square feet of the project site. As of the writing of this report, Planning Staff has received written communications who indicated opposition to the proposed project.

**APPEAL INFORMATION**

The Director's Hearing decision may be appealed to the Planning Commission. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 calendar days after the notice of the decision by the Planning Director appears on the agenda of the Planning Commission.

# General Plan



## Legend

- City Areas
- Parcel APNs
- Parcels
- General Plan Land Use**
  - Rural Community - Estate Density
  - Rural Community - Very Low
  - Rural Community - Low Density
  - Estate Density Residential
  - Very Low Density Residential
  - Low Density Residential
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation
- Conservation Habitat
- Open Space Recreation
- Open Space Rural

## Notes



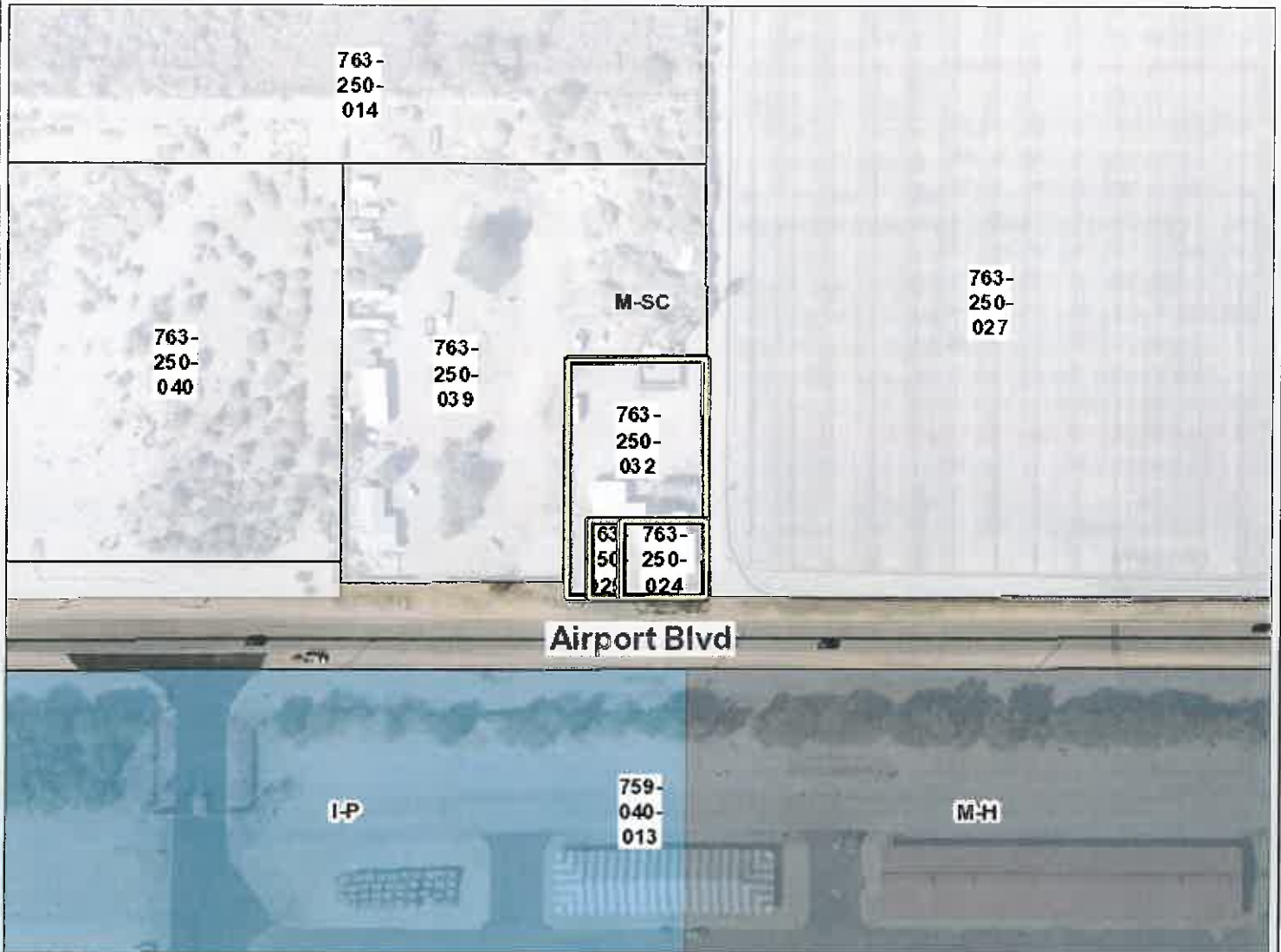
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# Zoning



## Legend

- City Areas
- Parcel APNs
- Parcels
- Zoning
- OTHER ZONING
- A-1
- A-1-1
- A-1-1 1/2
- A-1-1/2
- A-1-10
- A-2-2
- A-2-2 1/2
- A-2-20
- A-2-5
- A-D
- A-P
- A-P-10
- A-P-2 1/2
- A-P-5
- C-1/C-P
- M-H-1
- M-H-10
- M-H-2 1/2
- M-H-5
- M-M
- M-M-3
- M-M-5
- M-R
- M-R-A
- M-SC

## Notes



0 188 376 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.

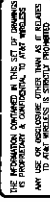




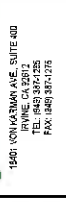




1401 KOWALAN AVE.  
TUSTIN, CALIFORNIA 92710



15401 KOWALAN AVE., SUITE 400  
IRVINE, CA 92612  
TEL: (949) 342-7225  
FAX: (949) 342-7275



10800 DEER CREEK ST. #407  
LOS ANGELES, CALIFORNIA 90024

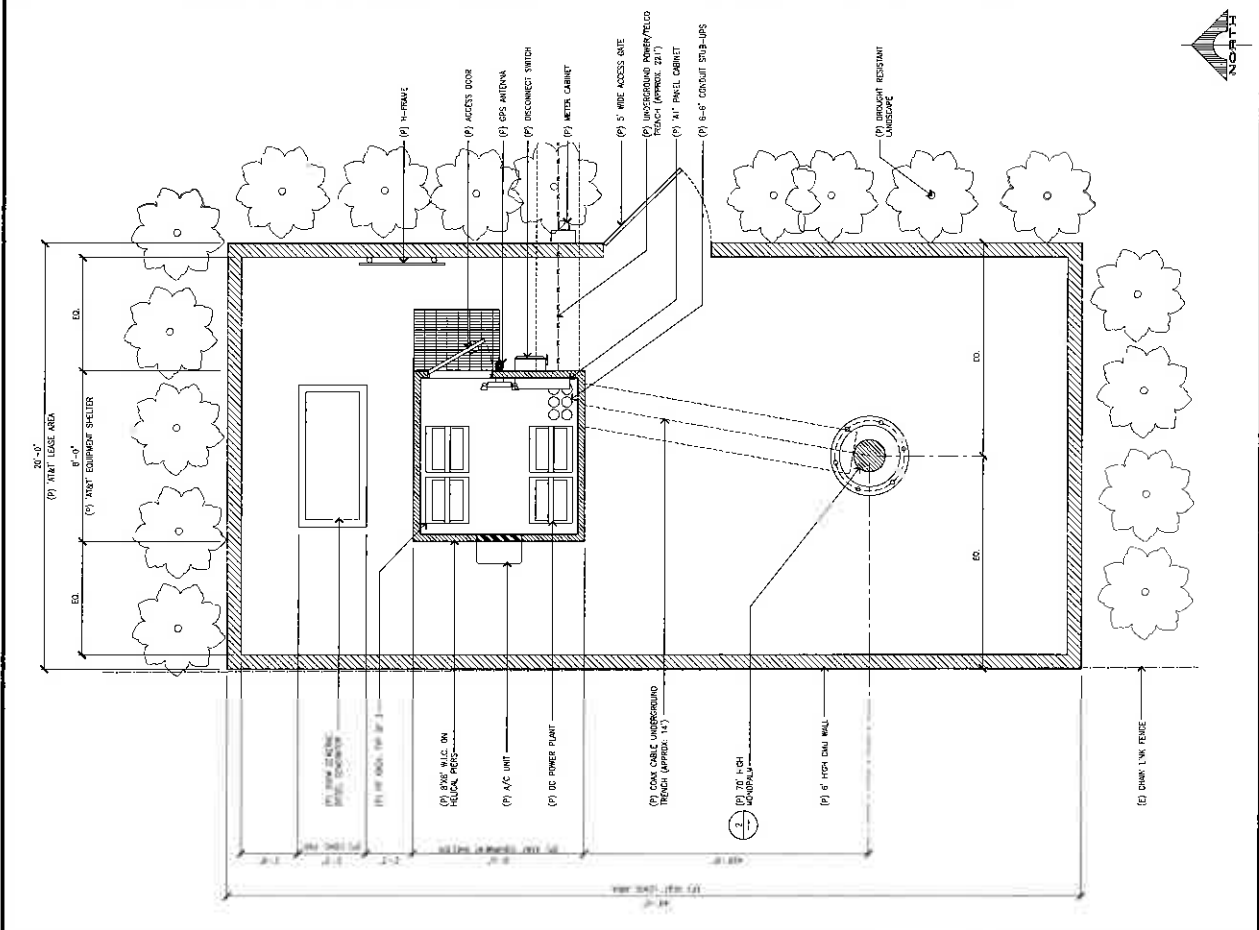
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2	03/07/12	ISSUE FOR PERMITS

**NOT TO BE USED FOR CONSTRUCTION**

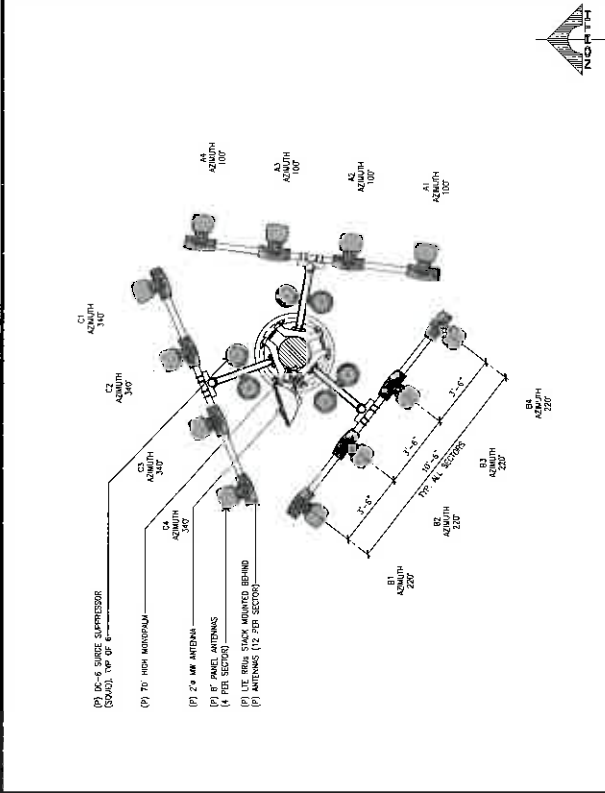
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85240 AIRFORT BOULEVARD  
THERMAL, CA 92274  
MONDPALM (INDOOR)

DRAWN BY: AS/ME  
CHECKED BY: LJC  
SHEET TITLE: LEASE AREA/ANTENNA PLAN AND ANTENNA/RRU SCHEDULE

SHEET NUMBER: A-2  
REV: 0



SCALE: 3/8"=1'-0"  
1



**ANTENNA PLAN**  
SCALE: 3/8"=1'-0"  
2

PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENTS

SECTOR	PROPOSED TECHNOLOGY	ANTENNA MANUFACTURER	ANTENNA CENTER	NO. ANTENNAS	TRANSMISSION LINES (LENGTH F. / - / -)	DC CABLE (AWG / FT)
A1	LTE	8-PORT PANEL	8"	100	61'-0"	412
A2	LTE	8-PORT PANEL	8"	100	61'-0"	412
A3	LTE	8-PORT PANEL	8"	100	61'-0"	412
A4	LTE	8-PORT PANEL	8"	100	61'-0"	412
A5	LTE	8-PORT PANEL	8"	100	61'-0"	412
A6	LTE	8-PORT PANEL	8"	100	61'-0"	412
A7	LTE	8-PORT PANEL	8"	100	61'-0"	412
A8	LTE	8-PORT PANEL	8"	100	61'-0"	412
A9	LTE	8-PORT PANEL	8"	100	61'-0"	412
A10	LTE	8-PORT PANEL	8"	100	61'-0"	412
A11	LTE	8-PORT PANEL	8"	100	61'-0"	412
A12	LTE	8-PORT PANEL	8"	100	61'-0"	412
A13	LTE	8-PORT PANEL	8"	100	61'-0"	412
A14	LTE	8-PORT PANEL	8"	100	61'-0"	412

RRU LOCATION AND TRANSMISSION CABLE REQUIREMENTS

SECTOR	RRU UP OR DOWN	RRU COUNT	RRU LOCATION (DISTANCE FROM ANTENNA)	MINIMUM CLEARANCES
				ADJACENT BUILDING
A1	UP	3	412'	18" 5' 5'
A2	UP	3	412'	18" 5' 5'
A3	UP	3	412'	18" 5' 5'
A4	UP	3	412'	18" 5' 5'
A5	UP	3	412'	18" 5' 5'
A6	UP	3	412'	18" 5' 5'
A7	UP	3	412'	18" 5' 5'
A8	UP	3	412'	18" 5' 5'
A9	UP	3	412'	18" 5' 5'
A10	UP	3	412'	18" 5' 5'
A11	UP	3	412'	18" 5' 5'
A12	UP	3	412'	18" 5' 5'
A13	UP	3	412'	18" 5' 5'
A14	UP	3	412'	18" 5' 5'

**ANTENNA AND RRU SCHEDULE**  
SCALE: 3/8"=1'-0"  
3





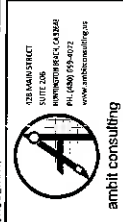




PROJECT INFORMATION:  
 CSEL2430  
 8290 AIRPORT BOULEVARD  
 RIVERSIDE COUNTY

ORIGINAL ISSUE DATE:  
 03/02/2018

REV.	DATE	DESCRIPTION
A	03/02/18	PRELIMINARY LO
0	04/25/18	DESIGN/TITLE (C) CK
1	10/1/18	REVISED LEASE (C) DH



DRAWN BY: LO SR BC  
 CHECKED BY: APV  
 LICENSED:

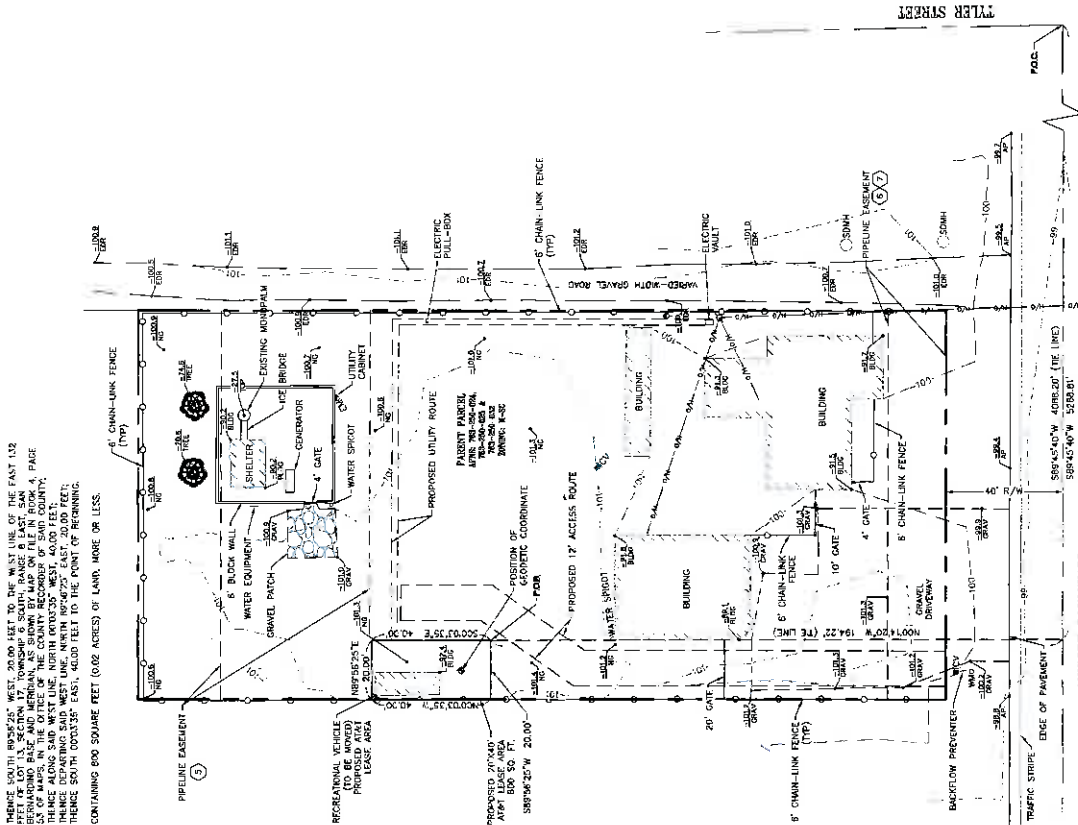


DATE STAMPED: 10/03/2018  
 SHEET TITLE: SITE SURVEY  
 SHEET NUMBER: LS-1

**ACCESS NOTE**  
 THIS PROJECT IS THE PROPERTY OF THE ADDRESS LESSEES. PROPERTY FOR COMMUNICATIONS PURPOSES IS THE PROPERTY OF THE ADDRESS LESSEES. NECESSARY APPOINTMENTS TO CONSTRUCT, OPERATE AND MAINTAIN COMMUNICATIONS FACILITY FOR ITEMS SUCH AS, BUT NOT LIMITED TO, INGRESS, EGRESS, PARKING, VEHICULAR HANDLING, EQUIPMENT, AND UTILITIES.

**GRID-TO-GROUND SCALE FACTOR**  
 ALL BEARINGS AND DISTANCES ARE BASED ON THE CALIFORNIA ZONE SIX STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES USE BY 0.9995728

**LEASE AREA LEGAL DESCRIPTION**  
 A PORTION OF A CERTAIN TRACT OF LAND AS GRANTED IN QUIT CLAIM DEED CONVEYED BY INSTRUMENT NO. 2000-10797, OFFICIAL RECORDS OF RIVERSIDE COUNTY, STATE OF CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE INTERSECTION OF AIRPORT BOULEVARD AND PLYER STREET, THENCE NORTH 89°42'00" WEST, 408.20 FEET; THENCE SOUTH 89°42'00" WEST, 408.20 FEET; THENCE SOUTH 00°03'35" EAST, 46.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°42'00" WEST, 20.00 FEET TO THE WEST LINE OF THE EAST 1/2 BERNARDINO RANCH AND MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE SOUTH 89°42'00" WEST, 10.00 FEET; THENCE SOUTH 00°03'35" EAST, 46.00 FEET TO THE POINT OF BEGINNING; CONTAINING 800 SQUARE FEET (0.02 ACRES) OF LAND, MORE OR LESS.



**LEGEND**

UTILITY PILE	1/4" DIA. W/ 1/4" METERS
UTILITY PILE	1/2" DIA. W/ 1/2" METERS
UTILITY PILE	3/4" DIA. W/ 3/4" METERS
UTILITY PILE	1" DIA. W/ 1" METERS
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UTILITY PILE	2" DIA. W/ 2" METERS
UTILITY PILE	3" DIA. W/ 3" METERS
UTILITY PILE	4" DIA. W/ 4" METERS
UTILITY PILE	6" DIA. W/ 6" METERS
UTILITY PILE	8" DIA. W/ 8" METERS
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UTILITY PILE	30" DIA. W/ 30" METERS
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UTILITY PILE	480" DIA. W/ 480" METERS
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**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (CEQ / EA) Number:** 180028  
**Project Case Type (s) and Number(s):** Plot Plan No. 180002  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** 77-588 El Duna Ct Ste. H Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** 760-863-7050  
**Applicant's Name:** Tyler Kent with Smartlink, LLC on behalf of AT&T  
**Applicant's Address:** 18401 Von Karman Avenue, Ste. 400  
 Irvine, CA 92612

**I. PROJECT INFORMATION**

**Project Description:** PLOT PLAN NO. 180002 ("PPW180002") proposes a disguised wireless communication facility, for AT&T, in the form of a 70-foot high mono-palm tree, with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, multiple Utility Cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, 12-foot wide access driveway from Airport Boulevard, and two (2) live palm trees. The site also contains an existing disguised wireless communication facility, for Verizon, disguised as a 70-foot high mono-palm tree previously approved under PP23890 to remain on the subject property. Due to existing residential structures including dwelling unit and garage structures on same land in the immediate project vicinity, the project shall be required to apply for Certificate of Parcel Merger of three APNs 763-250-024, 763-250-025, and 763-250-032.

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

**B. Total Project Area:** 0.71 Acres (800 square foot lease area)

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b> 0.50	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**C. Assessor's Parcel No(s):** 763-250-032, etc.

**Street References:** North of Airport Boulevard, south of 55<sup>th</sup> Avenue, east of Harrison Street.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
 Township 6 South, Range 8 East, Section 17

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The parcel contains an existing mono-palm wireless communications tower at 70 feet in height. The project is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. Community Development: Light Industrial (CD: LI)
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is not within a high fire hazard area. The proposed project is not located within special hazard zone (including flood zone, fault zone, dam inundation zones). The proposed project has allowed for sufficient provision of emergency response services through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for an unmanned wireless communication facility and the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.

8. **Healthy Communities:** Not Applicable

9. **Environmental Justice (After Element is Adopted):** Not Applicable

B. **General Plan Area Plan(s):** Eastern Coachella Valley

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Light Industrial

E. **Overlay(s), if any:** Not Applicable

F. **Policy Area(s), if any:** Not Applicable

G. **Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Eastern Coachella Valley

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Light Industrial

4. **Overlay(s), if any:** Not Applicable

5. Policy Area(s), if any: Not Applicable

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Not Applicable

2. Specific Plan Planning Area, and Policies, if any: Not Applicable

I. Existing Zoning: Manufacturing-Service Commercial

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial in all surrounding parcels.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                         | <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               |   |

IV. DETERMINATION

On the basis of this initial evaluation:

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

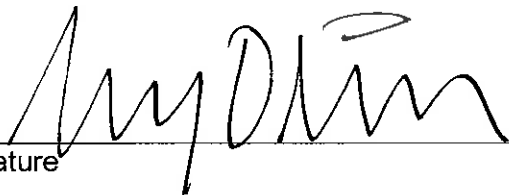
<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project

will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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



Signature

2/19/19

Date

Jay Olivas

Printed Name

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

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-8 "Scenic Highways"

**Findings of Fact:**

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no impact.

b) It has been determined that the proposed project will not obstruct any prominent scenic vistas. However, historically public testimony received for previously proposed wireless communication facilities has indicated that such facilities are sometimes considered to be aesthetically offensive when open to public view. To reduce this potential impact, the project has been designed to be disguised as a mono-palm for the project area in order for the facility to blend in with the surrounding setting. In addition, the equipment shelter will be screened by decorative block masonry wall. With the incorporation of these measures, the project will have a less than significant impact to scenic resources. The project must comply with its 70-foot-high mono-palm design and the equipment shelter shall blend in with the surrounding setting and have minimal visual impacts (Condition of Approval (COA 80.PLANNING.2) along with two (2) additional live palm trees and therefore will not substantially damage scenic resources (COAs 80.PLANNING.8-Add Two Live Palms and 90.Planning4-Palm Fronds).



c) The project is located in a non-urbanized area with land use designation of Light industrial in the unincorporated community of Thermal. Due to proposed 70-foot high mono-palm as a disguised tower, and existing second 70-foot high mono-palm previously approved under PP23890, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

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

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

Findings of Fact:

a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as Advisory Notification Document (AND) 15.Planning.16-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. Additionally any lighting shall be limited to temporary maintenance purposes since permanent lighting is prohibited with wireless communication facilities unless required by FAA or California Building Code. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**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?

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**Source(s):** On-site Inspection, Project Application Description

Findings of Fact:

a) The project, consisting of proposed 70-foot-high mono-palm is not anticipated to create a new light source since any lighting shall be limited to temporary maintenance purposes since permanent lighting is prohibited with wireless communication facilities unless required by the FAA or California Building

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code and there has been no indication of any such lighting requirement. Therefore less than significant impacts are expected. .

b) Surrounding land uses include field crops, scattered dwellings, equestrian, commercial building, and industrial-related land uses such as storage lots. The project is not anticipated to expose residential property to unacceptable light levels since lighting is prohibited other than for temporary maintenance purposes. Other lighting impacts are therefore considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project:

4. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(s):** Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as "other lands". The site has no existing agriculture uses and no impacts are expected.

b) The project will not conflict with existing agriculture uses since no existing agriculture use is located on the 0.50 acre site. The site is also not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.

c) The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Therefore, there is no impact.

d) The project does involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the land is considered other lands with existing and proposed 70-foot mono palm tower. Therefore no impact is expected.

	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.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AIR QUALITY</b> Would the project.				
<b>6. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook

**Findings of Fact:**

a) The project site is located in the Salton Sea Air Basin (SSAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP). The AQMP is a plan for the regional improvement of air quality. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD’s AQMP.

b) The SSAB is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SSAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Eastern Coachella Valley Area Plan land use designations. The General Plan (2015) is a policy document that reflects the County’s vision for the future of Riverside County. The General Plan is organized into nine separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. The proposed project is a single, unmanned wireless communications facility that, after construction, will only occasionally be visited for maintenance. Projects of this type do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Therefore, impacts to air quality are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, an unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor. Less than significant impacts are expected.

Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. An unmanned wireless communication facility is not considered a substantial point source emitter or a sensitive receptor. There are no impacts. Less than significant impacts are expected.

d) The project of this type will not create objectionable odors affecting a substantial number of people. Therefore, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>BIOLOGICAL RESOURCES</b> Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Wildlife &amp; Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to,	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

**Findings of Fact:**

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Coachella Valley Multiple Species Habitat Conservation Plan Area (ECVMSHCP), however, it is not located within a conservation area.

The project for new monopalm shall be required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement (COA 90.Planning.3).

The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project is recommended and conditioned for CV-MSHCP fees in accordance with Ordinance No. 875. For these above reasons, the proposed project will have a less than significant impact.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1<sup>st</sup> thru August 31<sup>st</sup> <sup>h</sup>, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division (COA 60.Planning.EPD 1). The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES</b> Would the project:				
<b>8. Historic Resources</b>				
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site based on review by the County Archaeologist and prior Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, title 14, Section 15064.5. No impacts are anticipated. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>9. Archaeological Resources</b>				
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"/>

**Source(s):** On-Site Inspection, Project Application Materials

Findings of Fact:

a-b) No significant cultural resources are located on subject property and is unlikely that cultural resources will be affected by the proposed project based on review by the County Archaeologist and prior reviews conducted under PP23890 on same property. Additionally, in compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on May 21, 2018. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation for 800 square foot lease area and gravel driveway to accommodate wireless mono-palm tower.

If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 15.Planning-CUL. 2). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**ENERGY** Would the project:

**10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a-b) The proposed project would primarily increase electrical usage at a minor level with installation of mainline electrical connection for the mono-palm tower. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Due to the project's required compliance with these, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake				



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

**Source(s):** Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

**Findings of Fact:**

a) According to RCLIS (GIS database) and County Geologic Report No. 180018, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impact is expected. In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**12. Liquefaction Potential Zone**

a) Be subject to seismic-related ground failure, including liquefaction?

**Source(s):** Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

**Findings of Fact:**

a) According to the County Geologic Report No. 180018 and review by the County Geologist, the potential for liquefaction is high at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Since the project is required to be in compliance with California Building Code as applicable, impacts from liquefaction are less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source(s):** Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

**Findings of Fact:**

a) According to GEO180018, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources (COA 10.PLANNING.19). California Building Code (CBC)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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requirements pertaining to utility related development will reduce the potential impact to less than significant. As CBC requirements are applicable to all utility related development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

**Source(s)**: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

**Source(s)**: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. Therefore, no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

**Source(s):** On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site since site preparation for 800 square foot lease area and 12-foot wide gravel driveway is located on flat topography. No impacts are

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet since flat topography. There are no impacts.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems since no septic systems are located within the 800 square foot lease area or proposed gravel driveway. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to utility related development will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

c) The project is for the installation of an unmanned wireless communication facility and will not require the use of sewers or septic tanks. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site and is considered a standard requirement and not considered CEQA mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>GREENHOUSE GAS EMISSIONS</b> Would the project:				
<b>20. Greenhouse Gas Emissions</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

**Findings of Fact:**

a) The project is for the installation of an unmanned wireless communication facility, disguised as a 70-foot-high mono-palm, within an 800 square foot lease area. The installation of the mono-palm will involve small-scale construction activities that will not involve an extensive amount of heavy duty equipment or labor. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the cell tower will not require an extensive amount of electricity. Therefore, project is not anticipated to generate greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are less than significant.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Project Application Materials

**Findings of Fact:**

a-b) The project proposes the use of a backup emergency generator and there is a slight potential for spill of fuel used for the generator. The Department of Environmental Health has required 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 materials (COA 90.E HEALTH. 1). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to immediate access from Airport Boulevard. There are no impacts.

d) The project site is not located within one-quarter mile of an existing or proposed school. There are no impacts.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. There are no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," GIS database

**Findings of Fact:**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on July 9, 2018 to be “consistent” with the 2004 Bermuda Dunes Airport Land Use Compatibility Plan. There will be no impact.
- b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. The Airport Land Use Commission (ALUC) Letter dated July 9, 2018 recommendations are summarized as follows: that outdoor lighting be hooded or shielded to prevent spillage of lumens or reflection into the sky, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the project as conditions of approval in AND .Planning.2–ALUC Letter. These are standard conditions of approval for projects within an Airport Land Use Plan and does not qualify as mitigation pursuant to CEQA. As a result of these measures, impacts would be less than significant.
- c) The project site is located within an airport land use plan and was determined to be consistent based on conditions as stated in the July 9, 2018 letter from ALUC; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>HYDROLOGY AND WATER QUALITY</b> Would the project:				
<b>23. Water Quality Impacts</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater	<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
drainage systems or provide substantial additional sources of polluted runoff?				
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** 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; Coachella Valley Water District Letter dated July 2, 2018

Findings of Fact:

a) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project including 800 square foot lease pad and 12-foot wide gravel driveway with existing access from Airport Boulevard. Therefore, the impact is considered less than significant.

b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, since no water service is proposed or required with proposed wireless communication site. Therefore, no impacts are expected.

c) The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces since the site project is limited to 800 square foot lease area in non-flood hazard area and would contain gravel driveway. The area contains agricultural drainage lines including Avenue 56 Drain, TD 444. Impacts would be less than significant.

d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope with gravel and partially improved 0.71 acre site that is large unpaved areas containing existing and proposed wireless communication facilities with existing residential structures. Impacts are less than significant.

e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of improved area consisting of 800 square foot pad and 12 foot wide gravel driveway. Impacts are less than significant.

f) The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff since project is not located with a flood hazard area and limited improvements are required such as 800 square foot lease area. Therefore impacts are less than significant.

g) The project is located in Flood Zone X which is in area of minimal flood hazard and therefore would not impede or redirect flood flows. No flood impacts are expected.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The project is not located in a flood hazard area, tsunami area, or seiche zones, nor will risk the release of pollutants due to project inundation. No impacts are anticipated.

i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since no groundwater is proposed to be used. Therefore no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**LAND USE/PLANNING** Would the project:

**24. Land Use**

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) 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"/>
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Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed use as a 70-foot high mono-palm for AT&T would not create any significant environmental impact in that the project is in compliance with the current land use of Community Development: Light Industrial (CD:LI) in the Eastern Coachella Valley Area Plan and does not conflict with the requirements and purposes of that land use designation. The project is zoned Manufacturing Service Commercial (M-SC) and contains existing residential structures in the immediate vicinity, and existing 70-foot high mono-palm (PP23890). The M-SC zone allows disguised towers subject to plot plan approval. The project is a stealth design and cannot be co-located with existing Verizon tower (PP23890), since mono-palms are typically constructed to support one carrier, the structural capability of the existing mono-palm is inadequate to accommodate the additional weight to hold 12 antennas and 36 RRUs, the existing mono-palm is not adequate to fill AT&T's gap in coverage and the existing mono-palm cannot be extended due to the proximity of the Thermal airport and the FAA restrictions on height in the area. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

Additionally, the project site is located within the City of Coachella Sphere Of Influence. This project was provided to the City of Coachella for review on February 19, 2019, and no comments have been received as of this writing. The project was also presented to the Thermal-Oasis Community Council on May 21, 2018 for informational purposes only.

Therefore, the project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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b) The scope of the development will not divide the physical arrangement of an established community including low income or minority community due to the nature of the project as a proposed wireless communication facility. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>MINERAL RESOURCES</b> Would the project:				
<b>25. Mineral Resources</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

- a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.
- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>NOISE</b> Would the project result in:				
<b>26. Airport Noise</b>				
a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is located within two miles of a public use airport, but would not expose people using the project to any significant airport noise since the project is approximately 1.5 miles from the airport in buffer zone area (Airport Zone D) and the type of use will not result in people residing at all or working in the project area except for very short term during construction or occasional maintenance. Less than significant impacts are expected.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>27. Noise Effects by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"), Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion. However, all noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.

b) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated.

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.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

**Findings of Fact:**

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. Due to high potential, the County Paleontologist is requiring the applicant retain a qualified paleontologist. 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).

The project paleontologist retained shall review the approved development plan shall conduct any pre-construction work necessary to render appropriate monitoring measures as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit as indicated by COA 60.Planning.1—Paleo Primp & Monitor.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

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

No unique geological feature exist within the project boundaries, or has been previously discovered on the property. However as indicated, monitoring shall be required during construction related activities for the mono-palm tower which is limited to temporary construction vehicles and equipment utilizing a 12 foot wide gravel driveway leading toward 800 square foot lease pad to accommodate utility enclosure to accommodate 70-foot high mono-palm on flat land less than 1-acre, and paleontology monitoring is a general requirement for this project and similar projects countywide, and is not considered mitigation pursuant to CEQA. With implementation of these measures, paleontological impacts will be reduced to a level of less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a 70-foot mono-palm with an equipment shelter in an 800 square foot lease area. The scope of the development is not substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is an unmanned wireless communications facility, so it will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The project will have no impact.

c) The project is an unmanned wireless communication facility which will not provide or take away jobs or housing, so it will not induce substantial unplanned population growth in an area or cumulatively exceed official regional or local population projections. The project will have no impact.

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 following public services:

**30. Fire Services**

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential effects related to fire services will be prevented by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services. (COA 90.PLANNING.1) This is a standard Condition of Approval and pursuant to CEQA. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Sheriff Services**

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. As an unmanned wireless facility, it is extremely unlikely that the proposed project would ever need sheriff's services for any reason, and therefore the proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. However, the project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. (COA 90.PLANNING.2) This is a standard Condition of Approval and pursuant to CEQA. Impacts are 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.

**32. Schools**

Source(s): School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Coachella Valley Unified School District. As an unmanned wireless communications facility, this project will not provide housing, create any jobs, or otherwise attract people to the area. However, this project has been conditioned to comply with School Mitigation Impact fees in order to prevent any potential effects to school services. (COA 80.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**33. Libraries**

Source(s): Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. As an unmanned wireless communications facility, this project will not provide housing, create any jobs, or otherwise attract people to the area. Therefore no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**34. Health Services**

Source(s): Riverside County General Plan

Findings of Fact: The use of the proposed lease area would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. As an unmanned wireless communications facility, this project will not provide housing, create any jobs, or otherwise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant impact	No Impact
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attract people to the area, requiring the need for additional library services. Therefore no impacts are expected. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>RECREATION</b> Would the project:				
<b>35. Parks and Recreation</b>				
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a) The project proposes a 70-foot high mono palm tower with an equipment shelter in an 800-square-foot lease area. The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.

b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.

c) The project is not located within County Service Area Thermal #125-Lighting, however, utility related projects are not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>36. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include the construction or expansion of a trail system?				



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan Figure C-6 Trails and Bikeway System (If applicable)

**Findings of Fact:**

The project is for an unmanned wireless communications facility and does not create a need or impact a recreational trail in the vicinity of the project. The project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**TRANSPORTATION** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>37. Transportation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<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) Substantially increase hazards due to a geometric 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"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Project Application Materials

**Findings of Fact:**

a) As an unmanned wireless communication facility that will only require occasional maintenance, the project will generate minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project provides temporary parking during construction and from occasional maintenance of the monopalm. A minimum 9-foot by 18-foot parking space is provided adjacent to the equipment lease area at the terminus of the 12-foot wide gravel driveway depicted on the site plan. (COA 90.TRANSPORTATION.1). The project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not substantially increase hazards due to a design feature or incompatible uses since there is immediate access along the Airport Boulevard street frontage. No impacts are expected.

d) The project may cause an effect upon a need for new or altered maintenance of roads since project site utilizes Airport Boulevard for access with slight increase in traffic, however, the project is conditioned to provide Transportation Uniform Mitigation Fees (TUMF) which assists in maintaining county roads (COA 80.TRANSPORTATION.1) from new development projects. Therefore, the project will have less than significant impact.

e) The project site will cause a slight temporary effect upon circulation during the project's construction; however, impacts are considered less than significant due to immediate access from Airport Boulevard and 12-foot on gravel driveway to the monopalm lease area.

f) The project will not cause inadequate emergency access or access to nearby uses due to immediate access from Airport Boulevard. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Bike Trails**

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact: The project is for an unmanned wireless communications facility and does not create a need or impact a bike trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRIBAL CULTURAL RESOURCES** 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, or 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:

**39. Tribal Cultural Resources**

a) 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)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

**Source(s):** County Archaeologist, AB52 Tribal Consultation

**Findings of Fact:**

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on May 21, 2018. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation for 800 square foot lease area and gravel driveway to accommodate a wireless mono-palm tower. For these reasons, there is anticipated to be no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**UTILITIES AND SERVICE SYSTEMS** Would the project:

**40. Water**

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

**Source(s):** Project Application Materials, Water Company

**Findings of Fact:**

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities since the project consists of a proposed unmanned wireless communications facility. The project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**41. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities since the project consists of an unmanned wireless communications facility. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Solid Waste</b>				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed project will not require or result in the construction of new landfill facilities, including the expansion of existing facilities since the project consists of an unmanned wireless communications facility. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>43. Utilities</b>				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials, Utility Companies

**Findings of Fact:**

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will require utility services in the form of electricity and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the property. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District will ensure that potential impacts to utility systems are reduced to less than significant level of impact.

d) The project would use existing storm water drainage facilities including partial road improvements along Airport Boulevard to be maintained by County Transportation Department with less than significant impacts

e) No street lights are located along Airport Boulevard in the project vicinity. Electricity is available at the project site and lines will have to be extended onto the site to accommodate the monopalms. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

g) The project will not require additional government services. No impact

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

<b>44. Wildfire Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that	<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
may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan since project proposes unmanned monopalm tower. The project is not located in a Fire Hazard Zone (Ord. 787) and has immediate access from Airport Boulevard. Less than significant impacts are expected.

b) The project will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire since project consist of an unmanned wireless communications facility with flat topography and light vegetation. Impacts are less than significant.

c) The project requires the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities), however, these improvements are required to be in conformance with the California Building Code and will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts are less than significant.

d-e) The project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires due to the nature of the project as an unmanned monopalm structure constructed of metal and related California building code materials along with Fire Codes such as fire access drive, knox box access, portable fire extinguisher, addressing criteria, and verification inspection from CalFire (COA AND Fire.1). Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>MANDATORY FINDINGS OF SIGNIFICANCE</b>	<b>Does the Project.</b>			
<b>45.</b> 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** This small project is limited to the addition of a 70-foot monopalm, and, for all of the above reasons, its implementation 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.

<b>46.</b> Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:**

The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 0.71 acre site for proposed Plot Plan for wireless communications facility. The site is surrounded by existing industrial land with vacant properties, scattered dwellings and field crops, and largely serves moderate traffic volumes due to limited development and residents who would normally visit this area with or without the proposed wireless communication facility. Future development in the immediate vicinity is increasing slightly such as with proposed convenience market on northeast corner of Airport Boulevard and Harrison Street not currently entitled or built. However, new development is considered limited overall due to the lack of certain street improvements along Airport Boulevard and limited known current proposed urban projects in the immediate vicinity. So impacts as result of the proposed project are less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining street known as Airport Boulevard which is partially improved and existing and proposed desert landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the construction vehicles and automobiles that access the property with 12-foot wide gravel driveway and parking space for temporary parking of service vehicle when needed, and would not be cumulatively considerable. Therefore, impacts are less than significant.

<b>47.</b> Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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: EA42093

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
77588 El Duna Ct. Ste. H  
Palm Desert, CA 92211

**VII. AUTHORITIES CITED**

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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

*Juan C. Perez  
Agency Director*



03/11/19, 4:12 pm

PPW180002

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for PPW180002. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Project Description & Operational Limits**

The Plot Plan Wireless proposes to construct a 70-foot high mono-palm tree, with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, multiple Utility Cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, 12-foot wide access driveway from Airport Boulevard, and two (2) live palm trees. The site also contains an existing disguised wireless communication facility, for Verizon, disguised as a 70-foot high mono-palm tree previously approved under PP23890 to remain on the subject property. The overall site also contains approximately three (3) existing residential structures adjacent to Airport Boulevard to remain in place. Due to existing residential structures including dwelling unit and garage structures on same land in the immediate project vicinity, the project shall be required to complete a Certificate of Parcel Merger of three APNs 763-250-024, 763-250-025, and 763-250-032.

**Advisory Notification. 2            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Thermal (Adopted 7/21/2009)

**Advisory Notification. 3            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:

- Exhibit A (Site Plan; Elevations; Equipment) (Sheets 1-6) dated March 28, 2018.
- Exhibit P (Photo Simulations) (Sheets 1-3) dated March 28, 2018.

**Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66020 (90 Days to Protest)
- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMS}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMS}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMS}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMS}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### 4. Mitigation Fee Ordinances

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance (cont.)

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

### Fire

Fire. 1    Gen - Fire

1. Fire Department vehicle access shall be provided to within 150 feet of all sides of the development. Access roadways shall be in compliance with RVC Fire Department Standard #06-05.
2. Knox access shall be provided for all gates and buildings located at the development site. Knox device order forms can be picked up from the address listed in the header.
3. A portable fire extinguisher shall be provided in a mounted extinguisher cabinet with a minimum size rating of 2A10BC.
4. Addressing shall be provided and visible from the exterior.
5. A verification inspection is required.

### Planning

Planning. 1    Gen - Abandoned Sites

- A. Any wireless communication facility that is not continuously operated for a period of sixty (60) days shall be conclusively deemed abandoned.
- B. The telecommunications service provider shall have sixty (60) days after a notice of abandonment is mailed by the County to make the facility operable, replace the facility with an operable facility, or remove the facility.
- C. Within ninety (90) days of the date the notice of abandonment is mailed, the County may remove the wireless communication facility at the underlying property owner's expense and shall place a lien on the property for the cost of such removal.
- D. The owner of the property shall, within one hundred and twenty (120) days of the County's removal, return the site to its approximate natural condition. If the owner fails to do so, the County can restore and revegetate the site at the property owner's expense.
- E. If there are two (2) or more users of a single facility, the facility shall not be deemed abandoned until all users abandon it."

Planning. 2    Gen - ALUC Letter

The permit holder shall remain in compliance with the requirements of the Airport Land Use Commission letter dated July 9, 2018, including, but not limited to, that outdoor

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 2                                      Gen - ALUC Letter (cont.)  
 lighting be hooded, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference.

Planning. 3                                      Gen - Backup Generator

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

Planning. 4                                      Gen - Business Licensing

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](http://www.rctlma.org.buslic).

Planning. 5                                      Gen - Causes for Revocation

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

Planning. 6                                      Gen - CVWD Letter

The permit holder shall remain in compliance with the stormwater requirements of the CVWD letter dated July 2, 2018, a copy which is on file with the Riverside County Planning Department.

Planning. 7                                      Gen - Equipment/Bldg. Color

The equipment cabinet color shall be grey or in earth tones, which will blend with the surrounding setting. The color of the mono-palm shall be earth tones in order to minimize visual impacts. The mono-palm shall not have any written language on the outside of the tower. Changes in the above listed colors shall be reviewed and approved by the Planning Department prior to installation of the structures, or prior to repainting of the structures.

Planning. 8                                      Gen - Expiration Date-PP

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration

## ADVISORY NOTIFICATION DOCUMENT

### Planning

**Planning. 8** **Gen - Expiration Date-PP (cont.)**  
of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

**Planning. 9** **Gen - Fees for Review**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

**Planning. 10** **Gen - Future Interference**

If the operation of the facilities authorized by this approved Plot Plan generates electronic interference with or otherwise impairs the operation of Riverside County communication facilities, the applicant shall consult with Riverside County Information Technology staff and implement mitigation measures acceptable to the Riverside County Department of Information Technology.

**Planning. 11** **Gen - 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 project 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 project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of

## ADVISORY NOTIFICATION DOCUMENT

### Planning

#### Planning. 11 Gen - Hold Harmless (cont.)

Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

#### Planning. 12 Gen - Land Division Required

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

#### Planning. 13 Gen - Life of Permit

A wireless communication facility shall have an initial approval period (life) of ten (10) years that may be extended if a revised permit application is made and approved by the Planning Director or the Planning Commission, whichever was the original approving officer or body. Such extensions, if approved, shall be in increments of ten (10) years. The determination as to the appropriateness of such extensions shall be made, in part, on adherence to the original conditions of approval and the number of complaints, if any, received by the County. In the case of co-located facilities, the permits of all co-locaters shall automatically be extended until the last co-locater's permit expires.

#### Planning. 14 Gen - Lighting

Outside lighting is prohibited unless required by the FAA or the California Building Code, including the appendix and standards adopted by the California Building Standards Commission. All towers that require a warning light to comply with FAA regulations shall use the minimum amount possible. Any security lighting shall meet the requirements of Ordinance No. 655. Any lighting system installed shall also be shielded to the greatest extent possible so as to minimize the negative impact of such lighting on adjacent properties and so as not to create a nuisance for surrounding property owners or a wildlife attractant.

#### Planning. 15 Gen - Max Height

Pursuant to this plan, the telecommunication facility tower shall not exceed 70-feet in height.

#### Planning. 16 Gen - Mt. Palomar Lighting Area

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 16 Gen - Mt. Palomar Lighting Area (cont.)

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

Planning. 17 Gen - Noise Reduction

In accordance with Ordinance No. 348, and for the life of the project, all noise produced by the wireless communication facility shall in no case produce noise which exceeds 45 dB inside the nearest dwelling and 60 dB at the project site's property line.

Planning. 18 Gen - Restore Vegetation

Disturbance to the natural landscape shall be minimized. This project meets this development standard because the project is located in an area where there is minimal vegetation. Only disturbance will be during construction. Once construction has concluded; the disturbed area will be restored or returned to its original status.

Planning. 19 Gen - Site Maintenance

The project site shall be kept in good repair. Graffiti shall be removed from any structures within one week of observation and/or notification. The project site and a minimum area of 10 feet around the project site shall be kept free of weeds and other obtrusive vegetation for fire prevention purposes.

### Planning-CUL

Planning-CUL. 1 If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 2 Unanticipated Resources (cont.)

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 GEO180018 ACCEPTED

County Geologic Report GEO No. 180018, submitted for the project PPW180002, APN 763-250-032, was prepared by Toro International, and is titled; "Geotechnical Investigation for AT&T Monopalm and Equipment Shelter, Thermal – CSL2430, 85240 Airport Boulevard, Thermal, California," dated April 10, 2018. In addition, Toro has submitted the following document:

"Response to Review Comments of Riverside County Planning Department, County Geologic Report No. 180018 regarding Geotechnical Investigation for AT&T Monopalm and Equipment Shelter, Thermal – CSL2430, 85240 Airport Boulevard, Thermal, California," dated December 14, 2018.

GEO180018 concluded:

1. The site is not located within a State of California Earthquake Fault Zone, or a County of Riverside Fault Hazard Zone. Based on Toro's evaluation, the potential for surface fault rupture is considered nil.
2. A liquefaction analysis based on Tokimatsu and Seed procedures (1987) concluded that the potential settlement due to liquefiable soils is about 1.45 inches, with a potential differential settlement of about  $\frac{3}{4}$  inch.
3. Based on Ishihara, 1985, there is a very low probability that surface manifestations of liquefaction will occur.
4. The potential lateral movement due to the liquefiable soils is considered negligible due to the relatively flat area.
5. The proposed tower can be supported on a caisson embedded in the ground for a minimum depth of 43 feet below the ground surface due to potentially liquefiable soils. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.

GEO180018 recommended:

1. Vegetation, organic soil, roots and other unsuitable material should be removed from the building areas.
2. The extent of the removal should be within the proposed concrete slab footprint, and 3 feet beyond it, wherever possible.
3. All deleterious materials should be discarded offsite and the upper 36 inches of the subsurface materials should be removed and replaced with compacted fills.
4. The proposed tower can be supported on a caisson embedded in the ground for a minimum depth of 43 feet below the ground surface due to potentially liquefiable soils. The final caisson depth should be confirmed by the geotechnical engineer during excavation of the hole.
5. Alternatively, the proposed tower may be founded on mat foundations provided that the minimum depth of foundation is 4 feet.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      GEO180018 ACCEPTED (cont.)

GEO No. 180018 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180018 is hereby accepted for planning purposes. Engineering and other Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County Of Riverside upon application for grading and/or building permits.

Comments: RECOMMEND DWALSH 20181220

### Transportation

Transportation. 1                      COUNTY WEBSITE

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

Transportation. 2                      ENCROACHMENT PERMIT

An encroachment permit must be obtained from the Transportation Department prior to the commencement of any work within the County road right-of-way.

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.

Plan: PPW180002

Parcel: 763250032

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 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.

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 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.

Planning-PAL

060 - Planning-PAL. 1 HIGH (Ha) PALEO SENSITIVITY - PRIMP REQUIRED Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

**PRIOR TO ISSUANCE OF GRADING PERMITS:**

1. The applicant shall retain a qualified paleontologist approved by the County 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 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 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.

Plan: PPW180002

Parcel: 763250032

60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 HIGH (Ha) PALEO SENSITIVITY - PRIMP REQUIRED (cont. Not Satisfied

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

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

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

9. Fossil identification and curation procedures to be employed.

10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County 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. PG), as appropriate. One original signed copy of the report(s) shall be submitted to 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, Plan Check staff, 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)

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-GRADE-PPW - NO GRADE VERIFICATION Not Satisfied

Prior to the issuance of any building permit, the applicant shall comply with the County of Riverside Department of Building and Safety "NO GRADING VERIFICATION" requirements. The "NO GRADING VERIFICATION" is not required if the applicant obtains a grading permit.

Planning

080 - Planning. 1 Gen - Certificate of Parcel Merger Required Not Satisfied

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the County Survey Office. The Parcel Merger shall merge Assessor Parcel Nos. 763-250-024, 763-250-025, and 763-250-032. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the M-SC zone.

080 - Planning. 2 Gen - Elevations & Materials Not Satisfied

Building and structure elevations shall be in substantial conformance with that shown on the APPROVED EXHIBIT Plot Plan Wireless No. 180002 dated March 28, 2018.

Plan: PPW180002

Parcel: 763250032

80. Prior To Building Permit Issuance

Planning

080 - Planning. 2                      Gen - Elevations & Materials (cont.)                      Not Satisfied

080 - Planning. 3                      Gen - Fee Status                      Not Satisfied

Prior to the issuance of building permits for Plot Plan Wireless No. 180002, 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.

080 - Planning. 4                      Gen - Landscape Plot Plan                      Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval. Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Section 19.410.e. of Ordinance No. 348.

080 - Planning. 5                      Gen - Palm Fronds                      Not Satisfied

Prior to building permit issuance, the developer/permit holder shall provide a palm frond design, consistent with the approved plot plan that covers all panel antennas and shows a minimum of 80 fronds. After reviewing the building plans, the Planning Department shall clear this condition upon determination of compliance.

080 - Planning. 6                      Gen - School Fees                      Not Satisfied

Impacts to the Coachella Valley Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 7                      Gen - Two Live Palm Trees                      Not Satisfied

Two 45 feet high live palm trees shall be planted in the immediate vicinity of the monopalm with irrigation system.

Transportation

080 - Transportation. 1                      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. 2                      EVIDENCE/LEGAL ACCESS                      Not Satisfied

Provide evidence of legal access.

080 - Transportation. 3                      UTILITY PLAN CELL TOWER                      Not Satisfied

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

Plan: PPW180002

Parcel: 763250032

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3            UTILITY PLAN CELL TOWER (cont.)            Not Satisfied  
submitted to the Transportation Department for verification purposes.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1            Hazmat BUS Plan            Not Satisfied

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

090 - E Health. 2            Hazmat Clearance            Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

Planning

090 - Planning. 1            Gen - ALUC Condition            Not Satisfied

Within five (5) days after construction of the facility reaches its greatest height, Form 7460-2, Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned.

090 - Planning. 2            Gen - Ord. 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 in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan Wireless No. 180002 has been calculated to be 0.02 net acres.

090 - Planning. 3            Gen - Ord. No. 875 (CVMSHCP Fees)            Not Satisfied

Prior to building permit final inspection, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Plot Plan Wireless No. 180002 has been calculated to be no more than 0.02 acres of new permanent disturbance. The actual Project Area for calculating fees shall be based upon a final as-built survey.

090 - Planning. 4            Gen - Palm Fronds            Not Satisfied

Prior to final inspection, the developer/permit holder shall ensure that the monopalm contains a minimum of 80 fronds and the fronds are designed and placed in such a manner that cover all of the

Plan: PPW180002

Parcel: 763250032

90. Prior to Building Final Inspection

Planning

090 - Planning. 4                      Gen - Palm Fronds (cont.)                      Not Satisfied  
antennas. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 5                      Gen - Signage Requirement                      Not Satisfied

Prior to final inspection of any building permit, the permit holder, developer or successor-in-interest shall install a sign no smaller than 12 inches by 12 inches upon an exterior wall or fence that surrounds the lease area that provides the following contact information: - Address of wireless communications facility and any internal site identification number or code; - Name(s) of company who operates the wireless communications facility; - Full company address, including mailing address and division name that will address problems; - Telephone number of wireless communications facility company. If a co-located facility (additional antennas and/or equipment shelters or cabinets) are added to an existing facility, an additional sign, including the above described information, shall be installed on said shelter or cabinet stating the name of the company who operates the primary wireless communications facility and the name of the company that operates the co-located facility.

090 - Planning. 6                      Gen - Two Live Palm Trees                      Not Satisfied

Two 45 feet high live palm trees shall be planted in the immediate vicinity of the monopalm with irrigation system.

090 - Planning. 7                      Gen - Utilities Underground                      Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 8                      Gen - Utilities Underground                      Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 9                      Gen - Wall & Fence Locations                      Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A the approved fencing plan.

090 - Planning. 10                      Use - Palm Fronds                      Not Satisfied

Prior to final inspection, the developer/permit holder shall ensure that the palm fronds are designed and placed in such a manner that cover all of the antennas including the panel and microwave antennas. The Planning Department shall clear this condition upon determination of compliance.

Transportation

090 - Transportation. 1                      DRIVEWAY                      Not Satisfied

The driveway shall be constructed in accordance with the applicable County Standard(s) and shall be

Plan: PPW180002

Parcel: 763250032

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1      DRIVEWAY (cont.)      Not Satisfied  
located in accordance with Plot Plan No. PPW180002.

090 - Transportation. 2      UTILITY INSTALL CELL TOWER      Not Satisfied

Proposed electrical power lines below 33.6 KV within public right-of-way for this cell tower site shall be underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

# AGUA CALIENTE BAND OF CAHUILLA INDIANS

TRIBAL HISTORIC PRESERVATION



03-006-2018-023

May 21, 2018

[VIA EMAIL TO:FSierra@rctlma.org]  
Riverside County  
Ms. Felicia Sierra

Riverside, CA 92501

**Re: AB 52- PPW180002**

Dear Ms. Felicia Sierra,

The Agua Caliente Band of Cahuilla Indians (ACBCI) appreciates your efforts to include the Tribal Historic Preservation Office (THPO) in the PPW180002 project. The project area is not located within the boundaries of the ACBCI Reservation. However, it is within the Tribe's Traditional Use Area. For this reason, the ACBCI THPO requests the following:

\*At this time ACBCI defers to the Augustine Band of Cahuilla Indians. This letter shall conclude our consultation efforts.

Again, the Agua Caliente appreciates your interest in our cultural heritage. If you have questions or require additional information, please call me at (760)699-6829. You may also email me at ACBCI-THPO@aguacaliente.net.

Cordially,

Katie Croft  
Cultural Resources Manager  
Tribal Historic Preservation Office  
AGUA CALIENTE BAND  
OF CAHUILLA INDIANS





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

May 21, 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 (PPW180002)**

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 30, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto: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:**

**PLOT PLAN WIRELESS NO. 180002 – CEQ180028 – Applicant:** Smartlink on behalf of AT&T – Representative: Tyler Kent – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: North of Airport Boulevard, south of 55<sup>th</sup> Avenue, East of Harrison Street, west of Shady Lane – 0.50 Acres – Zoning: M-SC.

**REQUEST:** The Plot Plan Wireless proposes to construct a 70-foot high mono-palm tree, with twelve (12) antennas, thirty-six (36) RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, Utility Cabinets, and one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure. The site also contains existing mono-palm previously approved under PP23890 to remain on the subject APN. APN: 763-250-032.

Sincerely,  
PLANNING DEPARTMENT

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [jolivas@rivco.org](mailto:jolivas@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

May 21, 2018

Cabazon Band of Mission Indians  
Doug Todd Welmas, Chair  
84-245 Indio Springs Parkway  
Indio, CA 92203

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)**

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 30, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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**Project Description:**

**PLOT PLAN WIRELESS NO. 180002** – CEQ180028 – Applicant: Smartlink on behalf of AT&T – Representative: Tyler Kent – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) – Location: North of Airport Boulevard, south of 55<sup>th</sup> Avenue, East of Harrison Street, west of Shady Lane – 0.50 Acres – Zoning: M-SC.

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

May 21, 2018

Cahuilla Band of Indians  
Anthony Madrigal, Cultural Director  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)**

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

May 21, 2018

Colorado River Indian Tribes (CRIT)  
Brian Etsitty, THPO  
26600 Mohave Road  
Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

May 21, 2018

Morongo Cultural Heritage Program  
Ray Huaute, THPO  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)**

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PLANNING DEPARTMENT

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

May 21, 2018

Quechan Indian Nation  
Keeny Escalanti, President  
P.O. Box 1899  
Yuma, AZ 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

May 21, 2018

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chair  
56310 Highway 371, Suite B  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)**

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

May 21, 2018

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Cultural Resource Director  
P.O. BOX 487  
San Jacinto, CA 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)**

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

May 21, 2018

Torres Martinez Desert Cahuilla Indians  
Michael Mirelez, Cultural Resource Coordinator  
P.O. Box 1160 Thermal, CA 92274

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)**

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Sincerely,  
PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [jolivas@rivco.org](mailto:jolivas@rivco.org)  
Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

May 21, 2018

Twenty- Nine Palms Band of Mission Indians  
Darrell Mike, Chair  
46-200 Harrison Place  
Coachella, CA 92236

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (PPW180002)**

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PPW180002



Legend

- Parcels
- Blue-line Streams
- City Areas
- World Street Map

Notes

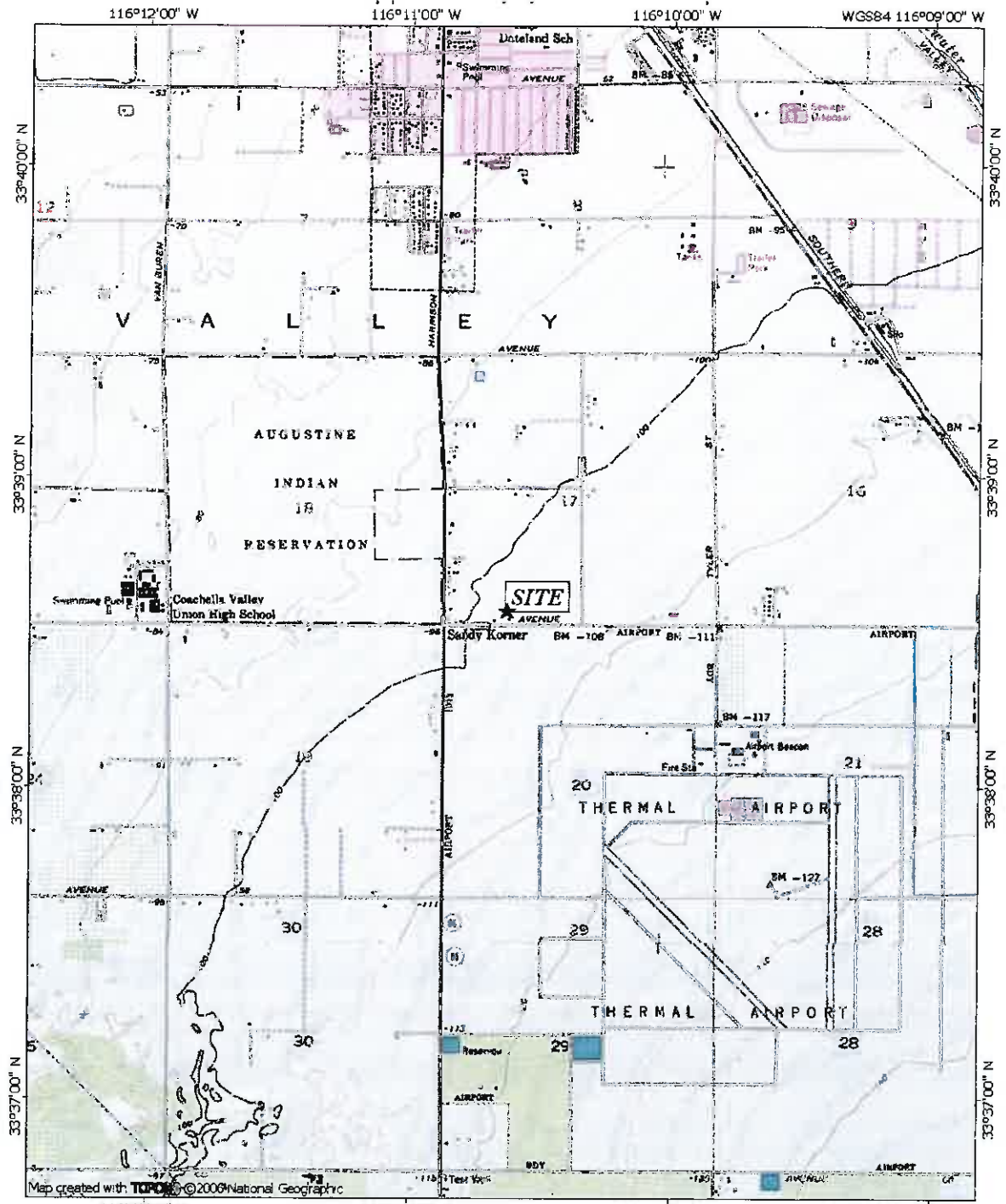
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REPORT PRINTED ON... 5/21/2018 2:57:52 PM

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Map created with **TORO** ©2009 National Geographic



<b>TORO INTERNATIONAL</b>	
<i>Geotechnical Engineering</i>	
<b>SITE LOCATION MAP</b>	
CSL 2430	
<b>PROJECT NO. 13-103.38</b>	<b>FIGURE 1</b>



**Law Offices of Christopher Glenn Beckom**  
1307 West 6<sup>th</sup> Street, Suite 223  
Corona, CA 92882  
Phone: (800) 581-7030



October 1, 2018

Jay Olivas, Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
P.O. Box 1409  
Riverside, California 92502-1409

Re: AT&T Project Application: PPW180002

Dear Mr. Olivas:

It is my understanding that an application for a Wireless Telecommunications Facility (“WTF”), also known as Wireless Communications Facility (“WCF”), at 85240 Airport Boulevard in Thermal, California was submitted to the Thermal-Oasis Community Council (Council) on behalf of AT&T. I write to discuss alternatives for construction of this project as supported by County Riverside Ordinance No. 348.4857, Article XIXg, “Wireless Communications Facilities”.

#### Factual Background

On May 21, 2018 in Thermal, AT&T proposed the Council take an advisory vote on a proposed 70-foot wireless telecommunications faux palm tree or “monopalm” at APN 763-250-024-1. AT&T proposes to construct an unmanned WTF with the antennas disguised within the branches of the palm tree. (Thermal-Oasis Community Council Agenda, May 21, 2018). A WTF owned by SBA Communications (SBA) exists in the adjacent parcel within 100 feet. As of September 24, 2018, AT&T’s proposed project is currently under review by the Riverside County Land Development committee.

#### Existing Wireless Communications Facility

Article XIXg’s intent, among other considerations, is to encourage and maximize the use of existing and approved Wireless Communications Facilities (WCF) ... to reduce the number of WCF needed to serve businesses and residents in Riverside County. (Intent, XIX-60). *An existing and approved WCF, owned and operated by SBA, is located within 100 feet of AT&T’s proposed WCF.* Considering SBA’s existing and approved WCF in close proximity to the proposed WCF, it would be reasonable for the Land Development committee to encourage AT&T to maximize SBA’s WCF to avoid the unnecessary proliferation of WCFs in Thermal and Riverside County.

In anticipation of the Land Development committee’s agreement to encourage AT&T to maximize the use of the nearby existing WCF, *SBA confirmed there is existing space for additional tenants, such as AT&T, on the existing WCF.* Additionally, *the existing WCF can be modified to increase the height, in accordance with the Ordinance, should reasonable inquiry be made to SBA.* As of July 2018, no inquiries to SBA have been made.

Further, under Section 19.409(4), an applicant for a WCF must submit propagation diagrams showing the existing network coverage within one (1) mile of the site and the proposed coverage based upon the proposed WCF at the proposed height. (Processing Requirements, XIX-66). As stated, an existing WCF is located in close proximity to the proposed site. As such, AT&T is required to submit propagation diagrams showing the existing network coverage to the Land Development committee. *Should the propagation diagram show the*



# COACHELLA VALLEY WATER DISTRICT

*Established in 1918 as a public agency*

GENERAL MANAGER  
Jim Barrett

ASSISTANT GENERAL MANAGER  
Robert Cheng

July 2, 2018

Jay Olivas  
Riverside County Planning Department  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Plot Plan 180002, Mono-Palm Antenna at 85240 Airport Boulevard, APN 763-250-032

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

This area is underlain with agricultural drainage lines. There are CVWD/Private facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD/Private facilities and associated right-of-way and provided County with written confirmation that there is no interference. The CVWD/Private conflicts include but are not limited to Avenue 56 Drain, TD 444.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. CVWD will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.



Jay Olivas  
Riverside County Planning Department  
July 2, 2018  
Page 2

CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for such purpose.


The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,

  
for Carrie Oliphant  
Assistant Director of Engineering

Jay Olivas  
Riverside County Planning Department  
July 2, 2018  
Page 3

cc: Andrew Simmons  
Riverside County Department of Transportation  
77588 El Duna, Suite H  
Palm Desert, CA 92211

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Mark Abbott  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Protection and Oversight Division  
47-950 Arabia Street, Suite A  
Indio, CA 92201

Tyler Kent  
Smartlink LLC  
18401 Von Karman Avenue, Suite 400  
Irvine, CA 92612

RM: ms\Eng\Dev Svcs\2018\June\DRL PZ-8895 Mono-Lam Antenna.doc  
File: 0163.1, 0421.1, 1150.11  
Geo. 060812-3  
PZ 18-8895



**Thermal-Oasis Community Council Agenda & County Service Area 125**  
**6 p.m. Monday, May 21, 2018**

Jerry Rummonds Senior Center: 87229 Church Street, Thermal, CA 92274

1. **Call to Order**
2. **Pledge of Allegiance/Roll Call**
3. **Council Member Reports**
4. **Staff Reports:** *Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair. Please limit your reports to 5 minutes.*
  - A. **Office of Supervisor V. Manuel Perez-** Anayeli Zavala, 760-863-8213, [AZavala@rivco.org](mailto:AZavala@rivco.org)
  - B. **Economic Development Agency –** Anna Rodriguez, 760-863-2537, [AARODRIGUEZ@rivcoeda.org](mailto:AARODRIGUEZ@rivcoeda.org)
  - C. **Transportation Department –** Mojahed Salama, 951-955-6740, [MSALAMA@rivco.org](mailto:MSALAMA@rivco.org)
  - D. **Sheriff's Department:** Chris Frederick 760-863-8399, [CFrederi@riversidesheriff.org](mailto:CFrederi@riversidesheriff.org)
  - E. **California Highway Patrol:** Officer Phillip Watkins 760-772-5300, [pwatkins@chp.ca.gov](mailto:pwatkins@chp.ca.gov)
  - F. **CAL Fire:** Fire Captain/Paramedic Jose Rodriguez 760-399-5303, [rru.thermalstn@fire.ca.gov](mailto:rru.thermalstn@fire.ca.gov)
  - G. **Emergency Management Department:** Ralph Mesa 951-955-4700, [rmesa@rivcocha.org](mailto:rmesa@rivcocha.org)
  - H. **Code Enforcement:** Hector Herrera 760-393-3405, [hcherrer@rivco.org](mailto:hcherrer@rivco.org)
  - I. **Desert Recreation District:** Christine Pimentel 760-347-3484, [cpimentel@drd.us.com](mailto:cpimentel@drd.us.com)
  - J. **Community Action Partnership:** Olga Sanchez, 951-955-9389, [olsanchez@capriverside.org](mailto:olsanchez@capriverside.org)
  - K. **Other Departments**
5. **New Business:** *Presenters must direct their report to the council. At the conclusion of the presentation, Chair may allow questions. Each speaker must first be recognized by the Chair. Please limit presentations to 15 minutes.*
  - A. **College of the Desert Presentation**

Becky Broughton, COD Board Trustee, (760)773-2500, [bbroughton@collegeofthedesert.edu](mailto:bbroughton@collegeofthedesert.edu)  
Dr. Annebelle Nery, Vice President of Student Success, (760) 423-6644, [anery@collegeofthedesert.edu](mailto:anery@collegeofthedesert.edu)  
Dr. Oscar Espinoza-Parra, Dean of Enrollment Services, (760)674-7792, [oespinozaparra@collegeofthedesert.edu](mailto:oespinozaparra@collegeofthedesert.edu)  
Jessica Enders, Director of our East Valley Education Centers, 760-636-7972, [jenders@collegeofthedesert.edu](mailto:jenders@collegeofthedesert.edu)
  - B. **Project: AT&T Wireless Telecommunications Facility (CSL02430)**
    - a. **Draft Motion:** That the Thermal-Oasis Community Council take an advisory vote on the proposed AT&T 70 ft. wireless telecommunications faux palm tree.
    - b. **Record of Action:**
    - c. **Background:** New AT&T Wireless Communication Facility  
AT&T proposes to construct an unmanned wireless telecommunications facility consisting of a 70' tall faux palm tree "mopopalm." The antennas will be disguised within the branches of the palm tree which will blend nicely with the many other trees in the near vicinity. The associated equipment cabinets will be mounted within an 11'-5" x 12' equipment shelter, which will be fenced for security and placed in an unobtrusive section of the property. AT&T will work with the County and the community to install a state of the art stealth faux tree which will provide a benefit to the residents and visitors of the County of Riverside.
    - d. **Location:** 85240 Airport Blvd, Thermal, CA 92274
    - e. **APN Number(s):** 763-250-032
    - f. **Planning Department Case Number(s):** PPW180002
    - g. **Status within Riverside County Planning office:**  
Submitted to Land Use/Planning 3/28/2018  
Status: Waiting for 1<sup>st</sup> Comment
    - h. **County Planner:** Jay Olivas, [JOLIVAS@RIVCO.ORG](mailto:JOLIVAS@RIVCO.ORG)



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

July 9, 2018

Mr. Jay Olivas, Project Planner  
County of Riverside Planning Department  
77588 El Duna Court H  
Palm Desert CA 92211

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Russell Betts  
Desert Hot Springs

**COMMISSIONERS**

Arthur Butler  
Riverside

John Lyon  
Riverside

Steven Stewart  
Palm Springs

Richard Stewart  
Moreno Valley

Gary Youmans  
Temecula

**STAFF**

Director  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

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

[www.rcaluc.org](http://www.rcaluc.org)

## **RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW = DIRECTOR'S DETERMINATION**

File No.: ZAP1042TH18  
Related File No.: PPW180002 (Plot Plan Wireless)  
APN: 763-250-032

Dear Mr. Olivas:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case No. PPW180002 (Plot Plan Wireless), a proposal to establish a 70 foot tall "monopalm" wireless telecommunication facility on a 0.41 acre site located at 85240 Airport Boulevard (on the northerly side of Airport Boulevard, easterly of its intersection with Harrison Street and westerly of its intersections with Shady Lane and Polk Street).

The site is located within Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Airport Influence Area (AIA). Within Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, non-residential intensity is restricted to an average of 100 people per acre. The proposed wireless communication facility does not create any inhabitable floor area and would not increase on-site human occupancy.

The elevation at the northerly end of Runway 17-35 at Jacqueline Cochran Regional Airport is -114 feet above mean sea level (AMSL). At a distance of 4,920 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding -64.8 feet AMSL. The site's elevation is -102 feet AMSL. The tower has a proposed maximum structure height of 70 feet, resulting in a top point elevation of -34 feet AMSL. Therefore, FAA obstruction evaluation review for height/elevation was required. The applicant submitted Form 7460-1 to the Federal Aviation Administration Obstruction Evaluation Service. A "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No. 2018-AWP-10899 was issued on June 30, 2018. The study revealed that the proposed facility would not exceed obstruction standards and would not be a hazard to air navigation provided conditions are met. These FAA OES conditions have been incorporated into this finding.

The applicant also submitted a separate Form 7460-1 for a temporary 90-foot crane. The FAA OES issued a "Determination of No Hazard to Air Navigation" letter for Aeronautical Study No.

## AIRPORT LAND USE COMMISSION

2018-AWP-10900 on June 27, 2018.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
4. The attached notice shall be provided to all potential purchasers of the property and tenants/lessees of the buildings thereon, and shall be recorded as a deed notice.
5. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
6. The Federal Aviation Administration has conducted aeronautical studies of the proposed permanent (Aeronautical Study No. 2018-AWP-10899-OE) and temporary (Aeronautical Study No. 2018-AWP-10900-OE) structures and has determined that neither marking nor

## AIRPORT LAND USE COMMISSION

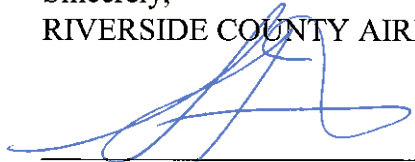
lighting of the structures is necessary for aviation safety. However, if marking and/or lighting for aviation safety are accomplished on a voluntary basis, such marking and/or lighting (if any) shall be installed in accordance with FAA Advisory Circular 70/7460-1 L Change 1 and shall be maintained in accordance therewith for the life of the project.

7. The maximum height of the proposed permanent structure to top point shall not exceed 70 feet above ground level, and the maximum elevation at the top of the structure shall not exceed -32 feet mean sea level.
8. The specific coordinates, height, and top point elevation of the proposed structure shall not be amended without further review by the Airport Land Use Commission and the Federal Aviation Administration; provided, however, that reduction in structure height or elevation shall not require further review by the Airport Land Use Commission.
9. The temporary crane used during actual construction of the structure(s) shall not exceed 90 feet in height and a maximum elevation of -12 feet mean sea level, pursuant to the Federal Aviation Administration letter dated June 27, 2018.
10. Within five (5) days after construction of the permanent structure reaches its greatest height, FAA Form 7460-2 (Part II), Notice of Actual Construction or Alteration, shall be completed by the project proponent or his/her designee and e-filed with the Federal Aviation Administration. (Go to <https://oeaaa.faa.gov> for instructions.) This requirement is also applicable in the event the project is abandoned or a decision is made not to construct the structure.

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity  
Aeronautical Study Number 2018-AWP-10899-OE and 2018-AWP-10900-OE

cc: Tyler Kent, Smartlink LLC – Irvine office (applicant/representative)  
June C. Reed (property owner)  
Smartlink LLC – Annapolis office (fee-payer)  
Vince Yzaguirre, Assistant Director, Riverside County Economic Development Agency  
Liliana Valle, County Airports Manager  
ALUC Case File

Y:\AIRPORT CASE FILES\JCRA\ZAP1042TH18\ZAP1042TH18.LTR.doc

# NOTICE OF AIRPORT IN VICINITY

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



Mail Processing Center  
 Federal Aviation Administration  
 Southwest Regional Office  
 Obstruction Evaluation Group  
 10101 Hillwood Parkway  
 Fort Worth, TX 76177

Aeronautical Study No.  
 2018-AWP-10899-OE

Issued Date: 06/30/2018

Robert P Walters (JM)  
 AT&T Mobility  
 208 S Akard St  
 Room 1016  
 Dallas, TX 75202

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower CSL02430  
 Location: Thermal, CA  
 Latitude: 33-38-33.49N NAD 83  
 Longitude: 116-10-38.22W  
 Heights: -102 feet site elevation (SE)  
 70 feet above ground level (AGL)  
 -32 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 12/30/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-10899-OE.

**Signature Control No: 367060826-369067498**  
Karen McDonald  
Specialist

( DNE )

Attachment(s)  
Frequency Data  
Map(s)

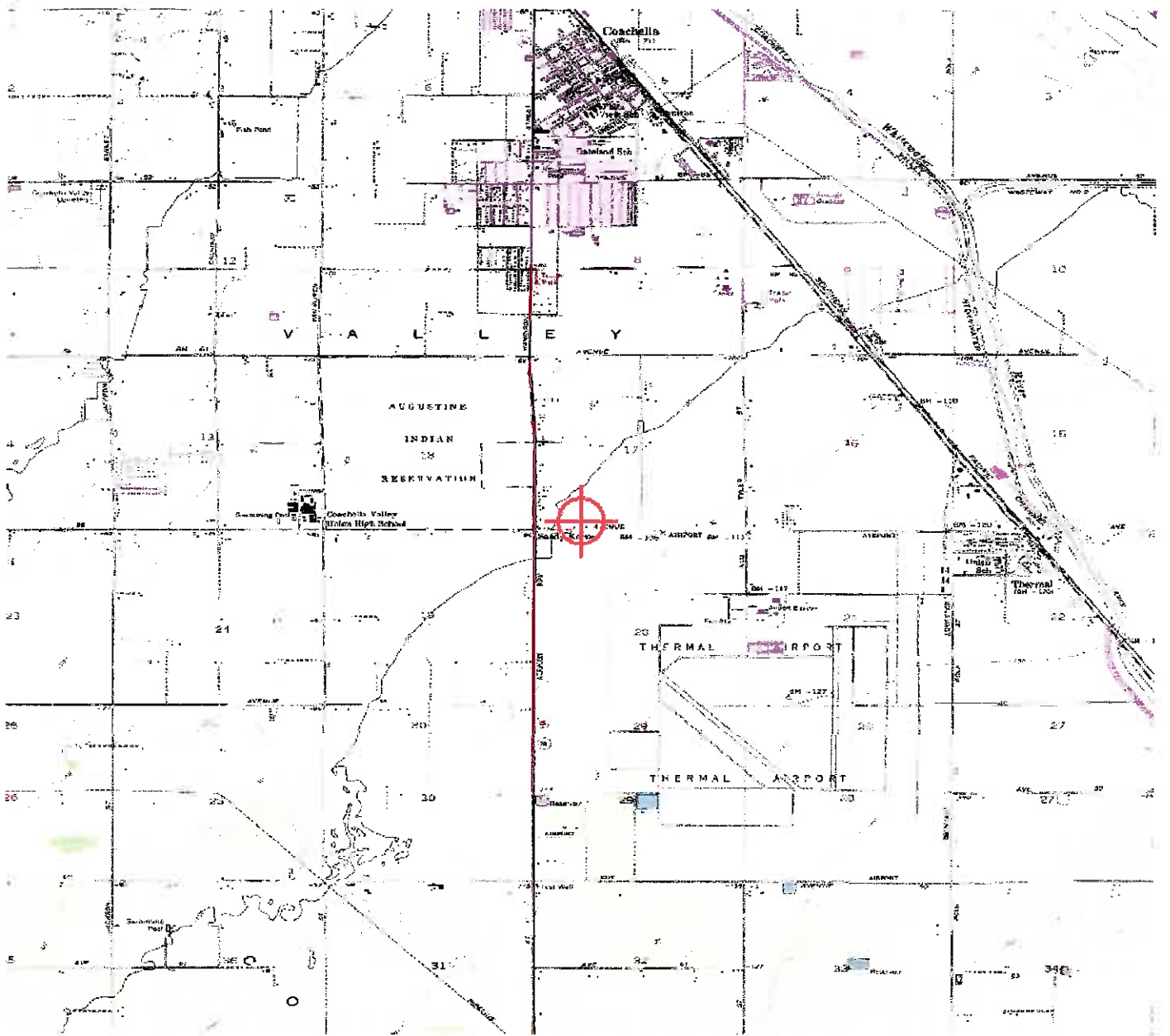
cc: FCC

**Frequency Data for ASN 2018-AWP-10899-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W



TOPO Map for ASN 2018-AWP-10899-OE





Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2018-AWP-10900-OE

Issued Date: 06/27/2018

Veronica Bloodworth (JM)  
AT&T Mobility  
208 S Akard St  
Room 1016  
Dallas, TX 75202

**\*\*DETERMINATION OF NO HAZARD TO AIR NAVIGATION FOR TEMPORARY STRUCTURE\*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Crane Crane- CSL02430
Location:	Thermal, CA
Latitude:	33-38-33.49N NAD 83
Longitude:	116-10-38.22W
Heights:	-102 feet site elevation (SE) 90 feet above ground level (AGL) -12 feet above mean sea level (AMSL)

This aeronautical study revealed that the temporary structure does not exceed obstruction standards and would not be a hazard to air navigation provided the condition(s), if any, in this letter is (are) met:

**\*\*SEE ATTACHMENT FOR ADDITIONAL CONDITION(S) OR INFORMATION\*\***

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of a structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

**This determination did not include an evaluation of the permanent structure associated with the use of this temporary structure. If the permanent structure will exceed Title 14 of the Code of Federal Regulations, part 77.9, a separate aeronautical study and FAA determination is required.**

This determination concerns the effect of this temporary structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Aviation Administration Flight Procedures Office if the structure is subject to the issuance of a Notice To Airman (NOTAM).

If you have any questions, please contact our office at (310) 725-6557, or karen.mcdonald@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AWP-10900-OE

**Signature Control No: 367060897-368859622**

( TMP )

Karen McDonald  
Specialist

**Additional Condition(s) or Information for ASN 2018-AWP-10900-OE**

**Proposal:** To construct and/or operate a(n) Crane to a height of 90 feet above ground level, -12 feet above mean sea level.

**Location:** The structure will be located 1.3 nautical miles northwest of TRM Airport reference point.

**Part 77 Obstruction Standard(s) Exceeded and Aeronautical Impacts, if any:**

Aeronautical study revealed that the temporary structure will not exceed any Part 77 obstruction standard. Aeronautical study confirmed that the temporary structure will have no effect on any existing or proposed arrival, departure or en route instrument/visual flight rules (IFR/VFR) operations or procedures. Additionally, aeronautical study confirmed that the temporary structure will have no physical or electromagnetic effect on the operation of air navigation and communications facilities and will not impact any airspace and routes used by the military. Based on this aeronautical study, the FAA finds that the temporary structure will have no adverse effect on air navigation and will not impact any aeronautical operations or procedures.

**Preliminary FAA study indicates that the above mentioned structure would:**

have no effect on any existing or proposed arrival, departure, or en route instrument/visual flight rules (IFR/VFR) minimum flight altitudes.

not exceed traffic pattern airspace

have no physical or electromagnetic effect on the operation of air navigation and communications facilities.

have no effect on any airspace and routes used by the military.

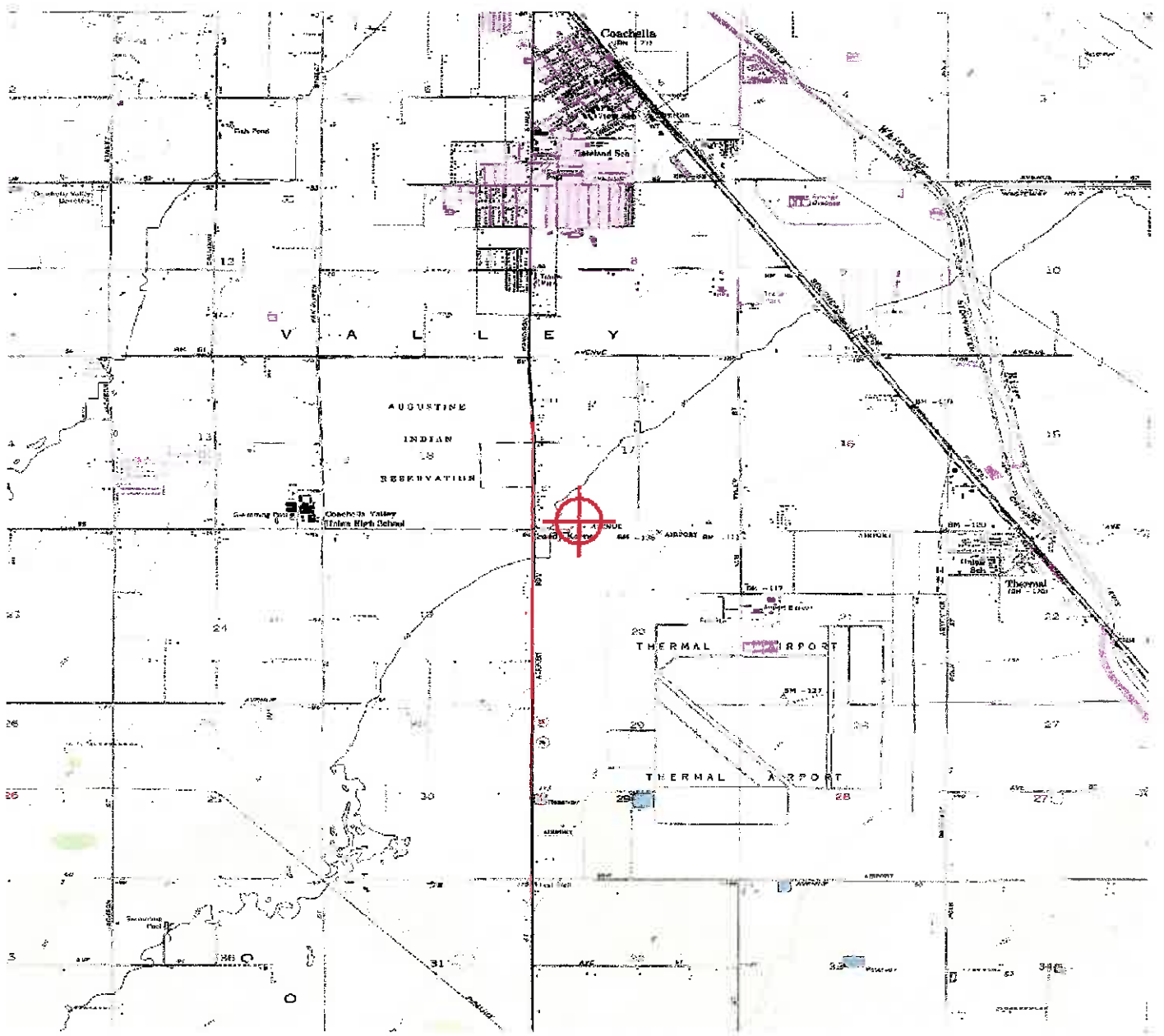
Based on this aeronautical study, the structure would not constitute a substantial adverse effect on aeronautical operations or procedures because it will be temporary. The temporary structure would not be considered a hazard to air navigation provided all of the conditions specified in this determination are strictly met.

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 12/27/2019 unless extended, revised, or terminated by the issuing office.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

TOPO Map for ASN 2018-AWP-10900-OE



**Legend**

**Compatibility Zones**

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

**Boundary Lines**

- Airport Property Line - Existing
- Airport Property Line - Planned
- City Limits

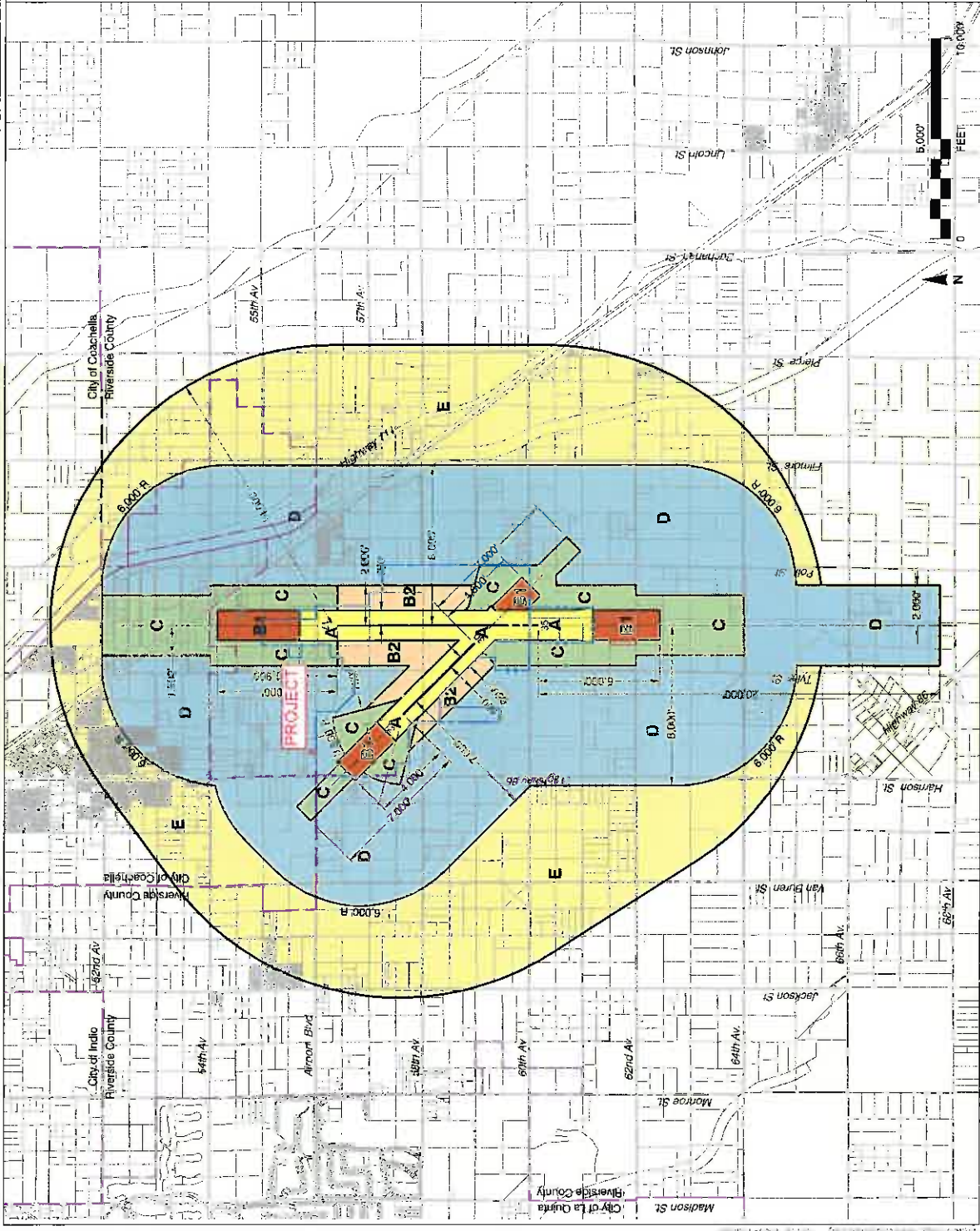
**Note**

Except for southern extension, Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAA Part 77). All other dimensions measured from runway ends and centerlines.

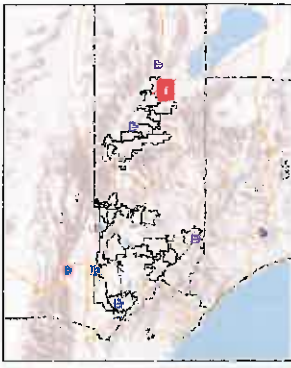
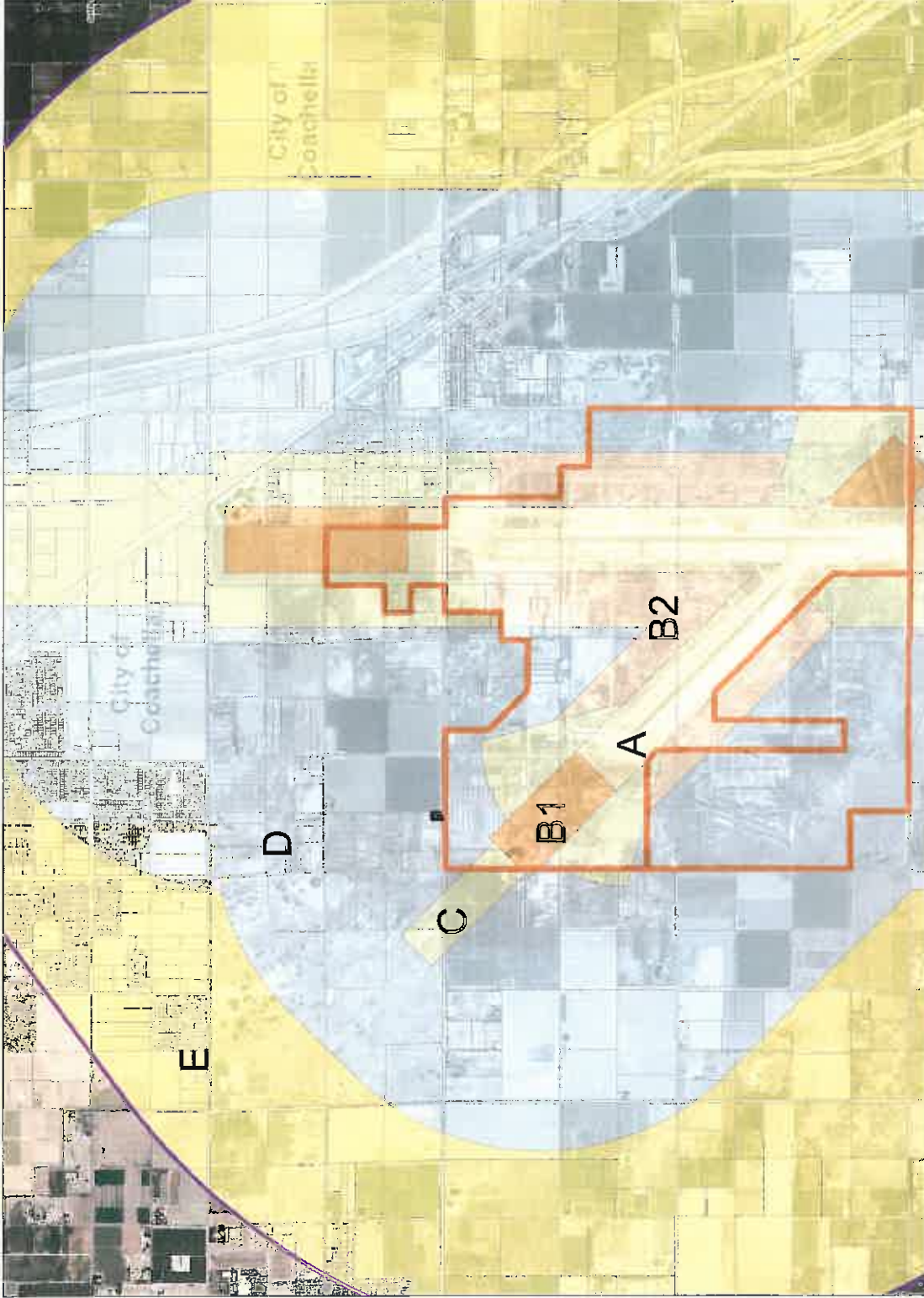
See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County  
 Airport Land Use Commission  
**Riverside County  
 Airport Land Use Compatibility Plan**  
 Policy Document  
 (Adopted June 2005)

Map JC-1  
**Compatibility Map**  
 Jacqueline Cochran Regional Airport



# My Map



## Legend

Airports

AIA

Airport Compatibility

OTHER ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

## Notes

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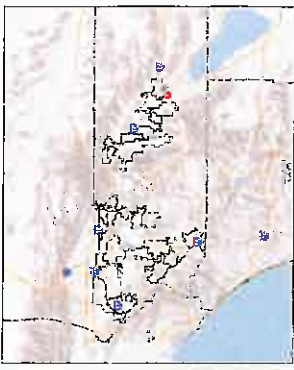
0 4,245 8,490 Feet



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# My Map



**Legend**

- Airports
- AIA
- Airport Compatibility
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ HEXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT

**Notes**

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0 399 797 Feet

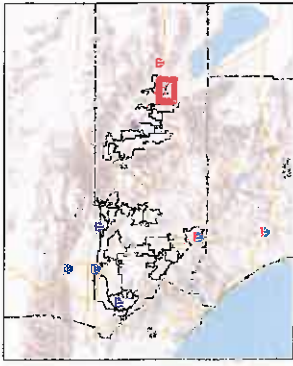
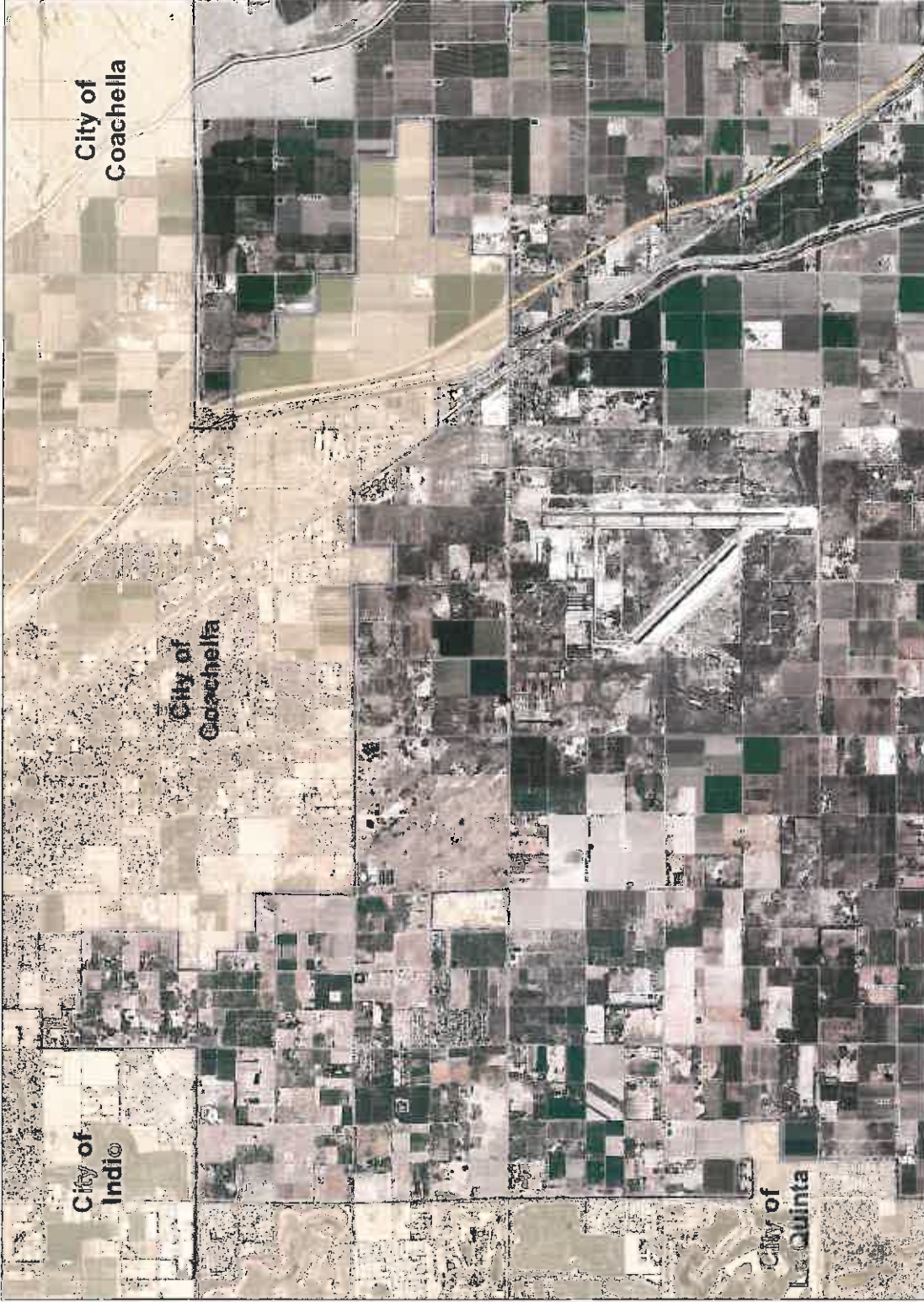


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# My Map



## Legend

- City Boundaries
- Cities
- highways\_large
- HWY
- INTERCHANGE
- INTERSTATE
- USHWY
- majorroads
- counties
- cities

## Notes

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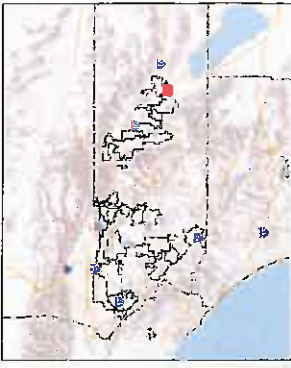
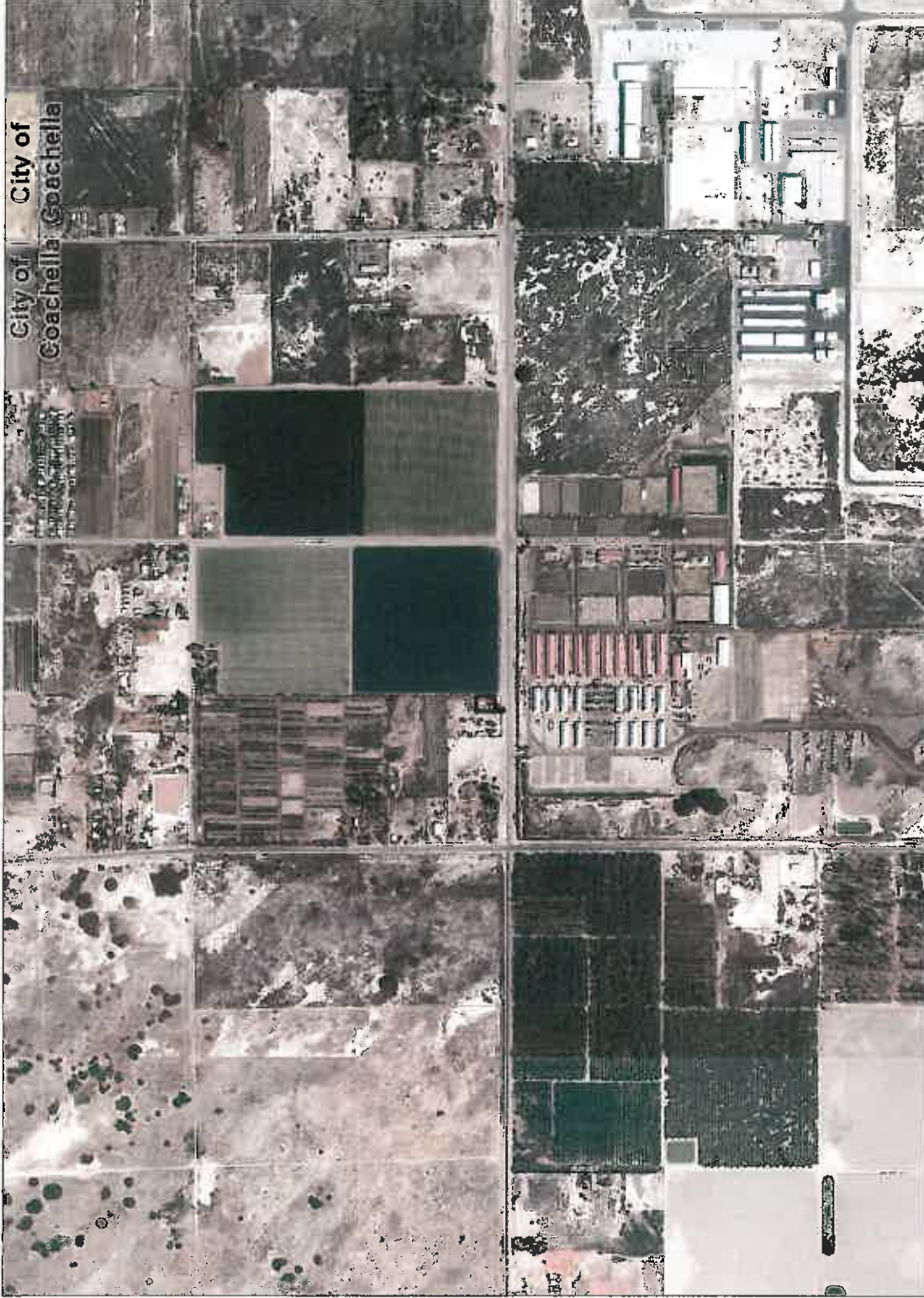
0 6,378 12,757 Feet



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# My Map



## Legend

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

## Notes

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0 1,595

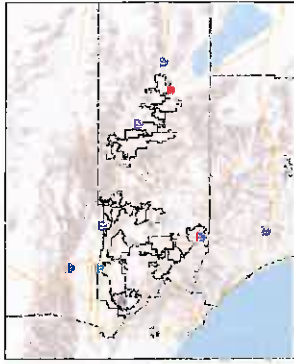
3,189 Feet



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# My Map



- Legend**
- City Boundaries
  - Cities
  - roadsanno
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - USHWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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



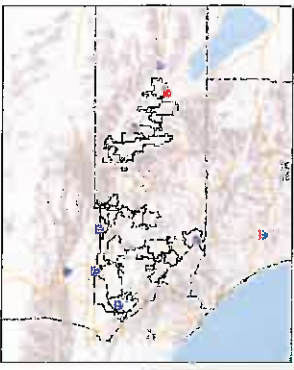
0 399 797 Feet



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# My Map



- Legend**
- City Boundaries
  - Cities
  - roads
  - no
  - highways
  - HWY
  - INTERCHANGE
  - INTERSTATE
  - OFFRAMP
  - ONRAMP
  - US HWY
  - counties
  - cities
  - hydrographylines
  - waterbodies
  - Lakes
  - Rivers

## Notes

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



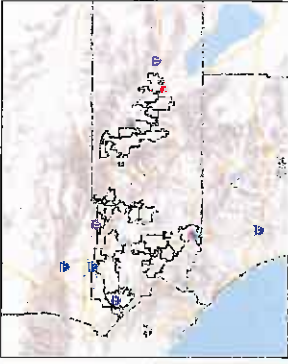
0 399 797 Feet



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# My Map



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

**Notes**

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0 100 199 Feet



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN                       PUBLIC USE PERMIT                       VARIANCE  
 CONDITIONAL USE PERMIT                       TEMPORARY USE PERMIT  
 REVISED PERMIT    Original Case No. PPW 180002

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Tyler Kent with Smartlinkllc on Behalf of AT&T

Contact Person: Tyler Kent                      E-Mail: tyler.kent@smartlinkllc.com

Mailing Address: 18401 Von Karman Ave, Ste 400  
Irvine                      CA                      92612  
City                      State                      ZIP

Daytime Phone No: (949) 701-2444                      Fax No: (949) 468-0931

Engineer/Representative Name: CASA Industries

Contact Person: Julius Santiago                      E-Mail: jsantiago@casaind.com

Mailing Address: 10650 Reagan St. #482  
Los Alamitos                      CA                      90720  
City                      State                      ZIP

Daytime Phone No: (714) 553-8899                      Fax No: ( )

Property Owner Name: June Reed

Contact Person: Gary Reed                      E-Mail: miragecpa@aol.com

Mailing Address: 85240 Airport Blvd,  
Thermal                      CA                      92274  
City                      State                      ZIP

Daytime Phone No: (760) 219-5368                      Fax No: ( )

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

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

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

June C Reed, Trustee  
PRINTED NAME OF PROPERTY OWNER(S)

June C. Reed  
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): 763-250-032

Approximate Gross Acreage: .41

General location (nearby or cross streets): North of Alport Blvd, South of 55<sup>th</sup> Ave, East of Harrison St, West of Shady Ln.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

*ATT*

70' faux mono-palm for a wireless communication facility with a storage facility.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): M-SC (Manufacturing - Service Commercial)

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	400	70'		Other Communication Towe	<input type="checkbox"/>	
2	200	10'	1	Old Tool Shed	<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	64	10'	1	Equipment Facility
2	10	70'	7	Stealth Wireless Communication Facility (Faux Palm)
3	800	6'	1	CMU Block Wall
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		



**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

---



---



---

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a signed copy(ies): \_\_\_\_\_

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)



## **APPLICATION FOR LAND USE AND DEVELOPMENT**

---

**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.

*June C. Reed*

Property Owner(s) Signature(s) and Date

*June C Reed, Trustee*

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.*



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



**Juan C. Perez**  
Director of Transportation and Land Management Agency

Patricia Romo  
Assistant Director,  
Transportation Department

Steven A. Weiss  
Planning Director,  
Planning Department

Mike Lara  
Building Official,  
Building & Safety Department

Greg Flannery  
Code Enforcement Official,  
Code Enforcement Department

**LAND USE and PERMIT APPLICATION PROCESSING AGREEMENT**  
Agreement for Payment of Costs of Application Processing

**TO BE COMPLETED BY APPLICANT:**

This agreement is by and between the County of Riverside, hereafter "County of Riverside",

and Tyler Kenton Smith LLC hereafter "Applicant" and Jane C Reed, Trustee Property Owner".  
*on behalf of AT&T*

Description of application/permit use:

Plot Plan for a wireless communication facility

If your application is subject to Deposit-based Fee, the following applies

**Section 1. Deposit-based Fees**

**Purpose:** The Riverside County Board of Supervisors has adopted ordinances to collect "Deposit-based Fees" for the costs of reviewing certain applications for land use review and permits. The Applicant is required to deposit funds to initiate staff review of an application. The initial deposit may be supplemented by additional fees, based upon actual and projected labor costs for the permit. County departments draw against these deposited funds at the staff hourly rates adopted by the Board of Supervisors. The Applicant and Property Owner are responsible for any supplemental fees necessary to cover any costs which were not covered by the initial deposit.

**Section 2. Applicant and Property Owner Responsibilities for Deposit-based Fee Applications**

- A. Applicant agrees to make an initial deposit in the amount as indicated by County ordinance, at the time this Agreement is signed and submitted with a complete application to the County of Riverside.  
Applicant acknowledges that this is an initial deposit and additional funds may be needed to complete their case. The County of Riverside will not pay interest on deposits. Applicant understands that any delays in making a subsequent deposit from the date of written notice requesting such additional deposit by County of Riverside, may result in the stoppage of work.
- B. Within 15 days of the service by mail of the County of Riverside's written notice that the application permit deposit has been reduced to a balance of less than 20% of the initial deposit or that the deposit is otherwise insufficient to cover the expected costs to completion, the Applicant agrees to make an additional payment of an amount as determined by the County of Riverside to replenish the deposit. Please note that the processing of the application or permit may stop if the amount on deposit has been expended. The Applicant agrees to continue making such payments until the County of Riverside is reimbursed for all costs related to this application or permit. The County of Riverside is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts that would have been drawn on the deposit were it not depleted.
- C. The Property Owner acknowledges that the Applicant is authorized to submit this agreement and related application(s) for land use review or permit on this property. The Property Owner also acknowledges that should the Applicant not reimburse the County of Riverside for all costs related to this application or permit, the Property Owner shall become immediately liable for these costs which shall be paid within 15 days of the service by mail of notice to said property Owner by the County.

- D. This Agreement shall only be executed by an authorized representative of the Applicant and the Property Owner. The person(s) executing this Agreement represents that he/she has the express authority to enter into this agreement on behalf of the Applicant and/or Property Owner.
- E. This Agreement is not assignable without written consent by the County of Riverside. The County of Riverside will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.
- F. Deposit statements, requests for deposits or refunds shall be directed to Applicant at the address identified in Section 4.

**Section 3. To ensure quality service, Applicant is responsible to provide one-week written notice to the County of Riverside Transportation and Land Management Agency (TLMA) Permit Assistance Centers if any of the information below changes.**

**Section 4. Applicant and Owner Information**

**1. PROPERTY INFORMATION:**

Assessors Parcel Number(s): 763-250-032  
 Property Location or Address: 85240 Airport Blvd, Thermal, CA 92274

**2. PROPERTY OWNER INFORMATION:**

Property Owner Name: June C Reed, Trustee Phone No.: 760-399-5402  
 Firm Name: \_\_\_\_\_ Email: miragecpa@aol.com  
 Address: 85240 Airport Blvd  
Thermal, CA 92274

**3. APPLICANT INFORMATION:**

Applicant Name: Tyler Kent with Smartlink Behalf of AT&T Phone No.: ~~949~~ 949-701-2944  
 Firm Name: Smartlink LLC Email: tyler.kent@smartlinkllc.com  
 Address (if different from property owner): 18401 Von Karman Ave, Ste 400  
Irvine, CA 92612

**4. SIGNATURES:**

Signature of Applicant: [Signature] Date: 2/8/18  
 Print Name and Title: Tyler Kent with Smartlink on Behalf of AT&T

Signature of Property Owner: [Signature] Date: 2/8/18  
 Print Name and Title: June C Reed, Trustee

Signature of the County of Riverside, by \_\_\_\_\_ Date: \_\_\_\_\_  
 Print Name and Title: \_\_\_\_\_

FOR COUNTY OF RIVERSIDE USE ONLY	
Application or Permit (s)#: _____	
Set #: _____	Application Date: _____



Re: Letter Authorization

To Whom It May Concern:

Smartlink, LLC ("Smartlink") is an authorized representative of AT&T Mobility and has been contracted to perform Real Estate Leasing, Land-Use Entitlements and Architectural and Engineering Services for AT&T telecommunications facilities.

As an authorized representative of AT&T Mobility, Smartlink may file, review land use applications and permits, represent at hearings, accept conditions of approval, and negotiate leases on behalf of AT&T.

If there are any questions or comments, please contact me immediately

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Rivera".

Mark Rivera  
AT&T Mobility  
Network Deployment Manager  
12900 Park Plaza Drive  
Cerritos, CA 90703  
MR3921@att.com





On Behalf of



**Tyler Kent**  
Wireless Development Specialist  
18401 Von Karman Ave, Ste 400  
Irvine, CA 92612  
**949.701.2444 cellular**  
949-419-3471 fax  
**Tyler.kent@smartlinkllc.com**

AT&T Project Number: CSL02430  
AT&T Project Name: Reed Property

**County of Riverside**  
**Application for a Plot Plan Permit**  
*Project Information and Justification*

AT&T Mobility (AT&T) is requesting approval of a Plot Plan permit application for the construction and operation of an unmanned wireless telecommunications facility (cell site), and presents the following project information for your consideration:

**Project Location**

Address: 85240 Airport Blvd, Thermal, CA 92274  
APN: 763-250-032  
Zoning: M-SC

**Project Representative**

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**AT&T Contact**

Gunjan Malik, Project Manager  
1452 Edinger Ave. 3<sup>rd</sup> Floor  
Tustin, CA 92780-6246  
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562-650-5681

**Project Description**

AT&T proposes to construct an unmanned wireless telecommunications facility consisting of a 70 tall faux palm tree "mopopalm." The antennas will be disguised within the branches of the palm tree which will blend nicely with the many other trees in the near vicinity. The associated equipment cabinets will be mounted within an 11'-5" x 12' equipment shelter, which will be fenced for security and placed in an unobtrusive section of the property. AT&T will work with the County and the community to install a state of the art stealth faux tree which will provide a benefit to the residents and visitors of the County of Riverside.

**Project Objectives**

There are several reasons why a wireless carrier requires the installation of a cell site within a specified area to close a "significant gap in coverage:"

- The radio signal must be of sufficient strength to achieve consistent, sustainable, and reliable service to customers at a *level sufficient for outdoor, in-vehicle, and in-building penetration with good voice quality* (Threshold, -76db).
- When nearby other sites become overloaded, and more enhanced voice and data services are used (4G and other high-speed data services) signal contracts and a gap is created. With heavy use it is intensified due to the unique properties of digital radio transmissions.

In this specific case, this location was selected because AT&T's radio-frequency engineers (RF) have identified a significant gap in coverage in the vicinity of **Airport Blvd and the Thermal Airport** in the County of Riverside and the surrounding community as demonstrated on the enclosed radio-signal propagation maps.

### **Alternative Site Analysis**

The following locations were evaluated and the reasons why they were not selected for this project are addressed. Please review the attached map for their precise locations:

1. 55998 Harrison St- Katrina McCombs  
This property was originally considered as AT&T's primary candidate, however, due to a title dispute, AT&T had to abandon this candidate.
2. 56850 Higgins Dr- John & Bettr Obradovich  
This property was too far outside of the desired search area to adequately fill AT&T's gap in coverage.
3. APN: 759-020-006 (Airport Blvd/Harrison St)- Anthony Vineyards-  
No response from property owner has been received despite several attempts to contact.
4. 85188 Airport Blvd-James & Jennifer Franco-  
No response from property owner has been received despite several attempts to contact.

### **Findings/Burden of Proof**

*The site for the proposed use is adequate in size and shape.*

AT&T is proposing a mono-palm design for this project which is a stealth design. The requested height of the mono-palm design is the minimum height needed in order to fill the significant gap in coverage for this project. The height restriction for the wireless facilities is 70'. AT&T uses the most advanced technology and design when constructing the mono-palm so as to blend the facility with the surrounding community and landscaping and thereby minimizing the visual impact of the site.

*The proposed location has sufficient access to streets and highways that are adequate in width and pavement type to carry the quantity and quality of traffic generated by the proposed use.*

The access to this site is immediately off Airport Blvd. There are adequate access routes directly to the proposed facility. All the roadways and access ways within the facility are in compliance with local, state and federal regulations concerning width and pavement.

*The proposed use will not have an adverse effect upon adjacent or abutting properties.*

The project will not have an adverse effect upon adjacent or abutting properties as it is a stealth design that will blend naturally with the subject property and is far away from the residential areas that surround the parcel. The project will provide a public benefit of better wireless telecommunications and data services to the surrounding neighborhoods and community.

*The proposed use is deemed essential and desirable to the public convenience or welfare.*

The new wireless telecommunications facility is in high demand to the residents and visitors of the County of Riverside. Wireless communications are vastly used in this area and the need for this site was established entirely from increased usage of AT&T services in the vicinity of the requested project.

## **GENERAL INFORMATION**

### **Site Selection**

Customer demand drives the need for new cell sites. Data relating to incomplete and dropped calls is gathered, drive-tests are conducted, and scientific modeling using sophisticated software is evaluated. Once the area requiring a new site is identified, a target ring on a map is provided to a real estate professional to begin a search for a suitable location.

During an initial reconnaissance, properties for consideration for the installation of a cell site must be located in the general vicinity of the ring, with an appropriate zoning designation, and appear to have enough space to accommodate an antenna structure and the supporting radio equipment. The size of this space will vary depending on the objective of the site. The owners of each prospective location are notified to assess their interest in partnering with AT&T.

Four key elements are considered in the selection process:

- **Leasing:** The property must have an owner who is willing to enter into a long-term lease agreement under very specific terms and conditions.
- **Zoning:** It must be suitably zoned in accordance with local land-use codes to allow for a successful permitting process.
- **Construction:** Construction constraints and costs must be reasonable from a business perspective, and the proposed project must be capable of being constructed in accordance with local building codes and safety standards.
- **RF:** It must be strategically located to be able to achieve the RF engineer's objective to close the significant gap with antennas at a height to clear nearby obstructions.

### **The Benefits to the Community**

Approximately 90-percent of American adults subscribe to cell phone service. People of all ages rely increasingly on their cell phones to talk, text, send media, and search the Internet for both personal and business reasons. More and more, they are doing these things in their homes, therefore, becoming reliant on adequate service within residential neighborhoods. In fact, 50-percent of people relocating are not signing up for landline service at their new location and are using their cell phone as their primary communication method.

The installation and operation of the proposed facility will offer improved:

- Communications for local, state, and federal emergency services providers, such as police, fire, paramedics, and other first-responders.
- Personal safety and security for community members in an emergency, or when there is an urgent need to reach family members or friends. Safety is the primary reason parents provide cell phones to their children. Currently 25% of all preteens, ages 9 to 12, and 75% of all teens, aged 13 to 19, have cell phones.
- Capability of local businesses to better serve their customers.
- Opportunity for a city or county to attract businesses to their community for greater economic development.
- Enhanced 911 Services (E911) – The FCC mandates that all cell sites have location capability. Effective site geometry within the overall network is needed to achieve accurate location information for mobile users through triangulation with active cell sites. (Over half of all 911 calls are made using mobile phones.)

### **Safety – RF is Radio**

The FCC regulates RF emissions to ensure public safety. Standards have been set based on peer-reviewed scientific studies and recommendations from a variety of oversight organizations, including the National

Council on Radiation Protection and Measurements (NCRP), American National Standards Institute (ANSI), Institute of Electrical and Electronics Engineers (IEEE), Environmental Protection Agency (EPA), Federal Drug Administration (FDA), Occupational Safety and Health Administration (OSHA), and National Institute for Occupational Safety and Health (NIOSH).

Although the purview of the public safety of RF emissions by the FCC was established by the Telecommunications Act of 1996, these standards remain under constant scrutiny. All AT&T cell sites operate well below these standards, and the typical urban cell site operates hundreds or even thousands of times below the FCC's limits for safe exposure.

**AT&T Company Information**

AT&T is one of the fastest growing nationwide service providers offering all digital voice, messaging and high-speed data services to nearly 30 million customers in the United States.

AT&T is a "telephone corporation", licensed by the Federal Communications Commission (FCC) to operate in the 1950.2-1964.8, 1965.2-1969.8 MHz and 1870.2-1884.8-1889.8 MHz frequencies, and a state-regulated Public Utility subject to the California Public Utilities Commission (CPUC). The CPUC has established that the term "telephone corporation" can be extended to wireless carriers, even though they transmit signals without the use of telephone lines.

AT&T will operate this facility in full compliance with the regulations and licensing requirements of the FCC, Federal Aviation Administration (FAA) and the CPUC, as governed by the Telecommunications Act of 1996, and other applicable laws.

The enclosed information is presented for your consideration. AT&T requests approval of the proposed location and design. Please contact me at 949-933-3918 or [JMcConnell@smarlinkllc.com](mailto:JMcConnell@smarlinkllc.com) for any questions or requests for additional information.

Respectfully submitted,

Tyler Kent, Smartlink, LLC  
Authorized Agent for AT&T



March, 2018

RE: AT&T Wireless Site CSL02430, Thermal, 85240 Airport Blvd

TO: Whom it may concern,

The following is in response to your concerns over AT&T Wireless's site complying with the FCC rules covering RF exposure to persons near the site.

Frequency range that the facility will use

AT&T Wireless is licensed by the FCC for the frequencies as follows:

Receive freq. (MHz): 824-835, 845-846, 1850-1855, 1865-1870, 1885-1890, 1895-1900

Transmit freq.(MHz): 869-880, 890-891, 1930-1935, 1945-1950, 1965-1970, 1975-1980

RF Exposure to Persons Near the Site

The FCC states in 47 CFR § 1.1310 that the maximum permissible exposure level from RF radiation for the general population is between 0.6 and 1 milliwatts per centimeter squared ( $\text{mW}/\text{cm}^2$ ) depending upon the frequency of the transmitter. This is a measure of the RF power density at or below which there are no harmful effects.

The antenna that AT&T Wireless is using on this site is designed to transmit most of the signal in a horizontal direction (parallel to the ground). This is necessary to provide a useable signal level around the site. Within the first 600 feet from the site the transmitted signal does not need to be as strong consequently the antenna is designed to limit the signal level towards the ground to approximately  $\frac{1}{2}$  Watt of power. When this power reaches the ground its energy has been greatly reduced to the point where the RF exposure level is less than  $\frac{2}{10,000}$ th of a percent of the maximum allowable exposure level permitted by the FCC.

These calculations are based on a typical antenna patterns for the type of antenna that AT&T Wireless is using on their sites. The effective radiated power is typically within the range of 100-500 Watts. The actual levels may vary slightly but in no case will they reach or exceed the FCC limits. Since AT&T has no control over other communication carriers' operations, we cannot guarantee that the facility will not interfere with other communications. However, AT&T guarantees that we will not transmit outside our frequency band that is approved and licensed by the FCC. In the unlikely event that interference does happen, AT&T will do the proper investigation as to the cause of interference and perform corrective measures if, in fact, the interference is caused by AT&T transmissions.

If Reliant Land Services and AT&T Wireless can be of further assistance, please do not hesitate to contact me at 714-685-0123.

Tom Mundl  
Reliant Land Services  
ATT Mobility

Site ID	Site Name	Site Street/Dir	Site City/Town	Site Zip	Site County	Site Lat	Site Long	Site Tract Desc	Site Class Desc	Build Status Desc	Est. On Air	Projected P.D.	Est. On Air	Projected P.D.
EA0429A	52204 Canyon Hills Water	LOST RD	Sage Elmore	92532	Riverside	33.68077993	-117.2435	Structure (Non-Build)	Unipole/Micropole	Final Build		11/17/2009 A		
EA0509A	EM093 Laguna Offices	11441 Heacock Street	Moreno Valley	92557	Riverside	33.58394	-117.244588	Structure (Non-Build)	Smkstack	Final Build		5/29/2006 A		
EA0529A	SC295 First Presbyterian	3322 GRAPE STREET	Wilmore	92555	Riverside	33.6583667	-117.240153	Structure (Non-Build)	Tree	Final Build		5/29/2006 A		
EA0596C	IE696 Park Place (RL)	13968 Fredericks St.	Moreno Valley	92555	Riverside	33.5923225	-117.205006	Structure (Non-Build)	Tree	Final Build		9/10/2008 A		
EA0410A	SB160 Civic Center Park	4800 San Pablo ave.	Palm Desert	92260	Riverside	33.73578183	-116.985924	Structure (Non-Build)	Tree	Final Build		12/13/2002 A		
EA0427A	CM427 Cabazon Water	50256 MAIN ST.	Cabazon	92230	Riverside	33.9169997	-116.785319	Structure (Non-Build)	Monopole	Final Build		12/13/2002 A		
EA0415A	CM159 AS&K Railroad Ties	12180 MISSION BLVD	Mira Loma	91752	Riverside	34.02822132	-117.599469	Structure (Non-Build)	Monopole	Final Build		12/13/2002 A		
EA0415A	CM159 UCR Monopole	900 University Avenue, Building 1275 (closest)	Riverside	92529	Riverside	34.02744006	-117.599469	Structure (Non-Build)	Monopole	Final Build		9/29/2006 A		
EA0415A	CM158 Junco Water Tank	3470 COUNTRY VILLAGE RD	Riverside	92529	Riverside	33.92718056	-117.592866	Structure (Non-Build)	Monopole	Final Build		8/13/1996 A		
EA0426A	CM426 Ramsey	23300 cottonwood Ave.	Banning	92535	Riverside	33.92718056	-116.687904	Structure (Non-Build)	Monopole	Final Build		9/23/2006 A		
EA0435A	CM435 Lufflow	1615 E RAMSEY ST	Moreno Valley	92508	Riverside	33.92718056	-117.446169	Structure (Non-Build)	Monopole	Final Build		8/14/1996 A		
EA0447A	CM447 Highland Church	3431 Mount Vernon Ave	Riverside	92507	Riverside	33.92718056	-117.372531	Structure (Non-Build)	Light Pole	Final Build		11/19/2009 A		
EA0435A	CM435 Wilderness	6274 ED PERKINS ST	Riverside	92507	Riverside	33.92718056	-117.372531	Structure (Non-Build)	Light Pole	Final Build		11/19/2009 A		
EA0435A	CM435 Orange Avenue	26230 Orange Avenue	Perris	92574	Riverside	33.81988611	-117.205231	Structure (Non-Build)	Monopole	Final Build		12/30/2009 A		
EA0451A	CM451 Beaumont Civic Cent	550 E 6TH ST.	Beaumont	92523	Riverside	33.93005863	-116.975087	Building	Roof Top Structure	Final Build		7/19/1996 A		
EA0452A	CM452 Beaumont Storage	2909 W LINCOLN ST	Beaumont	92220	Riverside	33.92111463	-116.908927	Structure (Non-Build)	Monopole	Final Build		7/19/1996 A		
EA0415A	CM456 Beaumont Hill	910 WESTERN KNOLLS AVE	Beaumont	92223	Riverside	33.93424728	-117.000863	Structure (Non-Build)	Monopole	Final Build		11/14/1996 A		
EA0415A	CM456 Granite Hill Locan	7621 GRANITE HILL	Beaumont	92509	Riverside	34.01603844	-117.455446	Structure (Non-Build)	Monopole	Final Build		8/13/1996 A		
EA0302B	ES030 ATC1301100 Temescal	604176A	Corona	92583	Riverside	33.77478489	-117.466986	Structure (Non-Build)	Monopole	Final Build		6/24/2006 A		
EA0302B	ES030 Warner's World	38750 E Barton Rd	Temecula	92584	Riverside	33.57650171	-116.983101	Structure (Non-Build)	Wired Pole	Final Build		12/28/2002 A		
EA0302B	ES030 Fortuno Land	30705 Scott Rd	Menifee	92584	Riverside	33.6294868	-117.337116	Structure (Non-Build)	Monopole	Final Build		6/24/2006 A		
EA0302B	ES030 Comoro Rd Windmill	9450 Manor Mountain Ct.	Moreno Valley	92584	Riverside	33.58113829	-117.198107	Structure (Non-Build)	Monopole	Final Build		6/24/2006 A		
EA0417A	SB171 Mirabeles Eric Stahl	4060 CALIFORNIA OAKS RD	Murietta	92562	Riverside	33.96561111	-117.456622	Structure (Non-Build)	Roof Top Mount	Final Build		12/12/2002 A		
EA0300A	IE300 Maribel's Marriot	3409 Market Street	Riverside	92503	Riverside	33.91619608	-117.456622	Structure (Non-Build)	Tree	Final Build		2/28/2008 A		
EA0300A	IE300 American Dock Box	3409 Market Street	Murietta	92567	Riverside	33.91619608	-117.456622	Structure (Non-Build)	Tree	Final Build		11/23/2009 A		
EA0300A	IE300 The Center	16240 Fontana Ave.	Murietta	92567	Riverside	33.83396667	-117.150708	Structure (Non-Build)	Tree	Final Build		11/23/2009 A		
EA0400A	ES040 Imperial Irrigation	38411 Via La Palma	La Quinta	92533	Riverside	33.65810833	-116.580515	Structure (Non-Build)	Tree	Final Build		3/23/2010 A		
EA0400A	ES040 Imperial Irrigation	38495 321 El Mirador Circle	Temecula	92592	Riverside	33.68969054	-116.113131	Structure (Non-Build)	Self Support Tower	Final Build		6/30/2010 A		
EA0425A	CM425 Oasis Vegetable Etc	1711D HIGHWAY 86	Thermal	92574	Riverside	33.48999769	-116.113131	Structure (Non-Build)	Self Support Tower	Final Build		3/27/2001 A		
EA0425A	CM425 Oasis Vegetable Etc	7510 Mountain Ave	San Jacinto	92584	Riverside	33.77231667	-116.032746	Structure (Non-Build)	Tree	Final Build		6/29/2009 A		
EA0415A	SB185 Murietta Storage	24850 LAS BRISAS RD	Murietta	92582	Riverside	33.67027273	-117.181415	Structure (Non-Build)	Tree	Final Build		11/29/2008 A		
EA0415A	SB185 Murietta Christian	50100 Jackson St	COACHELLA	92256	Riverside	33.68402911	-116.435464	Structure (Non-Build)	Tree	Final Build		9/27/2008 A		
EA0415A	SB185 Murietta Christian	68700 OMAH SHORE DR	Indian Wells	92210	Riverside	33.82408489	-116.809225	Structure (Non-Build)	Light Pole	Final Build		9/27/2008 A		
EA0415A	SB185 Murietta Christian	7800 VILLES AVE	La Quinta	92583	Riverside	33.77119405	-116.951977	Building	Roof Top Mount	Final Build		9/27/2008 A		
EA0415A	SB185 Murietta Christian	78511 HIGHWAY 111	San Jacinto	92583	Riverside	33.77119405	-116.951977	Building	Roof Top Mount	Final Build		9/27/2008 A		
EA0415A	SB185 Murietta Christian	592 W ESPLANADA AVE	Corona	92525	Riverside	33.75048446	-117.465856	Structure (Non-Build)	Tree	Final Build		12/28/2002 A		
EA0415A	SB185 Murietta Christian	11521 Indian Truck Trail	Hemet	92545	Riverside	33.75048446	-117.465856	Structure (Non-Build)	Tree	Final Build		12/28/2002 A		
EA0415A	SB185 Murietta Christian	703 N. Sanderson Ave /N/A 24990 Sanderson	Hemet	92545	Riverside	33.75048446	-117.465856	Structure (Non-Build)	Tree	Final Build		12/28/2002 A		
EA0415A	SB185 Murietta Christian	3179 PENNSYLVANIA AVE	Hemet	92545	Riverside	33.96248113	-117.808066	Building	Roof Top Mount	Final Build		9/28/2008 A		
EA0415A	SB185 Murietta Christian	5119 Jurupa Ave.	Riverside	92504	Riverside	33.96248113	-117.437777	Structure (Non-Build)	Tree	Final Build		9/28/2008 A		
EA0415A	SB185 Murietta Christian	41701 Station Ave.	Hemet	92546	Riverside	33.93407583	-116.894717	Structure (Non-Build)	Light Pole	Final Build		3/23/2010 A		
EA0415A	SB185 Murietta Christian	6755 Victoria Ave.	Perris	92506	Riverside	33.93407583	-117.804467	Structure (Non-Build)	Monopole	Final Build		3/23/2010 A		
EA0415A	SB185 Murietta Christian	72825 1/2 HWY 74	Perris	92570	Riverside	33.71533582	-117.307847	Structure (Non-Build)	Monopole	Final Build		2/10/1987 A		
EA0415A	SB185 Murietta Christian	16238 HAMNER AVE	Norco	92680	Riverside	33.90497558	-117.506277	Structure (Non-Build)	Tree	Final Build		9/19/1998 A		
EA0415A	SB185 Murietta Christian	3878 6TH ST	Beaumont	92501	Riverside	33.98485742	-117.274991	Structure (Non-Build)	Light Pole	Final Build		12/23/2009 A		
EA0415A	SB185 Murietta Christian	79 Highland Spring Ave.	Beaumont	92223	Riverside	33.91857227	-116.971111	Structure (Non-Build)	Monopole	Final Build		12/23/2009 A		
EA0415A	SB185 Murietta Christian	14920 PERRIS BLVD	Hemet	92543	Riverside	33.74377718	-116.953977	Structure (Non-Build)	Tree	Final Build		9/27/2008 A		
EA0415A	SB185 Murietta Christian	1381 W. Acadia Ave.	Moreno Valley	92553	Riverside	33.90444589	-117.224477	Structure (Non-Build)	Monopole	Final Build		6/1/2000 A		
EA0415A	SB185 Murietta Christian	7119 JURUPA AVENUE	Riverside	92506	Riverside	33.9600984	-117.394917	Structure (Non-Build)	Light Pole	Final Build		12/31/2003 A		
EA0415A	SB185 Murietta Christian	39755 MURBETA HOT SPRINGS RD	Murietta	92563	Riverside	33.55483509	-117.658185	Structure (Non-Build)	Tree	Final Build		6/23/2003 A		
EA0415A	SB185 Murietta Christian	880 W. LINDEN	Corona	92280	Riverside	33.95480835	-117.579342	Structure (Non-Build)	Light Pole	Final Build		12/22/2008 A		
EA0415A	SB185 Murietta Christian	7325 WOODGATE RD.	Corona	92507	Riverside	33.97780721	-116.292441	Structure (Non-Build)	Tree	Final Build		10/27/1998 A		
EA0415A	SB185 Murietta Christian	80184 53 111	Indio	92201	Riverside	33.69111554	-117.058835	Structure (Non-Build)	Monopole	Final Build		9/29/2008 A		
EA0415A	SB185 Murietta Christian	38510 1/2 ELMHURST LN	Whitethr	92545	Riverside	33.71657786	-117.073211	Structure (Non-Build)	Monopole	Final Build		11/19/1996 A		
EA0415A	SB185 Murietta Christian	42488 Byron Place	Hemet	92203	Riverside	33.73921667	-116.295414	Structure (Non-Build)	Tree	Final Build		9/29/2008 A		
EA0415A	SB185 Murietta Christian	47000 1/2 ELOBABA RD	SAN JACINTO	92586	Riverside	33.82937577	-116.953747	Structure (Non-Build)	Unipole/Micropole	Final Build		11/19/1996 A		
EA0415A	SB185 Murietta Christian	86 045 AVE 52	Coachella	92236	Riverside	33.67080035	-116.163414	Structure (Non-Build)	Monopole	Final Build		10/17/2001 A		
EA0415A	SB185 Murietta Christian	18051 GILMAN SPRINGS RD	Moreno Valley	92555	Riverside	33.84110812	-116.994715	Structure (Non-Build)	Monopole	Final Build		12/30/1996 A		
EA0415A	SB185 Murietta Christian	15411 GILMAN CANYON ROAD	Beaumont	92223	Riverside	33.88115716	-116.994715	Structure (Non-Build)	Self Support Tower	Final Build		12/30/1996 A		
EA0415A	SB185 Murietta Christian	6403 FOSCHER RD	Riverside	92507	Riverside	33.93362194	-117.207252	Structure (Non-Build)	Light Pole	Final Build		11/19/1996 A		
EA0415A	SB185 Murietta Christian	27931 Murietta Rd	Sun City	92586	Riverside	33.7158225	-117.207252	Structure (Non-Build)	Monopole	Final Build		9/31/2009 A		
EA0415A	SB185 Murietta Christian	400 E GUNNY DUNES RD.	Palm Springs	92266	Riverside	33.81269184	-116.542128	Structure (Non-Build)	Monopole	Final Build		11/21/1996 A		
EA0415A	SB185 Murietta Christian	6931 L. SERRA	Palm Springs	92505	Riverside	33.94449561	-117.501529	Structure (Non-Build)	Light Pole	Final Build		11/21/1996 A		
EA0415A	SB185 Murietta Christian	1831 RAGLE WAY	Corona	92879	Riverside	33.86981667	-117.509411	Structure (Non-Build)	Monopole	Final Build		4/26/1996 A		
EA0415A	SB185 Murietta Christian	40500 WICKETER RD	Temecula	92581	Riverside	33.52437777	-117.155998	Building	Roof Top Mount	Final Build		6/6/2007 A		
EA0415A	SB185 Murietta Christian	30600 Leland Blvd	Coachella City	92234	Riverside	33.82818481	-116.476540	Structure (Non-Build)	Tree	Final Build		6/29/2007 A		
EA0415A	SB185 Murietta Christian	7240 HIGHWAY 111	Palm Desert	92260	Riverside	33.72355894	-116.936931	Building	Roof Top Structure	Final Build		11/27/1996 A		
EA0415A	SB185 Murietta Christian	24240 BUNDY CANYON	Wilmore	92585	Riverside	33.63369685	-116.548685	Building	Roof Top Mount	Final Build		9/12/2004 A		
EA0415A	SB185 Murietta Christian	1150 N INDOEN CANYON DR	Palm Springs	92285	Riverside	33.88169406	-116.548685	Building	Roof Top Mount	Final Build		12/6/1996 A		
EA0415A	SB185 Murietta Christian	7750 ENFIELD LN # C	Palm Springs	92211	Riverside	33.79186615	-116.311415	Structure (Non-Build)	Monopole	Final Build		1/4/1997 A		
EA0415A	SB185 Murietta Christian	8201 AVENUE 45	Indio	92201	Riverside	33.72894949	-116.213238	Structure (Non-Build)	Monopole	Final Build		6/23/2006 A		
EA0415A	SB185 Murietta Christian	2505 VAN BUREN	Riverside	92503	Riverside	33.90530328	-117.952328	Structure (Non-Build)	Light Pole	Final Build		12/17/2009 A		
EA0415A	SB185 Murietta Christian	27500 DADIE PALM DR.	Cathedral City	32234	Riverside	33.84616971	-116.487597	Structure (Non-Build)	Tree	Final Build		6/23/2006 A		
EA0415A	SB185 Murietta Christian	5872 CENTRAL AVENUE	Riverside	92536	Riverside	33.9								

Address	City	County	Parcel ID	Area	Use	Value	Notes	Assessment	Effective Date
60313 1/2 DILLON RD	Desert Hot Springs	Riverside	33.5245819	Riverside	Self Support Tower	-116.624968	Structure (Non-Build)	Final Build	9/26/2008 A
18065 PALM DR	Desert Hot Springs	Riverside	33.5705649	Riverside	Monopole	-116.50251	Structure (Non-Build)	Final Build	11/27/1996 A
10208 INDIANA AVE	Riverside	Riverside	33.2066926	Riverside	Light Pole	-117.454695	Structure (Non-Build)	Final Build	11/27/1996 A
8320 DIANA AVE	Riverside	Riverside	33.2077514	Riverside	Light Pole	-117.420752	Structure (Non-Build)	Final Build	11/27/1996 A
6990 Van Buren Ave.	Riverside	Riverside	33.25765278	Riverside	Tree	-117.462917	Structure (Non-Build)	Final Build	9/29/2008 A
37000 Club House Dr.	Rancho Mirage	Riverside	33.76321941	Riverside	Tree	-116.405809	Building	Final Build	10/27/1996 A
9004 Cobb House Dr.	Riverside	Riverside	33.85588861	Riverside	Tree	-116.45795	Structure (Non-Build)	Final Build	9/27/2007 A
74184 Ave 42	Palm Desert	Riverside	33.74539047	Riverside	Monopole	-116.59025	Structure (Non-Build)	Final Build	11/16/1996 A
70140 CALLE TAMPAICO	La Quinta	Riverside	33.67869642	Riverside	Monopole	-116.500172	Building	Final Build	11/22/1996 A
26939 9th Ave	Morano Valley	Riverside	33.93724578	Riverside	RoofTop Structure	-117.192454	Structure (Non-Build)	Final Build	11/18/1996 A
4975 MESQUITE AVE	Palm Springs	Riverside	33.52033476	Riverside	Monopole	-117.171538	Structure (Non-Build)	Final Build	10/29/1996 A
1100 Bird center	Murietta	Riverside	33.80782941	Riverside	Monopole	-117.549742	Structure (Non-Build)	Final Build	12/15/2005 A
485 Mesquite Ave	Corona	Riverside	33.66333884	Riverside	Side Mount	-117.143153	Structure (Non-Build)	Final Build	12/17/2006 A
3760 Wiley Well Rd/Hosierstate 10	Palm Springs	Riverside	33.87376949	Riverside	In-Building IP Access	-116.981662	Building	Final Build	12/2/2007 A
1955 Executives Dr.	Desert Center	Riverside	33.84688333	Riverside	Monopole	-116.902219	Structure (Non-Build)	Final Build	3/19/2007 A
681 E. San Jacinto Ave.	Morano Valley	Riverside	33.7448878	Riverside	Monopole	-117.381693	Structure (Non-Build)	Final Build	6/19/2009 A
2892 Tomwood Avenue	Palo Verde	Riverside	33.87208333	Riverside	Monopole	-117.529746	Structure (Non-Build)	Final Build	11/26/2008 A
180 W 4th Ave	Corona	Riverside	33.8550046	Riverside	Monopole	-117.569746	Structure (Non-Build)	Final Build	9/30/2008 A
72-840 Hwy 111	Palm Desert	Riverside	33.7217028	Riverside	Tree	-116.19831	Engineering DAS	Final Build	12/24/2008 A
90480 64th Avenue	Mesca	Riverside	33.5711208	Riverside	Tree	-116.689818	Structure (Non-Build)	Final Build	9/19/2007 A
19931 Elsworth Street	Morano Valley	Riverside	33.9725586	Riverside	Tree	-117.271217	Structure (Non-Build)	Final Build	9/17/2007 A
4851 Palmateria Place	Jurupa	Riverside	33.9973783	Riverside	Light Pole	-117.494348	Structure (Non-Build)	Final Build	9/27/2008 A
12095 LIMONITE	Jurupa	Riverside	34.00128933	Riverside	Light Pole	-117.479664	Structure (Non-Build)	Final Build	9/19/2007 A
4810 Padley Ave	Indian Wells	Riverside	34.00385278	Riverside	Light Pole	-117.375222	Building	Final Build	9/19/2007 A
4440 Indian Wells Lane	Corona	Riverside	33.86988056	Riverside	Light Pole	-116.32622	Building	Final Build	11/26/2008 A
1150 W 10th Street	Corona	Riverside	33.87290833	Riverside	Tree	-117.594561	Structure (Non-Build)	Final Build	10/28/2001 A
2880 Rigelline Drive	Corona	Riverside	33.97590833	Riverside	Tree	-117.626328	Structure (Non-Build)	Final Build	12/31/2009 A
6300 BEACH ST	Indio	Riverside	33.8013897	Riverside	Tree	-116.22571	Structure (Non-Build)	Final Build	6/21/2007 A
82401 Ave 34	Temecula	Riverside	33.51803056	Riverside	Tree	-117.090361	Structure (Non-Build)	Final Build	9/16/2006 A
36280 Avenida Lestonac	Beaumont	Riverside	33.96761	Riverside	Tree	-116.981996	Structure (Non-Build)	Final Build	6/16/2006 A
34959 CHERRY VALLEY BLVD	Perris	Riverside	33.97541317	Riverside	Tree	-117.387446	Structure (Non-Build)	Final Build	11/25/2003 A
4725 BRACKETT AVE	Perris	Riverside	33.7424006	Riverside	Tree	-117.283877	Structure (Non-Build)	Final Build	10/31/1996 A
26041 STATE HIGHWAY 74	Temecula	Riverside	33.49660932	Riverside	RoofTop Structure	-117.159869	Building	Final Build	10/31/1996 A
45001 RAINBOW CANYON RD	Temecula	Riverside	33.46846297	Riverside	Roof Top Mount	-117.135812	Structure (Non-Build)	Final Build	1/18/1997 A
35510 OS ALAMOS RD	Murietta	Riverside	33.59725321	Riverside	Roof Top Mount	-117.167235	Building	Final Build	5/20/2004 A
12305 MAIN ST	Corona	Riverside	33.86624496	Riverside	Roof Top Mount	-117.56861	Building	Final Build	2/12/1997 A
91000 RANCHO CALIFORNIA RD	Temecula	Riverside	33.57050384	Riverside	Monopole	-117.106164	Structure (Non-Build)	Final Build	5/19/1997 A
37805 Rancho California Pkwy	Temecula	Riverside	33.5529984	Riverside	Monopole	-117.049392	Structure (Non-Build)	Final Build	2/12/1997 A
45718 Pechara Pkwy	Temecula	Riverside	33.45132248	Riverside	Monopole	-117.097632	Structure (Non-Build)	Final Build	9/26/2008 A
11875 Pigeon Pass Road	Morano Valley	Riverside	33.9487778	Riverside	Watermark	-117.26318	Structure (Non-Build)	Final Build	10/30/2000 A
1703 HULDE AVE	Indio	Riverside	33.90658458	Riverside	Watermark	-117.431850	Structure (Non-Build)	Final Build	12/15/2000 A
3950 Pierce Street	Riverside	Riverside	33.8984978	Riverside	Tree	-117.094809	Building	Final Build	6/28/2007 A
7908 AVE 39	Indio	Riverside	33.77652634	Riverside	Tree	-116.91186	Structure (Non-Build)	Final Build	6/8/2004 A
1901 W Ontario Ave	Corona	Riverside	33.8697738	Riverside	Tree	-117.596859	Building	Final Build	1/19/2007 A
2103 MAIN ST	Corona	Riverside	33.841260	Riverside	Tree	-117.242566	Structure (Non-Build)	Final Build	10/30/2003 A
6522 Palms Rd	Corona	Riverside	33.80039444	Riverside	Tree	-117.195573	Structure (Non-Build)	Final Build	6/12/2007 A
1845 N. Perris Blvd	Perris Valley	Riverside	33.81176667	Riverside	Tree	-117.134354	Structure (Non-Build)	Final Build	6/28/2007 A
16940 B Perris Blvd	Morano Valley	Riverside	33.83443272	Riverside	Tree	-117.158569	Structure (Non-Build)	Final Build	9/26/2008 A
26200 8th Ave.	Morano Valley	Riverside	33.89169313	Riverside	Tree	-117.368479	Building	Final Build	32/28/2008 A
75945 Palma Ave	Morano Valley	Riverside	31.95260395	Riverside	Tree	-117.26111	Structure (Non-Build)	Final Build	7/21/2010 A
4210 Remington Ave	Temecula	Riverside	31.514572	Riverside	Tree	-117.277939	Structure (Non-Build)	Final Build	11/16/1996 A
29355 12 GRAND AVE	Lake Elsinore	Riverside	33.687759	Riverside	Tree	-117.994939	Structure (Non-Build)	Final Build	9/29/1996 A
4151 Buchanan Avenue	Riverside	Riverside	33.8941038	Riverside	Tree	-117.354381	Building	Final Build	7/27/2007 A
899 N. Main Street	Corona	Riverside	33.96910731	Riverside	Tree	-117.489479	Structure (Non-Build)	Final Build	7/27/2007 A
14762 SCHLESMAN RD	Corona	Riverside	31.97113742	Riverside	Tree	-117.13959	Building	Final Build	11/16/1996 A
7395 ALESSANDRO BLVD	Riverside	Riverside	33.949875	Riverside	Tree	-117.356899	Structure (Non-Build)	Final Build	6/9/2004 A
5697 ALESSANDRO BLVD	Riverside	Riverside	33.9171678	Riverside	Tree	-117.483564	Structure (Non-Build)	Final Build	8/19/2003 A
9129 MAGNOLIA AVE	Riverside	Riverside	33.80180278	Riverside	Tree	-116.525997	Structure (Non-Build)	Final Build	6/30/2003 A
4630 MINNER AVE	Palm Springs	Riverside	33.65466678	Riverside	Tree	-116.40531	Structure (Non-Build)	Final Build	7/29/2007 A
100 KVA DR	Palm Desert	Riverside	33.5852493	Riverside	Tree	-117.400723	Structure (Non-Build)	Final Build	4/29/2010 A
12676 E Sobrane Road	Riverside	Riverside	33.599006	Riverside	Tree	-117.279579	Building	Final Build	6/9/2003 A
22400 TOWN CIR	Perris	Riverside	33.83618935	Riverside	Tree	-117.285307	Structure (Non-Build)	Final Build	5/7/2005 A
21650 ELMWOOD ST	Morano Valley	Riverside	33.91564416	Riverside	Tree	-117.272805	Structure (Non-Build)	Final Build	11/26/2002 A
24831 ALESSANDRO BLVD	Willmar	Riverside	33.59730193	Riverside	Tree	-117.217191	Structure (Non-Build)	Final Build	11/26/2002 A
25125 CLINTON KEITH	Willmar	Riverside	33.94937208	Riverside	Tree	-117.372005	Structure (Non-Build)	Final Build	11/26/2002 A
6889 VICTORIA AVE	Lake Elsinore	Riverside	33.66614237	Riverside	Tree	-117.33214	Structure (Non-Build)	Final Build	12/9/2006 A
354 W. Limited St.	Beaumont	Riverside	33.9440956	Riverside	Tree	-116.964672	Structure (Non-Build)	Final Build	4/8/2009 A
1447 Cherry Ave.	Beaumont	Riverside	33.94355698	Riverside	Tree	-117.471923	Structure (Non-Build)	Final Build	12/21/1998 A
6063 CHAPEL ST	Riverside	Riverside	34.00573056	Riverside	Tree	-117.425647	Structure (Non-Build)	Final Build	3/27/2009 A
6320 Mission Boulevard	Temecula	Riverside	33.51677863	Riverside	Tree	-117.960691	Structure (Non-Build)	Final Build	3/17/2003 A
3440 CALAC RD	Riverside	Riverside	33.99748	Riverside	Tree	-117.34653	Building	Final Build	2/17/2006 A
1559 Marlborough Ave	Riverside	Riverside	33.89284444	Riverside	Tree	-117.332597	Structure (Non-Build)	Final Build	12/29/2008 A

E24232E	IE289	11498 Pierce St.	Riverside	92505	Riverside	33.3146	-117.49277	Structure (Non-Build)	Tree	Final Build	6/8/2007 A
E04191A	CM341	3114 1/2 W ONTARIO AVE	Corona	91881	Riverside	33.92797456	-117.597188	Structure (Non-Build)	Steeple	Final Build	7/17/1996 A
E04209A	CM209	4400 FAIRBANK AVE	Norco	92580	Riverside	33.92972304	-117.556565	Structure (Non-Build)	Monopole	Final Build	3/23/1996 A
E04330A	SL142	915 N MCKINLEY ST.	Corona	92379	Riverside	33.97816097	-117.528553	Structure (Non-Build)	Flag Poles	Final Build	11/27/2001 A
E04432A	CM332	4177 PRADO RD	Corona	92379	Riverside	33.97816192	-117.528553	Structure (Non-Build)	Monopole	Final Build	4/29/1996 A
E04433A	SL145	UNIVERSITY AVENUE	Riverside	92507	Riverside	33.97696792	-117.397951	Building	Roof Top Mount	Final Build	12/23/2002 A
E04038A	CM208	17501 RAINBOW CANYON RD	Temecula	92592	Riverside	33.43966815	-117.179165	Structure (Non-Build)	Monopole	Final Build	11/4/1996 A
E04027A	CM207	4077 MADISON ST	Riverside	92504	Riverside	33.94544773	-117.451286	Structure (Non-Build)	Light Pole	Final Build	11/6/1996 A
E04206A	CM206	9460 CALIFORNIA BLVD	Colton	92320	Riverside	33.98105889	-117.051385	Structure (Non-Build)	Monopole	Final Build	5/28/1999 A
E04044A	CM204	3100 W. River Road	Riverside	92820	Riverside	33.90020556	-116.978195	Structure (Non-Build)	Monopole	Final Build	3/13/2009 A
E04020A	CM203	21800 SUNNIMead	Riverside	92553	Riverside	33.94490228	-117.247306	Structure (Non-Build)	Monopole	Final Build	10/14/1998 A
E04023A	CM203	32800 BADLANDS WEST	Riverside	92553	Riverside	33.95633333	-117.324444	Structure (Non-Build)	Monopole	Final Build	10/12/1998 A
E04351G	EM15	CANYON Crest Drive	Riverside	92507	Riverside	33.94338773	-117.511391	Structure (Non-Build)	Monopole	Final Build	12/15/2002 A
E04042A	CM202	2167 SAMPSON AVE	Corona	92879	Riverside	33.88338773	-117.403836	Structure (Non-Build)	Monopole	Final Build	6/14/2002 A
E04040A	CM202	38750 RECORD RD	San Jacinto	92583	Riverside	33.81830004	-116.963164	Structure (Non-Build)	Monopole	Final Build	12/29/2002 A
E04040A	CM202	3228 MADISON ST	Riverside	92504	Riverside	33.93407805	-117.463836	Structure (Non-Build)	Monopole	Final Build	12/8/2000 A
E04046A	CM204	30251 MURPETA	Menifee	92584	Riverside	33.88346991	-117.206227	Structure (Non-Build)	Monopole	Final Build	3/27/1998 A
E04046A	CM204	16390 MCKINBERG CANYON RD	Riverside	92505	Riverside	33.86063512	-117.401259	Structure (Non-Build)	Monopole	Final Build	10/21/1998 A
E04046A	CM204	3705 LA SIERRA AVE	Riverside	92505	Riverside	33.90202681	-117.473773	Structure (Non-Build)	Monopole	Final Build	12/15/2002 A
E04046A	CM204	16200 DALCIV AVENUE	Riverside	92508	Riverside	33.88525231	-117.340267	Structure (Non-Build)	Monopole	Final Build	6/14/2002 A
E04046A	CM204	1855 JONAS AVE	Riverside	92507	Riverside	33.9006796	-117.309111	Structure (Non-Build)	Monopole	Final Build	11/27/2002 A
E04046A	CM204	2300 E LA CADENA DR	Riverside	92507	Riverside	33.9006796	-117.328268	Building	Roof Top Mount	Final Build	3/11/2008 A
E04046A	CM204	525 Technology Court	Riverside	92507	Riverside	33.91111111	-117.585278	Structure (Non-Build)	Monopole	Final Build	9/26/2008 A
E04046A	CM204	3800 Monroe Street	Corona	92386	Riverside	33.76639333	-116.523447	Structure (Non-Build)	Monopole	Final Build	9/26/2008 A
E04046A	CM204	7457 W. Esplanade Avenue	Palm Desert	92260	Riverside	33.72135178	-116.988937	Structure (Non-Build)	Tree	Final Build	12/18/2007 A
E04046A	CM204	1877 W. Esplanade Avenue	Hemet	92545	Riverside	33.72135178	-116.988937	Structure (Non-Build)	Tree	Final Build	9/30/2008 A
E04046A	CM204	4020 Jefferson Street	Cathedral City/Palm	92211	Riverside	33.72135178	-116.988937	Structure (Non-Build)	Tree	Final Build	9/30/2008 A
E04046A	CM204	25500 Town Circle, Suite 1206	Riverside	92504	Riverside	33.940697	-117.415712	Building	In-Building IP Access	Final Build	3/11/2008 A
E04046A	CM204	12599 Galleria at Tyler	Moreno Valley	92559	Riverside	33.938895	-117.210171	Engineering DAS	In-Building IP Access	Final Build	6/23/2010 A
E04046A	CM204	519 MAPLE STREET	Riverside	92505	Riverside	33.90830443	-117.459105	Engineering DAS	In-Building DAS	Final Build	9/26/2008 A
E04046A	CM204	6974 Brockton Avenue	Corona	92582	Riverside	33.88109807	-117.396768	Building	Roof Top Mount	Final Build	9/26/2008 A
E04046A	CM204	5010 VAN BUREN BLVD	Riverside	92506	Riverside	33.94688333	-117.396768	Building	Roof Top Mount	Final Build	9/26/2008 A
E04046A	CM204	38-105 PORTOLA AVE	Palm Desert	92544	Riverside	33.93530002	-117.455001	Structure (Non-Build)	Tree	Final Build	6/29/2008 A
E04046A	CM204	44820 State Highway 74	Hemet	92544	Riverside	33.74841944	-116.972728	Structure (Non-Build)	Tree	Final Build	9/30/2008 A
E04046A	CM204	71333 Dinah Shore Drive	Cathedral City/Palm	92270	Riverside	33.7856	-116.972728	Structure (Non-Build)	Tree	Final Build	11/21/2007 A
E04046A	CM204	5694 Junco Avenue	Riverside	92502	Riverside	33.96080401	-117.426635	Building	In-Building IP Access	Final Build	3/27/2007 A
E04046A	CM204	26779 Jefferson Ave	Murietta	92562	Riverside	33.5293177	-117.184789	Building	In-Building IP Access	Final Build	9/3/2008 A
E04046A	CM204	1119 PRIMER ST	Temecula	92591	Riverside	33.40319784	-117.352875	Structure (Non-Build)	Light Pole	Final Build	11/6/1996 A
E04046A	CM204	42072 Meadows Parkway	Temecula	92592	Riverside	33.50146667	-117.095347	Structure (Non-Build)	Light Pole	Final Build	6/26/2009 A
E04046A	CM204	8178 Mar Vista Court	Riverside	92504	Riverside	33.82022779	-117.411056	Structure (Non-Build)	Tree	Final Build	4/13/2007 A
E04046A	CM204	780 S. State St.	Hemet	92548	Riverside	33.73545463	-116.970413	Structure (Non-Build)	Tree	Final Build	9/30/2008 A
E04046A	CM204	1800 UNIVERSITY AVE	Norco	92507	Riverside	33.97889599	-117.355002	Structure (Non-Build)	Tree	Final Build	12/19/2005 A
E04046A	CM204	1985 NORCO DRIVE	Norco	92580	Riverside	33.97889599	-117.355002	Structure (Non-Build)	Tree	Final Build	12/19/2005 A
E04046A	CM204	6690 Alessandro Blvd.	Riverside	92506	Riverside	33.92394167	-117.346756	Building	Roof Top Mount	Final Build	12/19/2005 A
E04046A	CM204	15209 Wood Rd.	Riverside	92508	Riverside	33.89654722	-117.331886	Structure (Non-Build)	Monopole	Final Build	9/27/2008 A
E04046A	CM204	16991 VAN BUREN BLVD	Riverside	92508	Riverside	33.89150003	-117.338327	Structure (Non-Build)	Monopole	Final Build	9/27/2008 A
E04046A	CM204	15590 Van Buren Blvd.	Riverside	92508	Riverside	33.89150003	-117.338327	Structure (Non-Build)	Monopole	Final Build	9/27/2008 A
E04046A	CM204	6845 ARLINGTON AVE	Riverside	92504	Riverside	33.87188888	-117.386658	Structure (Non-Build)	Tree	Final Build	6/17/2009 A
E04046A	CM204	6377 Limonite Frontage Road	Riverside	92509	Riverside	33.80745772	-117.444095	Structure (Non-Build)	Water Tank	Final Build	6/20/2008 A
E04046A	CM204	SOUTHERN HWY 95	BLTHE	92125	Riverside	33.75146892	-114.524136	Structure (Non-Build)	Self Support Tower	Final Build	12/14/2007 A
E04046A	CM204	4500 PECHANGA RD	Temecula	92592	Riverside	33.456449	-117.10959	Building	In Building	Final Build	6/7/2004 A
E04046A	CM204	3455 N. Indian Canyon Drive	Palm Springs	92262	Riverside	33.80049444	-116.972728	Structure (Non-Build)	Monopole	Final Build	5/10/2007 A
E04046A	CM204	43905 McCANN LN	Auranga	92536	Riverside	33.49340307	-116.951105	Structure (Non-Build)	Self Support Tower	Final Build	2/28/2002 A
E04046A	CM204	42905 Mission St.	Indio	92001	Riverside	33.7819184	-116.54966	Structure (Non-Build)	Light Pole	Final Build	3/31/2010 A
E04046A	CM204	6018 ALESSANDRO BLVD	Lake Elsinore	92530	Riverside	33.94020295	-117.932951	Structure (Non-Build)	Light Pole	Final Build	10/22/1999 A
E04046A	CM204	27100 Lake Shore	Moreno Valley	92557	Riverside	33.75188933	-117.851881	Structure (Non-Build)	Monopole	Final Build	12/2/2009 A
E04046A	CM204	10511 VILLAGE RD	Peris	92571	Riverside	33.66056242	-117.851881	Structure (Non-Build)	Monopole	Final Build	2/28/2002 A
E04046A	CM204	7391 Ramona Expressway	Idyllwild	92549	Riverside	33.76523068	-116.931728	Structure (Non-Build)	Monopole	Final Build	6/27/2007 A
E04046A	CM204	9406 ROCKY POINT RD	Temecula	92507	Riverside	33.97555556	-117.131169	Building	Roof Top Mount	Final Build	8/16/2001 A
E04046A	CM204	18300 Calle Saragosa	Temecula	92591	Riverside	33.93879989	-117.053494	Structure (Non-Build)	Water Tank	Final Build	12/14/1998 A
E04046A	CM204	1184 GALLERIA AT TYLER	Riverside	92505	Riverside	33.94627225	-117.401259	Structure (Non-Build)	Tree	Final Build	3/19/2010 A
E04046A	CM204	1350 Marlborough Ave.	Riverside	92507	Riverside	33.9383533	-117.47575	Building	In Building	Final Build	9/10/2007 A
E04046A	CM204	3420 HWY 95	BLTHE	92275	Riverside	33.997663	-117.34668	Building	In Building Other	Final Build	5/12/2003 A
E04046A	CM204	3420 CENTRAL AVE	Riverside	92275	Riverside	33.990925	-114.325853	Structure (Non-Build)	Canopole	Final Build	10/10/2002 A
E04046A	CM204	4697 Lester Ave	Temecula	92881	Riverside	33.82483611	-117.353137	Structure (Non-Build)	Light Pole	Final Build	2/20/1997 A
E04046A	CM204	38480 Sky Canyon Drive	CORONELLA	92591	Riverside	33.56160271	-117.151593	Structure (Non-Build)	Monopole	Final Build	6/19/2000 A
E04046A	CM204	31200 Ortega Hwy	Lake Elsinore	92532	Riverside	33.66447778	-117.95744	Structure (Non-Build)	Tree	Final Build	12/13/2009 A
E04046A	CM204	10550 ORTEGA HWY	Mira Loma	92530	Riverside	33.6506	-117.373854	Structure (Non-Build)	Monopole	Final Build	12/23/2005 A
E04046A	CM204	10550 GALENA ST	Wildomar	92595	Riverside	34.00190285	-117.473996	Structure (Non-Build)	Light Pole	Final Build	6/28/2005 A
E04046A	CM204	73422 1/2 Falmer St	Murietta	92562	Riverside	33.60638333	-117.273489	Structure (Non-Build)	Light Pole	Final Build	9/28/2006 A
E04046A	CM204	73811 WASHINGTON	Temecula	92591	Riverside	33.57041876	-117.333778	Structure (Non-Build)	Light Pole	Final Build	3/22/2006 A
E04046A	CM204	42101 MORAGA ROAD	Temecula	92591	Riverside	33.509175	-117.482314	Structure (Non-Build)	Tree	Final Build	12/15/2007 A



Project ID	Project Name	City	Address	County	Phase	Year	Notes
E04717F	E712 SCE Last Chance	Temecula	4851 Butterfield Stage Road	Riverside	Riverside	9252	
E04692B	5900 Summers Canyon Road	Temecula	5900 Summers Canyon Road	Riverside	Riverside	92507	
E04722A	26201 GROVE COMMUNITY DR	Riverside	26201 GROVE COMMUNITY DR	Riverside	Riverside	92508	
E04688B	48400 Portia Ave	Hemet	48400 Portia Ave	Hemet	Hemet	92554	
E04693B	3405 MIW WAY	Riverside	3405 MIW WAY	Riverside	Riverside	92507	
E04737A	4711 East Palm Canyon Drive	Palm Springs	4711 East Palm Canyon Drive	Palm Springs	Palm Springs	92264	
E04685E	1835 Palm Professional	Menifee	2832E Main Road	Menifee	Menifee	92586	
E04699A	SC295 Palm Springs Station	Menifee	1500 Brande Drive	Menifee	Menifee	92287	
E04734G	E734 Long Canyon Nursery	Desert Hot Springs	1592 Lone Rock Rd	Desert Hot Springs	Desert Hot Springs	92241	
E04679A	CM079 Spring Cove Rock	Arize	5492 Lone Rock Rd	Arize	Arize	92539	
E04676A	CM078 Tyler Church	Riverside	3504 12 STATE HIGHWAY 79	Riverside	Riverside	92532	
E04731B	SC281 Satellite Mountain	Banning	1999 8th Street	Banning	Banning	92220	
E04872A	SC405 Lionette McDonald's	Riverside	20197 Mendota Avenue	Riverside	Riverside	92509	
E04728A	E738 MBM Farm	Perris	10935 Lincoln Ave.	Perris	Perris	92570	
E04672B	SC708 Maricopa	Perris	23426 David Jones Rd	Perris	Perris	92504	
E04673A	CM673 First Church	Perris	4106 Adams Street	Perris	Perris	92504	
E04674E	E674 VW Quarry/Ct Col	Indio	80262 Public Beach Drive	Indio	Indio	92201	
E04675D	SC150	Indio	1400 Micholas Pl.	Indio	Indio	92282	
E04676A	CM112	Indio	42001 1/2 Sand Dune Dr.	Indio	Indio	92211	
E04677A	CM113	Indio	67371 Bertha Road	Indio	Indio	92211	
E04678A	CM114	Indio	911 CENTER ST	Indio	Indio	92507	
E04679A	CM115	Indio	36527 Four Bay Rd	Indio	Indio	92506	
E04680A	CM116	Indio	40820 Winchester Rd STE 3310	Indio	Indio	92501	
E04681A	CM117	Indio	11550 HERBIS BLVD	Indio	Indio	92557	
E04682A	CM118	Indio	7820 CACTUS AVE	Indio	Indio	92559	
E04683A	CM119	Indio	1802 GOETZ RD	Indio	Indio	92570	
E04684A	CM120	Indio		Indio	Indio		
E04685A	CM121	Indio		Indio	Indio		
E04686A	CM122	Indio		Indio	Indio		
E04687A	CM123	Indio		Indio	Indio		
E04688A	CM124	Indio		Indio	Indio		
E04689A	CM125	Indio		Indio	Indio		
E04690A	CM126	Indio		Indio	Indio		
E04691A	CM127	Indio		Indio	Indio		
E04692A	CM128	Indio		Indio	Indio		
E04693A	CM129	Indio		Indio	Indio		
E04694A	CM130	Indio		Indio	Indio		
E04695A	CM131	Indio		Indio	Indio		
E04696A	CM132	Indio		Indio	Indio		
E04697A	CM133	Indio		Indio	Indio		
E04698A	CM134	Indio		Indio	Indio		
E04699A	CM135	Indio		Indio	Indio		
E04700A	CM136	Indio		Indio	Indio		
E04701A	CM137	Indio		Indio	Indio		
E04702A	CM138	Indio		Indio	Indio		
E04703A	CM139	Indio		Indio	Indio		
E04704A	CM140	Indio		Indio	Indio		
E04705A	CM141	Indio		Indio	Indio		
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E04708A	CM144	Indio		Indio	Indio		
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E04710A	CM146	Indio		Indio	Indio		
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E04713A	CM149	Indio		Indio	Indio		
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E04716A	CM152	Indio		Indio	Indio		
E04717A	CM153	Indio		Indio	Indio		
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E04720A	CM156	Indio		Indio	Indio		
E04721A	CM157	Indio		Indio	Indio		
E04722A	CM158	Indio		Indio	Indio		
E04723A	CM159	Indio		Indio	Indio		
E04724A	CM160	Indio		Indio	Indio		
E04725A	CM161	Indio		Indio	Indio		
E04726A	CM162	Indio		Indio	Indio		
E04727A	CM163	Indio		Indio	Indio		
E04728A	CM164	Indio		Indio	Indio		
E04729A	CM165	Indio		Indio	Indio		
E04730A	CM166	Indio		Indio	Indio		
E04731A	CM167	Indio		Indio	Indio		
E04732A	CM168	Indio		Indio	Indio		
E04733A	CM169	Indio		Indio	Indio		
E04734A	CM170	Indio		Indio	Indio		
E04735A	CM171	Indio		Indio	Indio		
E04736A	CM172	Indio		Indio	Indio		
E04737A	CM173	Indio		Indio	Indio		
E04738A	CM174	Indio		Indio	Indio		
E04739A	CM175	Indio		Indio	Indio		
E04740A	CM176	Indio		Indio	Indio		
E04741A	CM177	Indio		Indio	Indio		
E04742A	CM178	Indio		Indio	Indio		
E04743A	CM179	Indio		Indio	Indio		
E04744A	CM180	Indio		Indio	Indio		
E04745A	CM181	Indio		Indio	Indio		
E04746A	CM182	Indio		Indio	Indio		
E04747A	CM183	Indio		Indio	Indio		
E04748A	CM184	Indio		Indio	Indio		
E04749A	CM185	Indio		Indio	Indio		
E04750A	CM186	Indio		Indio	Indio		
E04751A	CM187	Indio		Indio	Indio		
E04752A	CM188	Indio		Indio	Indio		
E04753A	CM189	Indio		Indio	Indio		
E04754A	CM190	Indio		Indio	Indio		
E04755A	CM191	Indio		Indio	Indio		
E04756A	CM192	Indio		Indio	Indio		
E04757A	CM193	Indio		Indio	Indio		
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E04759A	CM195	Indio		Indio	Indio		
E04760A	CM196	Indio		Indio	Indio		
E04761A	CM197	Indio		Indio	Indio		
E04762A	CM198	Indio		Indio	Indio		
E04763A	CM199	Indio		Indio	Indio		
E04764A	CM200	Indio		Indio	Indio		
E04765A	CM201	Indio		Indio	Indio		
E04766A	CM202	Indio		Indio	Indio		
E04767A	CM203	Indio		Indio	Indio		
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E04770A	CM206	Indio		Indio	Indio		
E04771A	CM207	Indio		Indio	Indio		
E04772A	CM208	Indio		Indio	Indio		
E04773A	CM209	Indio		Indio	Indio		
E04774A	CM210	Indio		Indio	Indio		
E04775A	CM211	Indio		Indio	Indio		
E04776A	CM212	Indio		Indio	Indio		
E04777A	CM213	Indio		Indio	Indio		
E04778A	CM214	Indio		Indio	Indio		
E04779A	CM215	Indio		Indio	Indio		
E04780A	CM216	Indio		Indio	Indio		
E04781A	CM217	Indio		Indio	Indio		
E04782A	CM218	Indio		Indio	Indio		
E04783A	CM219	Indio		Indio	Indio		
E04784A	CM220	Indio		Indio	Indio		
E04785A	CM221	Indio		Indio	Indio		
E04786A	CM222	Indio		Indio	Indio		
E04787A	CM223	Indio		Indio	Indio		
E04788A	CM224	Indio		Indio	Indio		
E04789A	CM225	Indio		Indio	Indio		
E04790A	CM226	Indio		Indio	Indio		
E04791A	CM227	Indio		Indio	Indio		
E04792A	CM228	Indio		Indio	Indio		
E04793A	CM229	Indio		Indio	Indio		
E04794A	CM230	Indio		Indio	Indio		
E04795A	CM231	Indio		Indio	Indio		
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E04798A	CM234	Indio		Indio	Indio		
E04799A	CM235	Indio		Indio	Indio		
E04800A	CM236	Indio		Indio	Indio		
E04801A	CM237	Indio		Indio	Indio		
E04802A	CM238	Indio		Indio	Indio		
E04803A	CM239	Indio		Indio	Indio		
E04804A	CM240	Indio		Indio	Indio		
E04805A	CM241	Indio		Indio	Indio		
E04806A	CM242	Indio		Indio	Indio		
E04807A	CM243	Indio		Indio	Indio		
E04808A	CM244	Indio		Indio	Indio		
E04809A	CM245	Indio		Indio	Indio		
E04810A	CM246	Indio		Indio	Indio		
E04811A	CM247	Indio		Indio	Indio		
E04812A	CM248	Indio		Indio	Indio		
E04813A	CM249	Indio		Indio	Indio		
E04814A	CM250	Indio		Indio	Indio		
E04815A	CM251	Indio		Indio	Indio		
E04816A	CM252	Indio		Indio	Indio		
E04817A	CM253	Indio		Indio	Indio		
E04818A	CM254	Indio		Indio	Indio		
E04819A	CM255	Indio		Indio	Indio		
E04820A	CM256	Indio		Indio	Indio		
E04821A	CM257	Indio		Indio	Indio		
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E04823A	CM259	Indio		Indio	Indio		
E04824A	CM260	Indio		Indio	Indio		
E04825A	CM261	Indio		Indio	Indio		
E04826A	CM262	Indio		Indio	Indio		
E04827A	CM263	Indio		Indio	Indio		
E04828A	CM264	Indio		Indio	Indio		
E04829A	CM265	Indio		Indio	Indio		
E04830A	CM266	Indio		Indio	Indio		
E04831A	CM267	Indio		Indio	Indio		

IE04958A  
IE25830A

SBB36 Eblmore Peak  
IE583 JFK Park

ON-AIR  
ON-AIR

35603 S. MAIN DIVIDE TRUCK TRAIL  
15113 Indian St.

LAKE ELSWORE  
Moreno Valley

92550  
.92551

Riverside  
Riverside

31 6028702  
31 9011383

-117.344141 Structure (Non-Build)  
-117.28625 Structure (Non-Build)

Self-Support Tower  
Light Pole

Final Build  
Final Build

2/28/2002 A  
12/31/2009 A

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

**A PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider a proposed project in the vicinity of your property, as described below:

**PLOT PLAN WIRELESS NO. 180002 – Intent to Adopt a Negative Declaration** – EA1800028 – Applicant: Smartlink, LLC on behalf of AT&T – Representative: Tyler Kent – Fourth Supervisorial District – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Airport Boulevard, southerly of 55<sup>th</sup> Avenue, easterly of Harrison Street, and westerly of Shady Lane at 85-240 Airport Boulevard – 0.71 Acres – Zoning: Manufacturing-Service Commercial – **REQUEST:** The Plot Plan proposes a disguised wireless communication facility, for AT&T, in the form of a 70-foot high mono-palm tree, with 12 antennas, 36 RRUs, one (1) microwave antenna, six (6) surge protectors, one (1) GPS antenna, Utility Cabinets, one (1) 30kw diesel generator surrounded by a 6-foot high CMU wall enclosure, and 12-foot wide access driveway from Airport Boulevard. The site also contains an existing disguised wireless communication facility, owned by SBA Communications, disguised as a 70-foot high mono-palm tree previously approved under Plot Plan No. 23890 to remain on the subject property. The overall site also contains approximately three (3) existing residential structures adjacent to Airport Boulevard to remain in place.

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter  
DATE OF HEARING: **MARCH 18, 2019**  
PLACE OF HEARING: PALM DESERT PERMIT CENTER  
77-588 EL DUNA CT., SUITE H  
PALM DESERT, CA 92211

For further information regarding this project please contact Project Planner Jay Olivas at (760) 863-7050 or email at [jolivas@rivco.org](mailto:jolivas@rivco.org), or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501 or the Desert Office, 77588 El Duna Court Suite H, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jay Olivas  
77588 El Duna Court Suite H, Palm Desert, CA 92211

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on February 20, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PPW180002 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

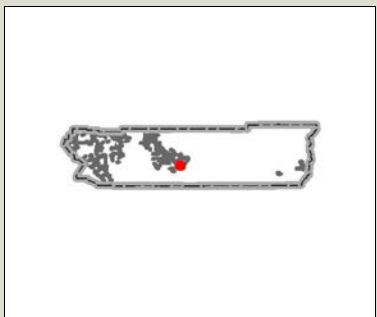
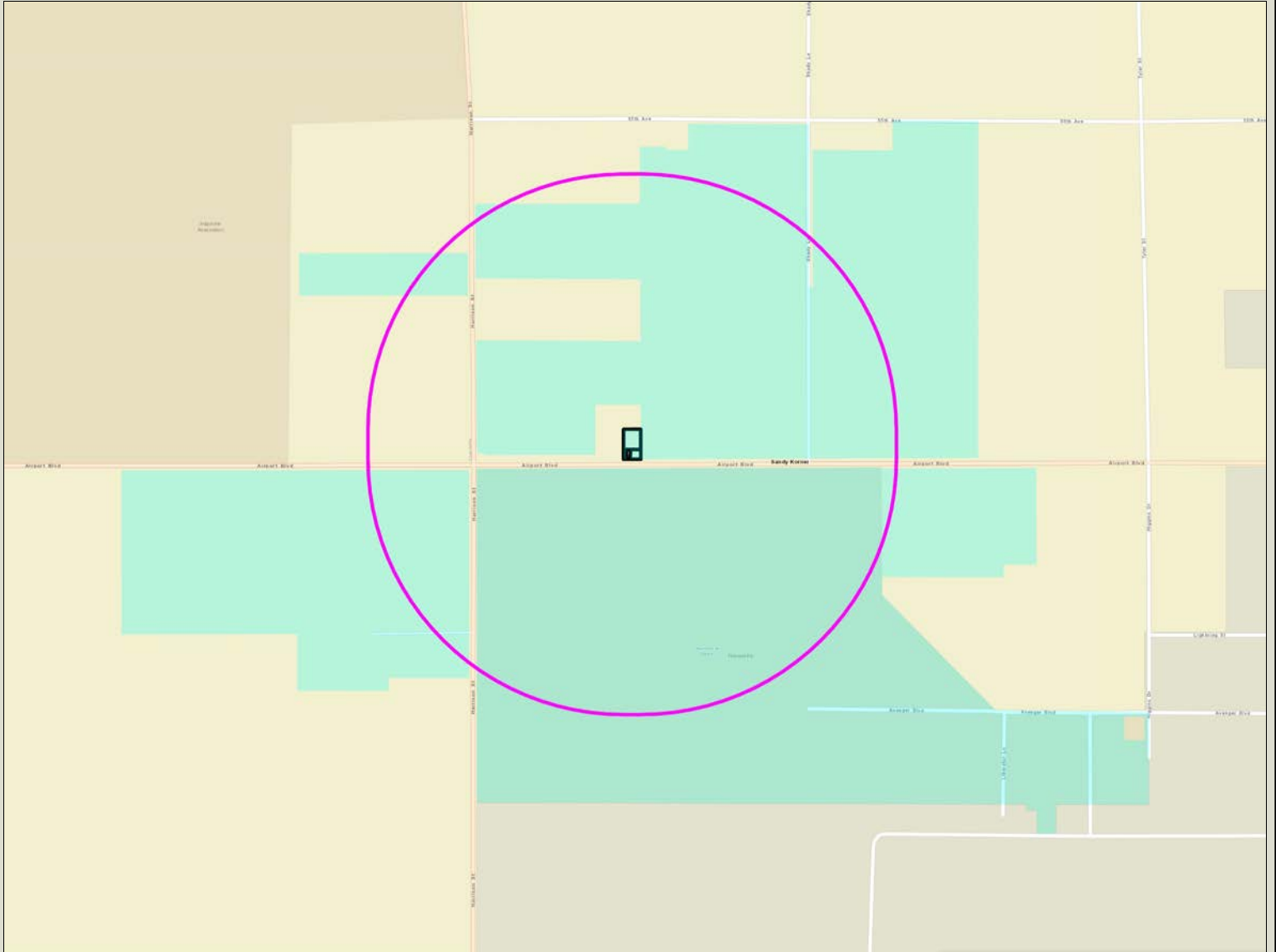
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

# Riverside County GIS Mailing Labels

PPW180002 ( 2400 feet buffer )



- Legend**
-  County Boundary
  -  Cities
  -  World Street Map

Notes



0 1,505 3,009 Feet

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

REPORT PRINTED ON... 2/20/2019 11:45:08 AM

© Riverside County RCIT

759020006  
ANTHONY VINEYARDS INC  
P O BOX 9578  
BAKERSFIELD CA 93309

759020008  
HERNAN CASTRO  
ELVIA CASTRO  
80613 PLUM LN  
INDIO CA 92201

759020017  
MARK LINDSAY  
2294 CLEVELAND AVE  
THERMAL CA 92274

759040001  
PHYLE CALIF PROP  
C/O C/O CHARLES E PHYLE  
4150 GRANGE HALL RD  
HOLLY MI 48442

759040013  
COUNTY OF RIVERSIDE  
C/O C/O REAL ESTATE DIVISION  
P O BOX 1180  
RIVERSIDE CA 92502

763220006  
EDWARD C LAST  
FIRST AMERICAN TRUST  
FIRST AMERICAN TR  
C/O ROBERT GRAHAM  
5 FIRST AMERICAN WAY  
SANTA ANA CA 92707

763250010  
SERGIO LOPEZ  
SANTIAGO NUNEZ  
CARMEN CAMPOS  
C/O SANTIAGO NUNEZ  
55600 HIGHWAY 86  
THERMAL CA. 92274

763250011  
MARCELLO ZEPEDA  
84357 VOLARE AVE  
INDIO CA 92203

763250012  
ROBERT PADILLA  
SUSAN R PADILLA  
39455 REGENCY WAY  
PALM DESERT CA 92211

763250013  
CESAR TOVAR  
55710 HIGHWAY 86  
THERMAL CA. 92274

763250014  
JAMES FRANCO  
JENNIFER FRANCO  
52945 AVENIDA VELASCO  
LA QUINTA CA 92253

763250019  
AIRPORT BOULEVARD PROP  
1570 LINDA VISTA DR  
SAN MARCOS CA 92069

763250024  
JUNE C REED  
85240 AIRPORT BLV  
THERMAL CA. 92274

763250027  
PETER RABBIT FARMS INC  
85810 GRAPEFRUIT BLVD  
COACHELLA CA 92236

763250029  
AFP 1  
AITCHISON III  
C/O C/O KATHY WEISS  
2007 BRADHOFF AVE  
SAN LEANDRO CA 94577

763250032  
JUNE C REED  
85240 AIRPORT BLV  
THERMAL CA 92274

763250034  
MOON VALLEY NURSERY  
19820 N 7TH ST  
PHOENIX AZ 85024

763250040  
TOWER ENERGY GROUP  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12th Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NEGATIVE DECLARATION

Project/Case Number: Plot Plan 180002 / CEQ180028

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: Jay Olivas Title: Project Planner Date: 2/19/2019

Applicant/Project Sponsor: AT&T Wireless Date Submitted: 03/28/2018

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: N/A Date: \_\_\_\_\_

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

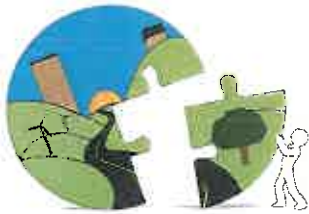
For additional information, please contact Desiree Bowdan at 951-955-8254.

Revised: 09/25/18  
Y:\Planning Case Files-Riverside office\PPW180002\DH Documents\Cover\_Sheet\_PPW180002\_Negative\_Declaration.docx

Please charge deposit fee case#: ZCEQ180028 ZCFG0

**FOR COUNTY CLERK'S USE ONLY**





# 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

77-588 El Duna Ct Ste. H  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

Plot Plan No. 180002 / CEQ180028

*Project Title/Case Numbers*

Jay Olivas, Project Planner

*County Contact Person*

760-863-8271

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Smartlink on behalf AT&T Wireless

*Project Applicant*

18401 Von Karman Avenue Irvine, CA 92612

*Address*

North of Airport Boulevard, south of 55th Avenue, east of Harrison Street at 85240 Airport Boulevard.

*Project Location*

The plot plan proposes a wireless communication facility, for AT&T Wireless, disguised as a 70-foot high monopalm with equipment shelter.

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on 03/18/2019 and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Environmental Impact Report was not prepared for the project pursuant to the provisions of the California Environmental Quality Act (**\$2,280.75+\$50.00**) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct, Ste. H, Palm Desert, CA 92211

\_\_\_\_\_  
*Signature*

Urban Regional Planner  
\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Please charge deposit fee case#: ZCEQ180028 ZCFG0

**FOR COUNTY CLERK'S USE ONLY**

INVOICE (INV-00042405)  
FOR RIVERSIDE COUNTY

BILLING CONTACT

Smartlink LLC  
18301 Von Karman Ave, Ste 910  
Irvine, Ca 92612

County of Riverside  
Trans. & Land Management Agency



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00042405	03/28/2018	03/28/2018	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW180026	0452 - CF&W Trust Record Fees	\$50.00
0 Unassigned Thermal, CA 92274	<b>SUB TOTAL</b>	\$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  
EXTENSION OF TIME REPORT**


**Agenda Item No.:**

7.4

Planning Commission Hearing: April 17, 2019

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TR36687E01	<b>Applicant(s):</b>	
<b>Area Plan:</b>	Southwest	<b>Highpoint Wash St</b>	
<b>Zoning Area/District:</b>	Rancho California Area		
<b>Supervisory District:</b>	Third District		
<b>Project Planner:</b>	Travis Engelking		
<b>APN:</b>	476-010-036		



Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

The applicant of Tentative Map No. 36687 (TR36687) has requested an extension of time to allow for the recordation of the final map (TR36687). The Tentative Tract Map is a Schedule "A" subdivision of 20.3 acres into 71 residential lots and 14 open space lots. This project is located Northerly of Safflower Street, southerly of Koon Street, easterly of McColery Road, and westerly of Woodshire Drive.

**PROJECT RECOMMENDATION**

**APPROVAL of the FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 36687**, extending the expiration date to February 2<sup>nd</sup>, 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. 36687 was approved at Planning Commission on September 30, 2015. It proceeded to the Board of Supervisors along with Specific Plan No. 286 (SP286 Winchester 1800) and Change of Zone No. 7829 where both applications were approved on February 2, 2016.

A revision to Tentative Tract Map No. TR36687 was approved on August 15, 2018 by the Planning Commission and the Riverside County Board of Supervisors Receive and File the decision of the Planning Commission on October 2, 2018. However, per Riverside County Ordinance No. 460, the original expiration date remained February 2, 2019.

The First Extension of Time was received January 30, 2019, ahead of the expiration date of February 2, 2019. The applicant and the County discussed conditions of approval and reached consensus on February 13, 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 (February 13, 2019) indicating the acceptance of the seven (7) recommended conditions.

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

### **Riverside County Tentative Map Extensions**

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

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

The 1<sup>st</sup> extension would grant 3 years and the remaining number of years available to extend this tentative map after this approval would be 3 years. If a future 2<sup>nd</sup> EOT is submitted, the map could be extended to February 2, 2025 expiration.

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 February 2, 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 TR36687 Vicinity Map



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

**Notes Map Area in Yellow**



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









# Extension of Time Environmental Determination

Project Case Number: TR36687

Original E.A. Number: EA42686

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

Original Approval Date: February 2, 2018

Project Location: Northerly of Safflower Street, southerly of Koon Street, easterly of McColery Road, and westerly of Woodshire Drive.

Project Description: subdivide 20.3 acres into 71 residential lots and 14 open space lots

On February 2, 2018, 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:   
Travis Engelking, Project Planner

Date: 4-3-19  
For Charissa Leach, Assistant TLMA Director

## Engelking, Travis

---

**From:** Steve Ludwig <Steve.Ludwig@highpointeinc.com>  
**Sent:** Wednesday, February 13, 2019 3:22 PM  
**To:** Villalobos, Gabriel  
**Cc:** Tim England; Steve Vliss; Steve Rowland  
**Subject:** [EXTERNAL MAIL] RE: Recommended Conditions for TR36687 1st EOT

Gabriel,

We have read and understand the additional 7 new conditions of approval. All the new conditions are acceptable to apply to our Tract 36687 and we look forward to the Map Extension of Time moving forward the Planning Commission.

Sincerely,

Steve Ludwig  
Highpointe Communities  
Principal / Executive VP  
Office 949-472-0169  
Cell 949-354-8040

**From:** Villalobos, Gabriel <GVillalo@rivco.org>  
**Sent:** Wednesday, February 13, 2019 2:54 PM  
**To:** Steve Ludwig <Steve.Ludwig@highpointeinc.com>  
**Subject:** Recommended Conditions for TR36687 1st EOT

Attn: Steve Ludwig  
530 Technology Dr, Suite 100  
Irvine, CA 92618

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### RE: FIRST EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP No. 36687.

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

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

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

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

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

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

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

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

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



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**County of Riverside California**



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

*Juan C. Perez*  
*Agency Director*



04/02/19, 4:59 pm

TR36687E01

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TR36687E01. 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.

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND SGONZALE 20140606  
DRAFT SGONZALE 20140606  
TR36687

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.

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND SGONZALE 20140606  
DRAFT SGONZALE 20140606  
TR36687

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".

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND SGONZALE 20140606  
DRAFT SGONZALE 20140606  
TR36687

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.

## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 4                      0010-BS-Grade-MAP - DUST CONTROL (cont.)

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND SGONZALE 20140606  
DRAFT SGONZALE 20140606  
TR36687

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.

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND SGONZALE 20140606  
DRAFT SGONZALE 20140606  
TR36687

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

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND SGONZALE 20140606  
DRAFT SGONZALE 20140606  
TR36687

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.

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND SGONZALE 20140606  
DRAFT SGONZALE 20140606  
TR36687

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







## ADVISORY NOTIFICATION DOCUMENT

### BS-Grade

BS-Grade. 12                                    0010-BS-Grade-MAP - RETAINING WALLS (cont.)  
 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.

Comments: INEFFECT JAIESPIN 20160304  
 RECOMMND SGONZALE 20140606  
 DRAFT SGONZALE 20140606  
 TR36687

BS-Grade. 13                                    0010-BS-Grade-MAP - SLOPE SETBACKS

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

Comments: INEFFECT JAIESPIN 20160304  
 RECOMMND SGONZALE 20140606  
 DRAFT SGONZALE 20140606  
 TR36687

BS-Grade. 14                                    0010-BS-Grade-MAP - SLOPES IN FLOODWAY

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

Comments: INEFFECT JAIESPIN 20160304  
 RECOMMND SGONZALE 20140606  
 DRAFT SGONZALE 20140606  
 TR36687

### E Health

E Health. 1                                    0010-E Health-EMWD WATER AND SEWER SERVICE

Tract Map 36687 is proposing to receive 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 water and sewer service are met with EMWD as well as all other applicable agencies.

Any existing onsite wastewater treatment system (OWTS) and





### ADVISORY NOTIFICATION DOCUMENT

Fire

- Fire. 6                                    0010-Fire-SP-#97-OPEN SPACE (cont.)
- Fire. 6                                    0010-Fire-SP-#97-OPEN SPACE

Prior to approval of any development for lands adjacent to open space areas, a fire protection/vegetaion management (fuel modificatin) plan shall be submitted to the Riverside County Fire Department for reveiw and approval. The Homeowner's Association or appropriate management entity shall be responsible for maintaining the elements to the plan.

Comments: INEFFECT PAGUTIER 20151006  
TR36687

- Fire. 7                                    0010-Fire-SP\* -#100-FIRE STATION

Based on the adopted Riverside County Fire Protection Master Plan, one new fire station and/or engine company could be required for every 2,000 new dwelling units, and/ or 3.5 million square feet of commercial/industrial occupancy. Given the project's proposed development plan, up to 2 fire station(s) MAY be needed to meet anticipated service demands. The Fire Department reserves the right to negotiate developer agreements associated with the development of land and/or construction of fire facilities to meet service demands through the rgional intergrated fire protection response system.

Comments: INEFFECT PAGUTIER 20151006  
TR36687

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

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND MMARTIN 20150609  
TR36687

- Flood. 2                                    0010-Flood-MAP 100 YR SUMP OUTLET

Drainage facilities outletting sump conditions shall be



## ADVISORY NOTIFICATION DOCUMENT

### Flood

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

Amended Number 1 dated April 24, 2015 received by the District on May 13, 2015.

The site is impacted by a 100-year floodplain for Warm Springs Creek as delineated on Department of Water Resources (DWR) Awareness Maps and the special study for Riverside County performed by the US Army Corps of Engineers dated February 2003. The developer proposes an earthen channel through the middle of the site to collect and contain the 100-year storm flows and protect the future residents from this flood hazard. This ultimate channel serves as a regional drainage facility for conveying offsite and onsite drainage flows, therefore the District has an interest in providing maintenance. Therefore, the drainage facilities shall be designed to the District standards. Maintenance access shall be provided on both sides of the channel and be obtained from a public right-of-way or drainage easement. If circulation is not possible, then turnarounds shall be provided. It should be noted that a special study to revise the floodplain limits will be required to be submitted for review by the District during the improvement plan check phase of development. The study revising the floodplain limits through the site must be approved prior to recordation of the map or issuance of permits for this project.

In addition to the floodplain impacting the site, the exhibit shows that there is 242 cfs of tributary offsite stormwater runoff that is discharged from the existing basin to the east of the project and at the eastern terminus of "B" Street. The developer proposes to collect these flows with a storm drain inlet in a storm drain lot that will convey the flows in an internal storm drain within "B" Street and discharges the offsite flows into the earthen channel. This proposed drainage system must be designed to District's standards and contained within the public street right-of-ways. Maintenance access must be provided to all inlets and outlets.

A mitigation area is proposed in the low-flow portion of the channel bottom. The District will allow for up to 25% of the bottom width of the channel to be used as riparian conservation provided the channel design is hydraulically modeled correctly (see 10.FLOOD RI.11 GREENBELT CH DGN CRITERIA for additional information about design). The intent of the channel is to safely collect and convey













## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 8 0010-Flood-MAP INCREASED RUNOFF CRITERIA (cont.)

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

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

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

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

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.

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND MMARTIN 20150609  
DRAFT MMARTIN 20150402  
TR36687

Flood. 9 0010-Flood-MAP MAJOR FACILITIES

Major flood control facilities are being proposed. These







## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 14 0010-Flood-MAP WQMP ESTABL MAINT ENTITY (cont.)

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

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND MMARTIN 20150609  
DRAFT MMARTIN 20150402  
TR36687

Flood. 15 0010-Flood-SP FLOOD HAZARD REPORT

Specific Plan 286 (Winchester 1800) is a proposal to develop approximately 1,650 acres with over 4,800 dwelling units, as well as commercial centers and park sites in the French Valley area. The project site is located southerly of Winchester Road, between Pourroy Road and Washington Street and north of Auld Road. Amendment No. 6 is proposal to accommodate a proposed lower-density residential subdivision within Planning Area 1 (Very-High Density Residential), Planning Area 2A (Conservation/Drainage), Planning Area 3 (Park), and Planning Area 6 (School) and to modify the terminology for the Land Uses to match the General Plan.

The main area for the specific plan receives runoff from four major offsite watersheds that drain about 1,700 acres, 3,300 acres, 360 acres, and 458 acres, respectively. In addition, the runoff from several smaller offsite watersheds, as well as the storm flow generated onsite, impact the property. Runoff generally flows in a northeast to southwest direction across the site.

The specific plan proposes to collect the 5,453 acres of the three larger offsite watersheds as well as much of the onsite drainage into a greenbelt drainage system that will transport the flows through the development. The proposed greenbelt channels incorporate a concrete low flow channel within the bottom to deal with nuisance nature runoff. The balance of the drainage system will consist of underground storm drains working in conjunction with the water carrying capacity of the street system. The plan also proposes a



## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 15 0010-Flood-SP FLOOD HAZARD REPORT (cont.)  
series of eight detention basins designed to help mitigate the effects of increased runoff rates resulting from the development of the property. Although the proposed drainage system is truly only conceptual, the applicant's engineer has submitted sufficient documentation to the District to demonstrate the general adequacy of the area set aside for the greenbelt channels and detention basins.

The original EIR document adequately addresses the District's concerns regarding California Department of Fish and Game Section 1601/1603 permits and Clean Water Act Section 404 permits.

Following are the District's recommendations in order to protect the public health and safety:

1. This project shall include detention facilities designed so that downstream peak flows will not increase due to this development. While a report to this effect has been submitted by the applicant's engineer and generally found to be acceptable by this District, it is not of sufficient detail to allow final design of the needed facilities. Therefore, each development proposal within Specific Plan 286 will be required to complete a detailed, refined analysis of the increased runoff mitigation need for that proposal in accordance with the District's INTERIM CRITERIA FOR SIZING INCREASED RUNOFF DETENTION FACILITIES. If the Riverside County Board of Supervisors approves an increased runoff policy (which supersedes the above) prior to the submittal, then the latter shall apply.

The report referenced above has been deemed adequate to demonstrate the general size and location of the needed detention basins. However, the District's approval of the report is in no way intended to "lock-in" the design of the basins. During final design of the facilities, it may be determined that the goals attained by the original report may indeed be accomplished by other configurations or alignments. It is important not to lose sight of the intent of this condition and recognize the fact that conditions and other factors existing at the time of final design will dictate the final layout of the basins.

2. The flood control facilities will require maintenance by a public agency, preferably a park district for the greenbelt park drainage and detention basin system, or a



## ADVISORY NOTIFICATION DOCUMENT

### Flood

Flood. 15 0010-Flood-SP FLOOD HAZARD REPORT (cont.)

automatically renewable Letter of Credit (LOC) (or other acceptable alternate) in favor of the District, which can be drawn upon by the District in the event the DHOA fails to meet its obligation or in the event the DHOA income is insufficient to meet the required maintenance costs. This LOC must have a life span from 50 to 99 years.

g) A guarantee that each year the DHOA will submit to the District a maintenance status report for all facilities covered under this agreement. This report must be certified by a Civil Engineer, licensed in the State of California and previously approved by the District. If the DHOA fails to submit said report, the District shall commission the report and invoice the DHOA.

h) A stipulation that the DHOA would be responsible for obtaining and maintaining in perpetuity, all licenses, permits and other rights required for the proper maintenance of the drainage facilities.

i) The right of the District to approve any contractor hired by the DHOA to perform maintenance on the drainage facilities.

j) A clause providing that if the District is forced to the maintenance responsibility for the drainage, ownership of the facilities will fall to the District.

k) The DHOA must agree to indemnify, hold harmless and defend the District and the County of Riverside against any claims or liability resulting from the construction, operation, maintenance and all other use of the drainage.

l) An understanding that should the District be forced to provide maintenance for the facilities, it will be done in a manner that, in the sole discretion of the District, is in the best public interest. This may involve the elimination of many park features.

m) Access rights for the District for inspection purposes.

n) A provision that gives the District the right to review and approve the C.C.&R.'s.

o) The right for the District to review and approve the methodology used by developer to determine the monthly fee

















## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 10

0010-Planning-MAP - GEO02396 (cont.)

GEO02396 recommended:

1. All undocumented fill material and any loose alluvial materials should be removed from structural areas and areas to receive engineered compacted fill.
2. Careful evaluation of on-site soils and any import fill for their expansion potential should be conducted during the grading operation.

GEO No. 2396 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2396 is hereby accepted for planning purposes. Engineering and other Uniform 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.

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND JEMORRIS 20150209  
TR36687

Planning. 11

0010-Planning-MAP - IF HUMAN REMAINS FOUND

The developer/permit holder or any successor in interest 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



## ADVISORY NOTIFICATION DOCUMENT

### Planning

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

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."

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND PAGUTIER 20151006  
TR36687

## ADVISORY NOTIFICATION DOCUMENT

### Planning

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

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

1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with











## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 20                      0010-Planning-MAP - PROJECT LOCATION EXHIBIT  
(cont.)

Planning. 20                      0010-Planning-MAP - PROJECT LOCATION EXHIBIT

"The applicant shall provide to the Planning Department an 8 1/2" x 11" exhibit showing where in the SPECIFIC PLAN this project is located. The exhibit shall also show all prior implementing projects within the SPECIFIC PLAN that have already been approved.

This condition shall be considered MET once the applicant provides the Planning Department with the required information. This condition may not be DEFERRED."

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND PAGUTIER 20151006  
TR36687

Planning. 21                      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.

















## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 6                      0010-Planning-All-SP - HOLD HARMLESS (cont.)  
COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Comments: INEFFECT PAGUTIER 20151006  
TR36687

Planning-All. 7                      0010-Planning-All-SP - Limits of SP DOCUMENT

No portion of the SPECIFIC PLAN which purports or proposes to change, waive or modify any ordinance or other legal requirement for the development shall be considered to be part of the adopted specific plan. Notwithstanding o above, the design guidelines and development standards of the SPECIFIC PLAN or hillside development and grading shall apply in place of more general County guidelines and standards.

Comments: INEFFECT PAGUTIER 20151006  
TR36687

Planning-All. 8                      0010-Planning-All-SP - Ordinance Requirements

The development of the property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinance Nos. 348 and 460 and state laws; and shall conform substantially with the adopted SPECIFIC PLAN as filed in the office of the Riverside County Planning Department, unless otherwise amended.

Comments: INEFFECT PAGUTIER 20151006  
TR36687

Planning-All. 9                      0010-Planning-All-SP - SP Document

Specific Plan No. 286A6 shall include the following:

a. Specific Plan Document, which shall include:

1. Board of Supervisors Specific Plan Resolution including the Mitigation Reporting/Monitoring



## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 10 0010-Planning-All-SPA - Amendment Description (cont.)  
of realigned Keller Road and would allow up to 62  
3. Medium-High Density" residential dwelling units,  
resulting in a target density of 5.2 du/ac.

Proposed Planning Area 52A is proposed for "Open  
Space/Drainage" land uses and would consist of 0.9 acre  
located adjacent to the proposed Conservation/Drainage area  
within Planning Area 2.

Planning Area 2A would be slightly realigned as part of the  
project, resulting in an increase in acreage from 10.0  
acres to 15.6 acres. Planning Area 2A would continue to be  
designated for "Open Space - Conservation/Drainage" land  
uses.

Planning Areas 3, 5A, 6, and 7 would be reconfigured into  
the following arrangement of Planning Areas:

1. Proposed Planning Area 5A is located adjacent to and west  
of Washington Street, and contains 113 single-family homes  
that were previously developed in accordance with the  
2. Medium-Low Density Residential" land use designation  
applied to the site by the existing approved SP 286. As  
part of SP 286A6, Planning Area 5A would be expanded in  
size to 38.8 acres by encompassing a portion of the  
previously proposed school site within Planning Area 6,  
which is proposed to be eliminated as part of SP 286A6. It  
should be noted that the portion of Planning Area 6 that  
would become part of Planning Area 5A already has been  
developed with residential uses. A total of 118 dwelling  
units remain allocated to Planning Area 5A (of which 113  
are already constructed), resulting in a target density of  
3.0 du/ac.

3. Proposed Planning Area 6 would encompass 11.0 acres north  
of and adjacent to proposed Planning Area 5A. SP 286A6  
would allow for development with up to 61 "Medium-High  
Density Residential" dwelling units, resulting in a target  
density of 5.5 du/ac. School uses would be eliminated  
within Planning Area 6 as part of SP 286A6.

4. Proposed Planning Area 7, located west of proposed  
Planning Area 5A and south of proposed Planning Area 6,  
would be reduced in size by 1.9 acres to approximately 21.1  
acres. SP 286A6 would continue to allow for development  
with up to 85 "Medium Density Residential" dwelling units  
at a target density of 4.0 du/ac.

5. Proposed Planning Area 52B would comprise 0.7 acre along

## ADVISORY NOTIFICATION DOCUMENT

### Planning-All

Planning-All. 10                      0010-Planning-All-SPA - Amendment Description (cont.)  
the western boundary of proposed Planning Area 6 that would be designated for "Open Space/Drainage."

As a result of the above-described changes, the total number of dwelling units allocated to SP 286 would decrease from 4,870 to 4,720 dwelling units (or a net reduction of 150 dwelling units).

In addition, as part of SP 286A6, the land use designations for all planning areas within the Specific Plan would be updated to provide consistency with the Riverside County General Plan Land Use Element nomenclature. No changes in permitted land uses would result from the proposed change in nomenclature, except as otherwise noted above.

Comments: INEFFECT PAGUTIER 20151006  
TR36687

Planning-All. 11                      0010-Planning-All-SPA - Replace all previous

This Specific Plan Amendment is intended to replace the original SPECIFIC PLAN, and all amendments and substantial conformances to the SPECIFIC PLAN. All future developments within the SPECIFIC PLAN, whether or not they have a direct correlation to this Amendment, will inherit these conditions. The original SPECIFIC PLAN and all previous amendments and substantial conformances to the SPECIFIC PLAN will be electronically "locked" so that all future land development applications comply with the following conditions:

Comments: INEFFECT PAGUTIER 20151006  
TR36687

### Regional Parks and Open Space

Regional Parks and Open      0010-Regional Parks and Open Space-MAP - REGIONAL  
Space. 1                              TRAIL CONNECTIO

The applicant shall provide and identify on their maps the Regional Trail on Abelia Street and along the adjacent Flood Channel access road. The map shall also identify the "3-foot existing easement to be vacated" on the project site to be used for trail purposes subject to approval of the Regional Conservation Authority. The final map shall show a cross-section identifying a multipurpose trail as part of the existing flood access road.

## ADVISORY NOTIFICATION DOCUMENT

### Regional Parks and Open Space

Regional Parks and Open Space. 1            0010-Regional Parks and Open Space-MAP - REGIONAL TRAIL CONNECTIO (cont.)

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND PRULL 20150605  
DRAFT PRULL 20150605  
DRAFT PRULL 20150604  
RECOMMND PRULL 20150604  
RECOMMND HPKANG 20140522  
TR36687

### Transportation

Transportation. 1                            0010-Transportation-MAP - COUNTY WEB SITE

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

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND REGRAML4 20150521  
DRAFT KTSANG 20150520  
TR36687

Transportation. 2                            0010-Transportation-MAP - DRAINAGE 1

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND REGRAML4 20150521  
DRAFT KTSANG 20150520  
TR36687

Transportation. 3                            0010-Transportation-MAP - DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 3                      0010-Transportation-MAP - DRAINAGE 2 (cont.)  
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.

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND REGRAML4 20150521  
DRAFT KTSANG 20150520  
TR36687

Transportation. 4                      0010-Transportation-MAP - LC LANDSCAPE  
REQUIREMENT

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

- 1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.
- 2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,
- 4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.



## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 4                    0010-Transportation-MAP - LC LANDSCAPE REQUIREMENT (cont.)

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND MARHUGHE 20150716  
DRAFT MARHUGHE 20150716  
TR36687

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.

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND REGRAM4 20150521  
DRAFT KTSANG 20150520  
TR36687

Transportation. 6                    0010-Transportation-MAP - R-O-W EXCEEDS/VACATION

If the existing rights-of-way along McColerly Road and Brumfield Street exceeds that which is required for this project, the developer may submit a request for the vacation/abandonment of said excess right-of-way. Said procedure shall be as approved by the Board of Supervisors. If said excess or superseded right-of-way is also County-owned land, it may be necessary to enter into an agreement with the County for its purchase or exchange.

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND REGRAM4 20150521  
DRAFT KTSANG 20150520  
TR36687

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.

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND REGRAML4 20150521  
DRAFT KTSANG 20150520  
TR36687

Transportation. 8                    0010-Transportation-MAP - TS/EXEMPT

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

Comments: INEFFECT JAIESPIN 20160304  
RECOMMND REGRAML4 20150521  
DRAFT KTSANG 20150520  
TR36687

Transportation. 9                    0010-Transportation-SP - SP286A6/IMPROVEMENTS

All road improvements within the project boundaries shall be constructed to ultimate County standards in accordance with Ordinance No. 460 and No. 461 as a requirement of the implementing subdivisions for the Specific Plan, subject to approval of the Director of Transportation. The use of textured pavement accents within public roadways as an entry feature shall not be permitted.

Comments: INEFFECT PAGUTIER 20151006  
TR36687

Transportation. 10                    0010-Transportation-SP - SP286A6/LANDSCAPE

Any landscaping within public road rights-of-way will require approval by the Director of Transportation and assurance of continuing maintenance through the establishment of a landscape maintenance district or similar instrument as approved by the Director of Transportation.

Comments: INEFFECT PAGUTIER 20151006  
TR36687

Transportation. 11                    0010-Transportation-SP - SP286A6/TS REQUIRED

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 11                      0010-Transportation-SP - SP286A6/TS REQUIRED (cont.)

Site specific traffic studies will be required for all subsequent development proposals within the boundaries of Specific Plan No. 286A6 in accordance with Traffic Study Guidelines.

Comments: INEFFECT PAGUTIER 20151006  
TR36687

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

E Health

050 - E Health. 1                      0050-E Health-OWTS/WELLS REMOVAL/ABANDONMENT                      Not Satisfied

All existing Onsite Wastewater Treatment System (OWTS) and water wells shall be properly removed or abandoned under permit with the Department of Environmental Health.

Note: Existing OWTS and wells on Lot 32 and 33.

No Grading shall be allowed until existing OWTS/Wells are removed/abandoned under permit with DEH.

050 - E Health. 2                      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

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Flood

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

performed by either the County Transportation Department or the Flood Control District. The engineer (owner) must request in writing that one of these agencies accept the proposed system. The request shall note the project number, location, briefly describe the system (sizes and lengths) and include an exhibit that shows the proposed alignment. The request to the District shall be addressed to the General Manager-Chief Engineer, Attn: Chief of the Planning Division.

If the District is willing to maintain the proposed facility three items must be accomplished prior to recordation of the final map or starting construction of the drainage facility: 1) the developer shall submit to the District the preliminary title reports, plats and legal descriptions for all right of way to be conveyed to the District and secure that right of way to the satisfaction of the District; 2) an agreement with the District and any maintenance partners must be executed which establishes the terms and conditions of inspection, operation and maintenance; and 3) plans for the facility must be signed by the District's General Manager-Chief Engineer. The plans cannot be signed prior to execution of the agreement.

An application to 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

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Flood

- 050 - Flood. 2                      0050-Flood-MAP ADP FEES (cont.)                      Not Satisfied  
Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside County Flood Control and Water Conservation District at the time of issuance of the grading or building permit for said parcels, whichever occurs first, and that the owner of each parcel, at the time of issuance of either the grading or building permit, shall pay the fee required at the rate in effect at the time of issuance of the actual permit.
- 050 - Flood. 3                      0050-Flood-MAP OFFSITE EASE OR REDESIGN                      Not Satisfied  
Offsite drainage facilities shall be located within the public road right-of-way or dedicated drainage easements obtained from the affected property owner(s). Document(s) shall be recorded and a copy submitted to the District prior to recordation of the final map. If the developer cannot obtain such rights, the map should be redesigned to eliminate the need for the easement.
- 050 - Flood. 4                      0050-Flood-MAP ONSITE EASE ON FINAL MAP                      Not Satisfied  
Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. This includes all maintenance roads and access ramps as well. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".
- 050 - Flood. 5                      0050-Flood-MAP ORD 458 SPECIAL FLOODPLAIN                      Not Satisfied  
A portion of Tract Map (TR) 36687 is in a Special Flood Hazard Area for Warm Springs Creek as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:  
a.A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.  
b.An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area  
c.A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.  
d.A certification from a licensed professional engineer

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Flood

050 - Flood. 5                      0050-Flood-MAP ORD 458 SPECIAL FLOODPLAIN (cont.)                      Not Satisfied

that the flood study supports that the development of Tract Map (TR) 36687 will not raise the 100-year flood elevations in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.

e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

050 - Flood. 6                      0050-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied

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

050 - Flood. 7                      0050-Flood-MAP SUBMIT PLANS                      Not Satisfied

A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

050 - Flood. 8                      0050-Flood-MAP WRITTEN PERM FOR GRADING                      Not Satisfied

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.

050 - Flood. 9                      0050-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.

Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Flood

050 - Flood. 10                      0050-Flood-XXM BMP MAINTENANCE & INSPECT                      Not Satisfied

The CC&R's for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all privately owned structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&R's shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of the CC&R's shall be submitted to the District for review and approval prior to the recordation of the map.

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 Recreation and Parks District and County Service Area No. 103.

050 - Planning. 2                      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



Plan: TR36687E01

Parcel: 476010036

50. Prior To Map Recordation

Planning

050 - Planning. 2                      0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.)                      Not Satisfied

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 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 '\_\_\_', 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

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050 - Planning. 2                      0050-Planning-MAP - CC&R RES CSA COM. AREA (cont.)                      Not Satisfied

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. 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. 3                      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

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submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

"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 '\_\_\_\_', 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

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050 - Planning. 3                      0050-Planning-MAP - CC&R RES POA COM. AREA (cont.)                      Not Satisfied

shall have the right to lien the property of any such owner who defaults in the 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 - ECS NOTE MT PALOMAR LIGH                      Not Satisfied

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

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

050 - Planning. 5                      0050-Planning-MAP - ECS SHALL BE PREPARED                      Not Satisfied

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of

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- |                    |   |               |
|--------------------|---|---------------|
| 050 - Planning. 5  | 0050-Planning-MAP - ECS SHALL BE PREPARED (cont.)<br>County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.  | Not Satisfied |
| 050 - Planning. 6  | 0050-Planning-MAP - FEE BALANCE<br><br>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.   | Not Satisfied |
| 050 - Planning. 7  | 0050-Planning-MAP - FINAL MAP PREPARER<br><br>The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.   | Not Satisfied |
| 050 - Planning. 8  | 0050-Planning-MAP - PREPARE A FINAL MAP<br><br>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.                         | Not Satisfied |
| 050 - Planning. 9  | 0050-Planning-MAP - QUIMBY FEES (1)<br><br>The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Valley-Wide Recreation and Parks District and County Service Area No. 103 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. | Not Satisfied |
| 050 - Planning. 10 | 0050-Planning-MAP - REQUIRED APPLICATIONS<br><br>No FINAL MAP shall record until Specific Plan No. 286S3, and Change of Zone No. 7829 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 zones ultimately applied to the property.   | Not Satisfied |
| 050 - Planning. 11 | 0050-Planning-MAP - SURVEYOR CHECK LIST   | Not Satisfied |

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050 - Planning. 11                      0050-Planning-MAP - SURVEYOR CHECK LIST (cont.)                      Not Satisfied

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of 5,000 square feet net.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the SP 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. 12                      0050-Planning-MAP- AG/DAIRY NOTIFICATION                      Not Satisfied

"PRIOR TO MAP RECORDATION, the applicant shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within one half mile of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project."

050 - Planning. 13                      0050-Planning-MAP- CC&R RES PRI COMMON AREA                      Not Satisfied

"The applicant shall notify the Planning Department that the following documents shall be submitted to the Office of County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;

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0050-Planning-MAP- CC&R RES PRI COMMON AREA (cont Not Satisfied

2. A signed and notarized declaration of covenants, conditions and restrictions;

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 Review if Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

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, c) provide for ownership of the common area by either the property owners' 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 '\_\_\_', attached hereto, and shall not sell or transfer the '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 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. 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

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050 - Planning. 13                      0050-Planning-MAP- CC&R RES PRI COMMON AREA (cont    Not Satisfied

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 this 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 by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

050 - Planning. 14                      0050-Planning-MAP- CC&R RES PUB COMMON AREA                      Not Satisfied

"The applicant shall convey to the County fee simple title, to all common open space areas, free and clear of all liens, taxes, assessments, leases (recorded or 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 applicant shall notify the Planning Department that the following documents shall be submitted to the Office of the County Counsel and submit said documents for review along with the current fee, which shall be subject to County Counsel approval:

1. A cover letter identifying the project for which approval is sought;
2. A signed and notarized declaration of covenants, conditions and restrictions;
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 Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted for County Counsel review.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of



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050 - Planning. 14 0050-Planning-MAP- CC&R RES PUB COMMON AREA (con Not Satisfied

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 owners' 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 '\_\_\_\_' attached hereto. Such acceptance shall be through the president of the property owner's association, who shall be authorized to execute any documents required to facilitate transfer of the 'common area'. 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 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 this Declaration.

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050 - Planning. 14                      0050-Planning-MAP- CC&R RES PUB COMMON AREA (con    Not Satisfied

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 by the Office of County Counsel, the declaration of covenants, conditions and restrictions shall be recorded by the Planning Department with one copy retained for the case file, and one copy provided to the County Transportation Department - Survey Division."

050 - Planning. 15                      0050-Planning-MAP- COMMON AREA MAINTENANCE                      Not Satisfied

"PRIOR TO MAP RECORDATION, the following procedures for common area maintenance procedures shall be complied with:

a. A permanent master maintenance organization shall be established for the specific plan area, to assume ownership and maintenance responsibility for all common recreation, open space, circulation systems and landscaped areas. The organization may be public or private. Merger with an area-wide or regional organization shall satisfy this condition provided that such organization is legally and financially capable of assuming the responsibilities for ownership and maintenance. If the organization is a private association then neighborhood associations shall be established for each residential development, where required, and such associations may assume ownership and maintenance responsibility for neighborhood common areas.

b. Unless otherwise provided for in these conditions of approval, common open areas shall be conveyed to the maintenance organization as implementing development is approved or any subdivision as recorded.

c. The maintenance organization shall be established prior to or concurrent with the recordation of the first land division.

050 - Planning. 16                      0050-Planning-MAP- PA PROCEDURES                      Not Satisfied

"The planning areas for which this land division application is located must be legally defined. Any of the following procedures may be used in order to legally define these planning areas:

1. The project proponent has processed a FINAL CHANGE OF ZONE MAP concurrent with the SPECIFIC PLAN which legally

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050 - Planning. 16                      0050-Planning-MAP- PA PROCEDURES (cont.)                      Not Satisfied

defined these planning areas. 2. The project proponent shall file a change of zone application along with a legal description defining the boundaries of the planning area affected by this land division application. The applicant will not be changing the allowed uses or standards within the existing zone but will merely be providing an accurate legal description of the affected planning area. The change of zone shall be approved and adopted by the Board of Supervisors."

050 - Planning. 17                      0050-Planning-MAP- PARK AGENCY REQUIRED                      Not Satisfied

"PRIOR TO MAP RECORDATION of any subdivision, or other residential development application, all portions of this implementing project not currently within the boundaries of the Valley Wide Recreation and Park District, shall be annexed into the Valley Wide Recreation and Park District or a similar entity such as a County Service Area/District that has been designated by the Board of Supervisors, pursuant to Section 10.35(G) of Ordinance No. 460, to receive park dedications and fees. Documentation of said annexation shall be provided to the Planning Department.

This condition shall be considered as NOT APPLICABLE if Valley Wide Recreation and Parks District is unwilling or unable to annex the property in question."

Planning-EPD

050 - Planning-EPD. 1                      0050-Planning-EPD-MAP - CONSERVATION EASEMENT                      Not Satisfied

The applicant must record a conservation easement or deed restriction which covers all onsite mitigation areas discussed in document Washington Street Project Tract 36687 Multiple Species Habitat Conservation Plan Consistency Report, written by HELIX Environmental Planning Inc., dated November 30, 2017. The easement or deed restriction shall be recorded in favor of the Western Riverside County Regional Conservation Authority (RCA) or other conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD). The easement or deed restriction language must be approved by both EPD and the approved Conservation Entity.

050 - Planning-EPD. 2                      0050-Planning-EPD-MAP - ECS CONDITION                      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

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Planning-EPD

050 - Planning-EPD. 2            0050-Planning-EPD-MAP - ECS CONDITION (cont.)            Not Satisfied  
of the plan check review of the FINAL MAP.

050 - Planning-EPD. 3            0050-Planning-EPD-MAP - ECS REQUIREMENTS            Not Satisfied

The constrained areas will conform to the drainage channel.

These areas shall be mapped and labeled "Delineated Constraint Area (Riparian/Riverine Mitigation)" 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 (Riparian/Riverine Mitigation)."

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

"Night lighting shall be directed away from the Delineated Constraint Area (Riparian/Riverine Mitigation). 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 (Riparian/Riverine Mitigation) 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 (Riparian/Riverine Mitigation). 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."

050 - Planning-EPD. 4            0050-Planning-EPD-MAP - RCS DEDICATION            Not Satisfied

LOT's 80 and 81 as mapped on TR36687 in document Washington Street Project Tract 36687 Multiple Species Habitat Conservation Plan Consistency Report, written by HELIX Environmental Planning Inc., dated November 30, 2017 shall be offered for dedication to the Western Riverside County Regional Conservation Authority and accepted by that entity prior map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

Regional Parks and Open Space

050 - Regional Parks and Open Space-MAP - OFFER OF DE            Not Satisfied

Prior to, or in conjunction with the recordation of the project map, the applicant shall offer the Regional Trail easement(s) shown on the map for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District for

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Regional Parks and Open Space

050 - Regional Parks and Open Space-MAP - OFFER OF DEED - Not Satisfied  
trails purposes. Said easements will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the District's maintained trail system.

050 - Regional Parks and Open Space-MAP - TRAIL MAINTENANCE - Not Satisfied  
The applicant shall enter into a trail maintenance agreement with the Regional Park and Open-Space District, or form or annex into an existing County managed Landscape Lighting Maintenance District accepting trails maintenance as approved by the Riverside County Planning Department for the maintenance of the all regional trail(s) identified on the project. The applicant, or successors-in-interest or assignees, shall be responsible for the maintenance of said trails and easement areas such time as the maintenance is taken over by the appropriate maintenance District or entity. The applicant must provide a letter of agreement to the Planning department and the Park District (if other than the District) that trail maintenance will be provided.

050 - Regional Parks and Open Space-MAP - TRAILS PLAN - Not Satisfied  
Prior to issuance of recordation, the applicant shall submit a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District and/or other entity. Included as part of the exhibit, the applicant shall provide for review and approval; all alignments, easement widths, typical trail cross sections, fencing, trail separations, pavement markings, street crossings signage, bollards (if applicable) and landscape and irrigation plan.

Transportation

050 - Transportation. 1 - 0050-Transportation-MAP - ACCESS RESTRICTION/SURFING - Not Satisfied  
Lot access shall be restricted on Koon Street and noted on the final map.

050 - Transportation. 2 - 0050-Transportation-MAP - ANNEX L&LMD/OTHER DISTRICT - Not Satisfied  
Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

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Transportation

050 - Transportation. 2      0050-Transportation-MAP - ANNEX L&LMD/OTHER DIST (cc    Not Satisfied

- (1) Landscaping.
- (2) Street lights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) 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. 3      0050-Transportation-MAP - BRIDGE TYPE SELECTION      Not Satisfied

Koon Street may a Bridge Type Selection Process to be conducted. If the crossings meet the definition of a bridge as defined in Chapter 11 of the Caltrans Local Assistance Procedures Manual, the crossings will be treated as a bridge and will be required to undergo the Bridge Type Selection Process.

050 - Transportation. 4      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. 5      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

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050 - Transportation. 5            0050-Transportation-MAP - CORNER CUT-BACK I (cont.)            Not Satisfied  
per Exhibit 'C' of the Countywide Design Guidelines.

050 - Transportation. 6            0050-Transportation-MAP - DEDICATION SL1            Not Satisfied

Agave Drive along the project boundary shall be improved with 22' of AC pavement and 6" concrete curb and gutter within a 37' half-width dedicated right-of-way in accordance with Ord. 461, County Standard No. 103 Section A. (22'/37'). The project proponent may pay cash-in-lieu of the improvements described above.

Interior Streets and Raeburn Drive shall be improved with 36 foot full-width AC pavement and 6" concrete curb and gutter within the 56' full-width dedicated right-of-way in accordance with County Standard No. 105, Section A. (36'/56')

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

or as approved by the Director of Transportation.

050 - Transportation. 7            0050-Transportation-MAP - EASEMENT/SUR            Not Satisfied

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

050 - Transportation. 8            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. 9            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





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050 - Transportation. 11      0050-Transportation-MAP - LC LNDSCP COMMON AREA M,      Not Satisfied  
identified on the approved landscape maintenance exhibit.

The Planning Department shall clear this condition once a copy of the County Counsel approved CC&R's has been submitted to the Planning Department.

050 - Transportation. 12      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 within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 13      0050-Transportation-MAP - PART-WIDTH SL1      Not Satisfied

Koon Street along project boundary shall be improved with 32' part-width AC pavement (20' on the project side and 12' on the opposite side of the centerline); 6" concrete curb and gutter (project side), match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 60' full-width dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461. NOTE: A 5' sidewalk (project side) shall be constructed adjacent to curb within the 10' parkway.

The project proponent has the option of paying a cash-in-lieu of (CIL) 25% for the section of improvements on Koon Street between the westerly project boundary and "A" Street (approximately 347'). This CIL shall be directed to the project proponent of TR36722 for the full-width construction of Koon Street.

or as approved 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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 15      0050-Transportation-MAP - SOILS 2 (cont.)      Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

050 - Transportation. 16      0050-Transportation-MAP - ST DESIGN/IMPRV CONCEPT      Not Satisfied

The street design and improvement concept of this project shall be coordinated with TR36722. See Part-Width condition regarding potential cost sharing for the improvements on Koon Street.

050 - Transportation. 17      0050-Transportation-MAP - STREET NAME SIGN      Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 18      0050-Transportation-MAP - 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.

050 - Transportation. 19      0050-Transportation-MAP - VACATION/ABANDONMENT      Not Satisfied

The applicant by his/her design, is requesting a vacation/abandonment of the existing dedicated rights-of-way along McColery Road and Brumfield Street. Accordingly, prior to the recordation of the final map, if an abandonment of the said rights-of-way cannot be utilized, the 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

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50. Prior To Map Recordation

Transportation

050 - Transportation. 19      0050-Transportation-MAP - VACATION/ABANDONMENT (co      Not Satisfied  
all appropriate fees and charges.

050 - Transportation. 20      0050-Transportation-USE - TUMF CREDIT AGREEMENT      Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

050 - Transportation. 21      EOT1 - FINAL ACCESS AND MAINT      Not Satisfied

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

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

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

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

60. Prior To Grading Permit Issuance

BS-Grade

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

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

060 - BS-Grade. 2      0060-BS-Grade-MAP - DRNAGE DESIGN Q100      Not Satisfied

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 2                      0060-BS-Grade-MAP - DRNAGE DESIGN Q100 (cont.)                      Not Satisfied  
regarding this application. If not specifically addressed  
in their conditions, drainage shall be designed to  
accommodate 100 year storm flows.

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

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

060 - BS-Grade. 5                      0060-BS-Grade-MAP - IMPORT/EXPORT                      Not Satisfied  
In instances where a grading plan involves import or  
export, prior to obtaining a grading permit, the applicant  
shall have obtained approval for the import/export location  
from the Building and Safety Department.  
  
A separate stockpile permit is required for the import  
site. It shall be authorized in conjunction with an  
approved construction project and shall comply with the  
requirements of Ordinance 457.  
  
If an Environmental Assessment, prior to issuing a grading  
permit, did not previously approve either location, a  
Grading Environmental Assessment shall be submitted to the  
Planning Director for review and comment and to the  
Building and Safety Department Director for approval.  
  
Additionally, if the movement of import / export occurs  
using county roads, review and approval of the haul routes  
by the Transportation Department may be required.

060 - BS-Grade. 6                      0060-BS-Grade-MAP - LOT TO LOT DRN ESMT                      Not Satisfied  
A recorded easement is required for lot to lot drainage.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 6                      0060-BS-Grade-MAP - LOT TO LOT DRN ESMT (cont.)                      Not Satisfied

The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained.

060 - BS-Grade. 7                      0060-BS-Grade-MAP - NOTRD OFFSITE LTR                      Not Satisfied

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

060 - BS-Grade. 8                      0060-BS-Grade-MAP - NPDES/SWPPP                      Not Satisfied

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

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

060 - BS-Grade. 9                      0060-BS-Grade-MAP - OFFSITE GDG ONUS                      Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

060 - BS-Grade. 10                      0060-BS-Grade-MAP - PRE-CONSTRUCTION MTG                      Not Satisfied

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

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

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 11                    0060-BS-Grade-MAP - SWPPP REVIEW (cont.)                    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)

Flood

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

Tract Map 36687 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

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60. Prior To Grading Permit Issuance

Flood

- 060 - Flood. 1                      0060-Flood-MAP ADP FEES (cont.)                      Not Satisfied  
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 the public road right-of-way or 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 ORD 458 SPECIAL FLOODPLAIN                      Not Satisfied  
A portion of Tract Map (TR) 36687 is in a Special Flood Hazard Area for Warm Springs Creek as shown on the Public Flood Hazard Determination Interactive Map found at <http://rcflood.org>, therefore, to provide for appropriate future administration of County Ordinance No. 458 the following items shall be submitted to the District for review and approval:  
a.A flood study consisting of HEC-RAS calculations, cross sections, maps, and other data should be prepared to the satisfaction of the District for the purpose of revising the effective Special Flood Hazard Area affected by the development project. The study shall be submitted with the related project improvement plans.  
b.An exhibit no larger than 11x17 that shows the before and after Special Flood Hazard Area  
c.A complete and true compilation of the owners of the properties subject to or affected by the proposed revisions to the Special Flood Hazard Area.  
d.A certification from a licensed professional engineer that the flood study supports that the development of Tract Map (TR) 36687 will not raise the 100-year flood elevations

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Flood

060 - Flood. 4                      0060-Flood-MAP ORD 458 SPECIAL FLOODPLAIN (cont.)                      Not Satisfied

in the vicinity of the proposed development; or if the proposed revisions would adversely impact offsite property owners then their written approval of the revision shall be submitted. If the written approval cannot be obtained the project shall be redesigned to eliminate the adverse impact.

e. An Engineer's statement supporting the need and appropriateness of the revision to the Special Flood Hazard Area

Grading permits shall not be issued and final maps shall not record until the above items and related improvement plans are approved by the District.

060 - Flood. 5                      0060-Flood-MAP PHASING                      Not Satisfied

If the tract is built in phases, each phase shall be protected from the 1 in 100 year tributary storm flows.

060 - Flood. 6                      0060-Flood-MAP SUBMIT FINAL WQMP                      Not Satisfied

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

060 - Flood. 7                      0060-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 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.

Planning

060 - Planning. 1                      0060-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 2                      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



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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 2                      0060-Planning-MAP - GRADING PLAN REVIEW (cont.)                      Not Satisfied  
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. 3                      0060-Planning-MAP - REQUIRED APPLICATIONS                      Not Satisfied  
No grading permits shall be issued until Change of Zone No. 7829 has been approved and adopted by the Board of Supervisors and has been made effective.

060 - Planning. 4                      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 20.3 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 5                      0060-Planning-MAP - SLOPE GRADING TECHNIQUES                      Not Satisfied  
The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:  
  
1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.  
  
2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

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Planning

060 - Planning. 5                      0060-Planning-MAP - SLOPE GRADING TECHNIQUES (con    Not Satisfied

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

060 - Planning. 6                      0060-Planning-MAP- ACOE CLEARANCE                      Not Satisfied

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the alteration of any watercourse or wetland, located either on-site or on any required off-site improvement areas, complies with the U.S. Army Corps of Engineers Nationwide Permit Conditions, or obtain a permit under Section 404 of the Clean Water Act should any grading or construction be proposed within or along the banks of any natural watercourse or wetland. Copies of any agreement shall be submitted with the notification."

060 - Planning. 7                      0060-Planning-MAP- ARCHAEO M/M PROGRAM                      Not Satisfied

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall enter into an agreement with a qualified archaeologist. This agreement shall include, but not be limited to, the preliminary mitigation and monitoring procedures to be implemented during the process of grading, as found in the EIR. A copy of said agreement shall be submitted to the Planning Department. No grading permits will be issued unless the preliminary mitigation and monitoring procedures required prior to grading permits as described in the EIR are substantially complied with. "

060 - Planning. 8                      0060-Planning-MAP- F&G CLEARANCE                      Not Satisfied

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall obtain written notification to the County Planning Department that the appropriate California Department of Fish and Game notification pursuant to Sections 1601/1603 of the California Fish and Game Code has taken place, or obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Sections 1601/1603 Permit) should any grading or construction be proposed within or along the banks of any natural watercourse or wetland, located either on-site or any required off-site improvement areas. Copies of any agreement shall be submitted with the notification."

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 9                      0060-Planning-MAP- GENERIC M/M PROGRAM                      Not Satisfied

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the project applicant shall provide to the Planning Department a detailed proposal for complying with the preliminary mitigation and monitoring procedures described in the EIR for \_\_\_ during the process of grading. Grading permits will not be issued unless the preliminary mitigation and monitoring procedures as described in the EIR are substantially complied with."

060 - Planning. 10                      0060-Planning-MAP- SKR FEE CONDITION                      Not Satisfied

"PRIOR TO THE ISSUANCE OF GRADING PERMITS, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including 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 \_\_\_ acres in accordance with the SPECIFIC PLAN. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required."

Planning-EPD

060 - Planning-EPD. 1                      0060-Planning-EPD- - 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 fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be proposed and installed at all interfaces between conservation lands and 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

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1            0060-Planning-EPD- - FENCING PLAN (cont.)            Not Satisfied

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. 2            0060-Planning-EPD- - RCA DEDICATION            Not Satisfied

LOT's 80 and 81 as mapped on TR36687 in document Washington Street Project Tract 36687 Multiple Species Habitat Conservation Plan Consistency Report, written by HELIX Environmental Planning Inc., dated November 30, 2017, shall be offered for dedication to the Western Riverside County Regional Conservation Authority and accepted by that entity prior to issuance of any grading permit. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted.

060 - Planning-EPD. 3            0060-Planning-EPD- 30 DAY BUOW SURVEY            Not Satisfied

Pursuant to Objectives 5, 6, and 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. A grading permit may be issued once the species has been relocated.  
If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

060 - Planning-EPD. 4            0060-Planning-EPD- BIOLOGICAL MONITOR            Not Satisfied

Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities to ensure that project impacts to jurisdictional aquatic

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 4            0060-Planning-EPD- BIOLOGICAL MONITOR (cont.)            Not Satisfied

resources are limited to those covered by the permits. A work plan shall be submitted from the qualified biological monitor, to the EPD to review and approve, which 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 activities to minimize impacts to any sensitive species and habitats. Monitoring reports of the aquatic compensatory mitigation, required by permits, shall also be provided to the County. 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. Temporary fencing shall be installed around all biologically sensitive areas to the satisfaction of the Riverside County Planning Department Environmental Programs Division, prior to permit issuance.

060 - Planning-EPD. 5            0060-Planning-EPD- LIGHTING PLAN            Not Satisfied

The applicant shall submit a lighting plan to the Riverside County Planning Department Environmental Programs Division (EPD) for review and approval. The lighting plan must conform to section 6.1.4 of the MSHCP. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated into project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

060 - Planning-EPD. 6            0060-Planning-EPD- MBTA NESTING BIRD SURVEY            Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading

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Planning-EPD

060 - Planning-EPD. 6            0060-Planning-EPD- MBTA NESTING BIRD SURVEY (cont.)    Not Satisfied

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 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. 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.

Regional Parks and Open Space

060 - Regional Parks and Open Space-MAP - TRAIL ADJ TO    Not Satisfied

Prior to issuance of any grading permits, any proposed trail to be located alongside the bank or within the high watermark of the water course, body, or adjacent to a wetlands, the applicant shall make the appropriate inquiries to the Planning Department, other County Agencies and the regulatory agencies to obtain the necessary permits to allow trail development. The applicant will be required to submit permits to the regulatory agencies and have said permits approved prior to the start of grading operations. All permits must be copied to the Planning Department and the Regional Park and Open-Space District.

060 - Regional Parks and Open Space-MAP - TRAIL PLAN A    Not Satisfied

Prior to or in conjunction with the issuance of grading permits, the applicant must have submitted its trail(s) exhibit/plan to the Regional Park and Open-Space District and received approval of said plan. The trails exhibit/plan shall show the trail(s) with all topography, grading, ADA compliance, fencing, cross sections, signage, pavement markings, street crossings signage, bollards (if applicable) and landscaping and irrigation.

Transportation

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

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



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70. Prior To Grading Final Inspection

Regional Parks and Open Space

070 - Regional Parks and Open Space 0070-Regional Parks and Open Space-MAP - TRAIL GRADE Not Satisfied

Prior to final grading inspection, the applicant is required to have graded the proposed project site in accordance with the grading plan and comply with conditions of the Regional Park and Open-Space District's approval exhibit/trail plan.

070 - Regional Parks and Open Space 0070-Regional Parks and Open Space-MAP - TRAIL GRADE Not Satisfied

Prior to the issuance of final grading inspection, the Regional Park and Open-Space District, in conjunction with a representative from Riverside County Department of Building and Safety Grading Division, shall inspect the proposed project site in order to ensure that the trail grading meets the County standards as determined by the Park District and in conjunction with the Building and Safety Department Grading Division.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS-Grade-MAP - NO B/PMT W/O G/PMT Not Satisfied

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

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.



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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2                      0080-BS-Grade-MAP - ROUGH GRADE APPROVAL (cont.)      Not Satisfied

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.

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 36687 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

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80. Prior To Building Permit Issuance

Flood

080 - Flood. 1                      0080-Flood-MAP ADP FEES (cont.)                      Not Satisfied  
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.

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.

Planning

080 - Planning. 1                      0080-Planning-MAP - BUILDING SEPARATION 2                      Not Satisfied  
Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

080 - Planning. 2                      0080-Planning-MAP - CONFORM FINAL SITE PLAN                      Not Satisfied  
Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

080 - Planning. 3                      0080-Planning-MAP - 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.

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Planning

080 - Planning. 3                      0080-Planning-MAP - ENTRY MONUMENT PLOT PLAN (cor    Not Satisfied

The plot plan shall contain the following elements:

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
3. An irrigation plan for the entry monument(s) and/or gate(s).

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 4                      0080-Planning-MAP - FEE BALANCE                      Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 5                      0080-Planning-MAP - FINAL SITE PLAN                      Not Satisfied

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

Subdivision development shall conform to the approved plot plan and shall conform to Specific Plan No. 286S3.

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.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5                      0080-Planning-MAP - FINAL SITE PLAN (cont.)                      Not Satisfied

2. Each model floor plan and elevations (all sides).
  
3. Six (6) sets of photographic or color laser prints (8" x 10") of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved Design Manual and other applicable standards. All writing must be legible. Six (6) matrix sheets showing structure colors and texture schemes shall be submitted.

4. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

5. Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.

6. The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.

7. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by this subdivision's conditions of approval. However, this FINAL SITE DEVELOPMENT plot plan condition of approval shall be cleared individually.

080 - Planning. 6                      0080-Planning-MAP - MODEL HOME COMPLEX                      Not Satisfied

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Planning

080 - Planning. 6                      0080-Planning-MAP - MODEL HOME COMPLEX (cont.)                      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 permaanent 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.
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. 7                      0080-Planning-MAP - ROOF MOUNTED EQUIPMENT                      Not Satisfied

Roof-mounted mechanical equipment shall not be permitted

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Planning

080 - Planning. 7                      0080-Planning-MAP - ROOF MOUNTED EQUIPMENT (cont.)      Not Satisfied  
within the subdivision, however, solar equipment or any  
other energy saving devices shall be permitted with County  
Planning Department approval.

080 - Planning. 8                      0080-Planning-MAP - SCHOOL MITIGATION                      Not Satisfied  
Impacts to the Hemet Unified School District shall be  
mitigated in accordance with California State law.

080 - Planning. 9                      0080-Planning-MAP - UNDERGROUND UTILITIES                      Not Satisfied  
All utility extensions within a lot shall be placed  
underground.

080 - Planning. 10                      0080-Planning-MAP - Walls/Fencing Plans                      Not Satisfied

The land divider/permit holder shall file seven (7) sets of a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval.

A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan.

B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department.

C. 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, 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

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 10                      0080-Planning-MAP - Walls/Fencing Plans (cont.)                      Not Satisfied

to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department).

E. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height.

F. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block,

G. Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

I. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

080 - Planning. 11                      0080-Planning-MAP- ENTRY MONUMENTATION                      Not Satisfied

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the following language shall be added to the landscaping requirements of the implementing project:

1. An entry monument shall be shown in the SPECIFIC PLAN.
2. The entry monument shall be in substantial conformance to the design guidelines of all Planning Areas of the SPECIFIC PLAN."

080 - Planning. 12                      0080-Planning-MAP- POST GRADING REPORT                      Not Satisfied

"PRIOR TO THE ISSUANCE OF BUILDING PERMITS, the project applicant shall provide to the Planning Department a post grading report. The report shall describe how the mitigation and monitoring program as described in the EIR and pre-grading agreements with the qualified [archaeologist/paleontologist/other] were complied with."

080 - Planning. 13                      0080-Planning-MAP- SCHOOL MITIGATION                      Not Satisfied

"PRIOR TO BUILDING PERMITS, impacts to the Hemet Unified

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 13                      0080-Planning-MAP- SCHOOL MITIGATION (cont.)                      Not Satisfied  
School District shall be mitigated in accordance with state law."

Transportation

080 - Transportation. 1                      0080-Transportation-MAP - ANNEX L&LMD/OTHER DIST                      Not Satisfied

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping.
- (2) Streetlights.
- (3) Graffiti abatement of walls and other permanent structures.
- (4) Street sweeping.

080 - Transportation. 2                      0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN                      Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Transportation Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

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



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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2            0080-Transportation-MAP - LC LANDSCAPE PLOT PLAN (cc    Not Satisfied

lots/areas;

4)The use of canopy trees (24" box or greater) within the parking areas;

5)Landscaping plans for slopes exceeding 3 feet in height;

6)Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

7)If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1)Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only.

2)When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department that the subject District has approved said plans.

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

080 - Transportation. 3            0080-Transportation-MAP - LC LANDSCAPE SECURITIES    Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Transportation Department, Landscape Division. Once the Transportation Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.



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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 EOT1 - WQMP AND MAINTENANCE (cont.) Not Satisfied  
organization will be established with a funding source for the permanent maintenance. The maintenance plan shall require that all BMP facilities are inspected, if required, cleaned no later than October 15 each year.  
(This Extension of Time condition may be considered "Met" if it duplicates another similar condition issued by this department)

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS-Grade-MAP - AG GRADING TO CODE Not Satisfied

Prior to issuance of a grading permit the previously agriculturally graded portions of the site shall be brought to code including but not limited to all access roads, pads and existing drainage system. All portions of the site included as part of this development shall be evaluated and designed to meet current requirements. This may require the need for additional permits, department or agency clearances, reports and studies.

090 - BS-Grade. 2 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. 3 0090-BS-Grade-MAP - PRECISE GRDG APPROVAL Not Satisfied

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

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for all lots included in the grading permit from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

3. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 3                      0090-BS-Grade-MAP - PRECISE GRDG APPROVAL (cont.)      Not Satisfied

4.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

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

090 - BS-Grade. 4                      0090-BS-Grade-MAP - REQ'D GRDG INSP'S                                      Not Satisfied

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

a.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes.

2.Completion of drainage swales, berms and required drainage away from foundation.

b.Inspection of completed onsite drainage facilities

c.Inspection of the WQMP treatment control BMPs

090 - BS-Grade. 5                      0090-BS-Grade-MAP - WQMP ANNUAL INSP FEE                                      Not Satisfied

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

090 - BS-Grade. 6                      0090-BS-Grade-MAP - WQMP BMP CERT REQ'D                                      Not Satisfied

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

090 - BS-Grade. 7                      0090-BS-Grade-MAP - WQMP BMP INSPECTION                                      Not Satisfied

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 7                      0090-BS-Grade-MAP - WQMP BMP INSPECTION (cont.)                      Not Satisfied

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

090 - BS-Grade. 8                      0090-BS-Grade-MAP - WQMP BMP REGISTRATION                      Not Satisfied

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a facility conditioned to install WQMP treatment control BMPs shall register such facility for annual inspections.

090 - BS-Grade. 9                      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)

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:

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90. Prior to Building Final Inspection

Flood

090 - Flood. 1                      0090-Flood-MAP BMP - EDUCATION (cont.)                      Not Satisfied  
[www.rcwatershed.org/about/materials-library](http://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 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

All required 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 2                      0090-Planning-MAP - CONCRETE DRIVEWAYS (cont.)                      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 - QUIMBY FEES (2)                      Not Satisfied  
The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Said certification shall be obtained from the Valley-Wide Recreation and Park District and County of Riverside Economic Development Agency (EDA) for CSA No. 103.

090 - Planning. 5                      0090-Planning-MAP - SKR FEE CONDITION                      Not Satisfied  
Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 20.3 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. 6                      0090-Planning-MAP- ROLL-UP GARAGE DOORS                      Not Satisfied  
All residences shall have automatic roll-up garage doors.

Planning-EPD

Plan: TR36687E01

Parcel: 476010036

90. Prior to Building Final Inspection

Planning-EPD

090 - Planning-EPD. 1            0090-Planning-EPD-MAP - FENCE INSTALL

Not Satisfied

Prior to final inspection, the fencing described in the approved fencing plan shall be installed for TR36687 and shall be permanently fenced for protection as open space according to the fencing plan approved by the Riverside County Planning Department Environmental Programs Division (EPD). The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Fencing shall be installed at all interfaces between conservation lands and 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. EPD staff shall inspect the finished fence, and have sole discretion in determining whether the fence is consistent with the fencing plan.

Transportation

090 - Transportation. 1            0090-Transportation-MAP - 80% COMPLETION

Not Satisfied

Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

- a) Primary and Alternate (secondary) access roads shall be completed and paved to finish grade according to the limits indicated in the improvement plans and as noted elsewhere in these conditions.
- 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



Plan: TR36687E01

Parcel: 476010036

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1            0090-Transportation-MAP - 80% COMPLETION (cont.)            Not Satisfied

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, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Landscaping shall be improved within Koon Street and McColery Road.

090 - Transportation. 3            0090-Transportation-MAP - LC COMPLY W/ LNDSCP/ IRR            Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Transportation Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's

Plan: TR36687E01

Parcel: 476010036

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 3            0090-Transportation-MAP - LC COMPLY W/ LNDSCP/ IRR (c    Not Satisfied  
designated landscape representative and the Riverside  
County Transportation Department's landscape inspector  
shall determine compliance with this condition and execute  
a Landscape Certificate of Completion. Upon determination  
of compliance, the Transportation Department shall clear  
this condition.

090 - Transportation. 4            0090-Transportation-MAP - LC LNDSCP INSPECT DEPOST    Not Satisfied  
Prior to building permit final inspection, the  
developer/permit holder shall file an Inspection Request  
Form and deposit sufficient funds to cover the costs of the  
Pre-Installation, the Installation, and One Year  
Post-Establishment landscape inspections. In the event  
that an open landscape case is not available, then the  
applicant shall open a FEE ONLY case to conduct  
inspections. The deposit required for landscape  
inspections shall be determined by the Riverside County  
Landscape Division. The Transportation Department shall  
clear this condition upon determination of compliance.

090 - Transportation. 5            0090-Transportation-MAP - LNDSCPE INSPCTN RQRMNTS    Not Satisfied  
The permit holder's landscape architect responsible for  
preparing the Landscaping and Irrigation Plans (or on-site  
representative) shall arrange for a INSTALLATION INSPECTION  
with the Transportation Department at least five (5)  
working days prior to the installation of any landscape or  
irrigation components.

Upon successful completion of the INSTALLATION INSPECTION,  
the applicant will arrange for an 6th month INSTALLATION  
INSPECTION at least five 5 working days prior to the  
building final inspection or issuance of occupancy permit,  
whichever occurs first and comply with the Transportation  
Department's Milestone 80 conditions entitled  
"USE-LANDSCAPING SECURITY" and the Milestone 90 condition  
entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful  
completion of the INSTALLATION INSPECTION, the County  
Transportation Department's Landscape Inspector and the  
permit holder's landscape architect (or on-site  
representative) shall execute a Landscape Certificate of  
Completion that shall be submitted to the Transportation  
Department and the Department of Building and Safety. The  
Transportation Department shall clear this condition upon  
determination of compliance.

090 - Transportation. 6            0090-Transportation-MAP - R & B B D                            Not Satisfied

Plan: TR36687E01

Parcel: 476010036

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6            0090-Transportation-MAP - R & B B D (cont.)            Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the project proponent shall pay fees in accordance with Zone D of the Southwest Road and Bridge Benefit District.

090 - Transportation. 7            0090-Transportation-MAP - STREET LIGHTS INSTALL            Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. 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. 8            0090-Transportation-MAP - UTILITY INSTALL            Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 9            0090-Transportation-MAP - WRCOG TUMF            Not Satisfied

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

090 - Transportation. 10            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)

04/02/19  
17:01

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 57

Plan: TR36687E01

Parcel: 476010036

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 10

EOT1 - WQMP COMP AND BNS REG (cont.)

Not Satisfied



**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

4.1

Planning Commission Hearing: April 17, 2019

**PROPOSED PROJECT**

**Case Number(s):** CUP180016 and CZ1800017

**EA No.:** CEQ180073

**Area Plan:** Lake Mathews/Woodcrest

**Zoning Area/District:** Woodcrest District

**Supervisory District:** First District

**Project Planner:** Deborah Bradford

**Project APN(s):** 274-040-021 and 022

**Applicant(s):** Woodcrest Real Estate

Ventures, Steve Powell

**Representative(s):** Projection

Engineer, Inc., Paul Fisher

Charissa Leach, P.E.  
Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**Change of Zone No. 1800017 (CZ1800017)** - The Project site is comprised of two parcels totaling approximately 3.45 gross acres and is presently split zoned with Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A). The applicant is proposing to eliminate the split zoning by changing the southern portion of the Project site zoned R-A to the C-P-S zoning classification. The C-P-S zone is consistent with the site's General Plan's land use designation of Commercial Retail (CR). In addition, the Project has been conditioned for a Certificate of Parcel Merger to be reviewed and approved prior to the issuance of grading permits. The Parcel Merger would merge Assessor Parcel Nos. 274-040-021 and 022.

**Conditional Use Permit No. 180016 (CUP180016)** - The proposed Project includes a Conditional Use Permit (CUP) to construct a 18,800 sq. ft. commercial retail building with a maximum height of 30 feet. Contiguous to the building would be 15,000 sq. ft. of fenced-in outdoor display that includes a 1,000-gallon propane tank for the sale of bulk propane and a 2,000 sq. ft. future forage shed. In addition, there would be 6,257 sq. ft. of unenclosed outdoor display, a rear loading dock for merchandise delivery, trash enclosure, parking lot to accommodate up to 99 vehicles. Access to the site is provided via an existing driveway on Van Buren Blvd. Access to the site is provided via an existing driveway on Van Buren Blvd. Tractor Supply Company hours of operation are Monday through Sunday 8 a.m. to 10 p.m., and during seasonal sale promotions 6 a.m. to 12 a.m.

Together, Change of Zone No. 1800017 and Conditional Use Permit No. 180016 comprise "Project". The Project site is located north of Krameria Avenue, south of Van Buren Avenue, west of Washington Street, and east of Gardner Avenue.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

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

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ180073**, 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 CHANGE OF ZONE NO. 180017** from Residential Agricultural (R-A) on a portion of the Project site to the Scenic Highway Commercial (C-P-S) zoning classification; and,

**APPROVE CONDITIONAL USE PERMIT NO.180016**, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Commercial Retail (CR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Commercial Retail (CD: CR)
East:	Community Development: Commercial Retail (CD: CR)
South:	Rural Community: Very Low Density Residential (RC: VLDR)
West:	Community Development: Commercial Retail (CD: CR) and Rural Community: Very Low Density Residential (RC: VLDR)
Existing Zoning Classification:	Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A)

Proposed Zoning Classification:	C-P-S
Surrounding Zoning Classifications	
North:	Scenic Highway Commercial (C-P-S)
East:	Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A)
South:	Residential Agricultural (R-A)
West:	Scenic Highway Commercial (C-P-S)
Existing Use:	Vacant Land
Surrounding Uses	
North:	Community Shopping Center
South:	Residential Development
East:	Residential Development and Educational Services
West:	Commercial uses

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	3.45 gross acres	
Existing Building Area (SQFT):	Vacant	
Proposed Building Area (SQFT):	18,800 sq. ft Retail Commercial Building, with 15,000 sq. ft. attached outdoor display area and 6,257 sq. ft. detached outdoor display area. Total outdoor display area is 21,257 sq. ft.	
Floor Area Ratio:	.225	.20 - .35
Building Height (FT):	30'	50'

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Retail	18,800 sq. ft. retail bldg., 15,000 sq. ft. outdoor display attached to the building which includes a 2,000 sq. ft. forage shed, and 6,257 outdoor unenclosed display area located directly east of the entrance.(21,257 total sq. ft. of outdoor storage area)	Retail bldg. – 1 space /200sq.ft. Storage 1space/1000 sq. ft. of storage area. Outdoor display 1 sp/ 1000 sq. ft. of uncovered area, up to	114 spaces	99 spaces

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
		a maximum of 20 spaces		
<b>TOTAL:</b>				<b>99*</b>

Ordinance No. 348, Article XVIII, Section 18.12 (h), allows the Planning Director to reduce the parking requirements otherwise prescribed for any use or combination review of a development plan. As part of the application material the applicant's has requested a modification of parking standards and provided sufficient evidence and documentation that demonstrate conditions that could warrant a parking reduction. In this case, the applicant's request was due to the Project's proposed outdoor storage area that is intended to allow display and storage of items that require additional area that normally could not be provided within the enclosed building. This circumstance demonstrates that the floor area devoted to customer or employee use would be less than typical for the size building proposed. The reduction of 15 spaces would cover the parking required for the outdoor storage area, where the store building would meet the minimum requirement. Therefore, the Planning Director has allowed the Project to provide 99 parking spaces on the subject site, where 114 spaces would be required.

**Located Within:**

City's Sphere of Influence:	Yes – Riverside
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	No
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	No
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – March Air Reserve Base



PROJECT LOCATION MAP



Figure 1. Vicinity Map

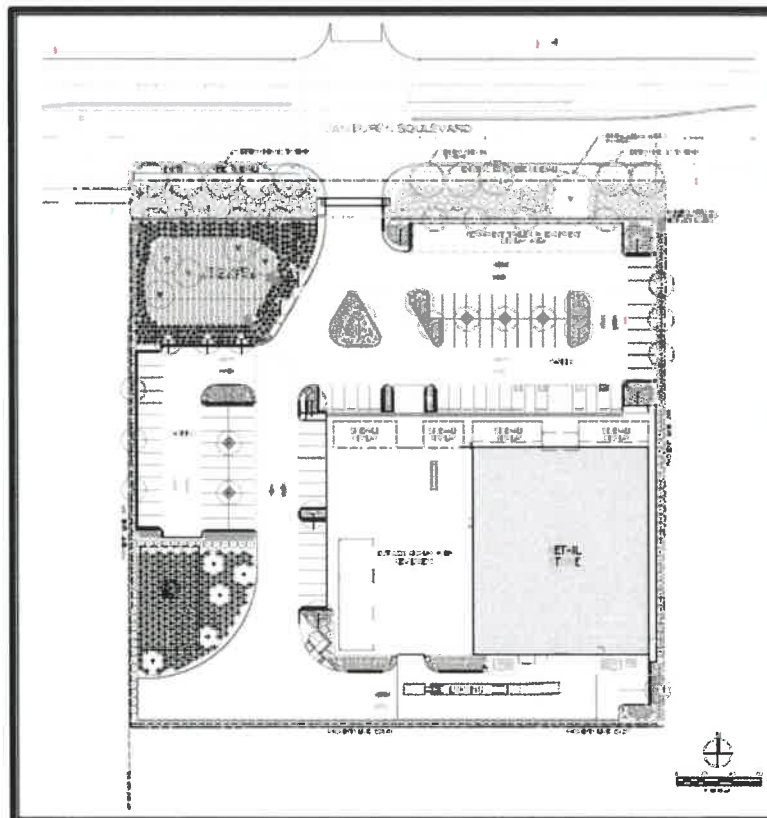


Figure 2. Site Plan

## PROJECT BACKGROUND AND ANALYSIS

### Background

#### **Zoning/Development Standards**

The Project site is presently split zoned with C-P-S along the northern portion of the site, directly adjacent to Van Buren Avenue, and R-A along the southern property line. The R-A zoning classification is considered inconsistent with the Commercial Retail (CR) General Plan Land Use Designation. The Project is proposing to change the R-A zoned portion of the site to C-P-S that would eliminate the split zoning on the Project site. Additionally, prior to the issuance of grading permits as stated in condition of approval 060 Planning 1, a Certificate of Parcel Merger shall be reviewed and approved by the Survey Department. The Parcel Merger shall merge Assessor Parcel Nos. 274-040-021 and 022 to ensure that development would not cross over lot lines. The change of zone to C-P-S and lot merger will result in consistency of the entire site with the CR designation. The Change in Zone would also facilitate the site to be developed as proposed, including the outdoor storage area. Section 9.5 of Ordinance No. 348 allows commercial retail uses such as, feed and grain sales, hardware stores, household goods sales and repair, hobby shops, garden supply stores, and pet supply shops. The permitted uses with more than 200 square feet of outside storage of displayed materials is subject to a Conditional Use Permit (CUP). Since the project would be entitled with a CUP, the Plot Plan application was not required. The applicant proposes to install a wall mounted sign with illuminated channel letters and a 20 foot free standing pylon sign that would be designed with the corporate style colors and design.

Section 9.53 of Ordinance No. 348 provides standards for development within the C-P-S zone. The Project as proposed and conditioned would meet all the requirements of this section. In addition, earthwork will consist of balancing the site, there will be no import or export of soil material. Currently there is no availability for sanitary sewer at the proposed project location. Sewer will be provided for by an on-site wastewater septic system.

The applicant has indicated that the project hours of operation would be Monday through Sunday 8 a.m. to 10 p.m., and during seasonal sale promotions 6 a.m. to 12 a.m. The store would have 4-5 employees on-site during normal business hours with a total of 8-10 employees hired to cover all shifts. The proposed tenant, Tractor Supply Company, is considered one of the largest rural lifestyle retail stores. They do not sell tractors, but they do sell riding mowers, hardware, tools, clothing, equine and pet supplies, lawn and garden supplies.

### Previous Planning Review

A Pre-Application Review (PAR) for the Project site was submitted on April 23, 2018 and was reviewed by the Development Advisory Committee (DAC) on May 24, 2018. Comments from Planning were regarding the amount of outdoor storage proposed, the need for a Change of Zone, Conditional Use Permit, and the request for a buffer along the property line abutting the adjacent residential area.

Conditional Use Permit No. 180016 and Change of Zone No. 180017 was submitted to the County of Riverside on July 25, 2018.

## ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 180073 identified potentially significant impacts in regards to Biology; however, with the incorporation of a mitigation measure this impact was reduced to less than significant. The IS and MND represent the independent judgment of Riverside County. The documents were circulated for a 20-day public review period per the California Environmental Quality Act Statute and Guidelines Section 15105.

## **FINDINGS AND CONCLUSIONS**

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

### **Land Use Findings:**

1. The project site has a General Plan Land Use Designation of Community Development: Commercial Retail (CD: CR).
2. The project site has an existing Zoning Classification of Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A). The existing R-A zoning classification is located along the southern portion of the project site. The R-A zone is inconsistent with the existing Commercial Retail (CR) land use designation. The Change of Zone has been proposed to change the area currently zoned R-A to the C-P-S Zone which would allow the entire site to be zoned C-P-S, which is consistent with the CR land use designation. The CR designation would support the proposed project as it encourages local and regional serving commercial uses. The Project would provide retail opportunity for the immediate community as well as the region since it is located on Van Buren which is intended as a commercial corridor. The CR designation calls for a Floor Area Ratio (FAR) ranging from 0.20 – 0.35, the Project proposes a FAR of .225 which is consistent with the CR's FAR range.
3. The proposed use, a commercial retail store with outdoor storage, is allowed within the C-P-S Zoning Classification, subject to Conditional Use Permit. The design of the Project is in compliance with the C-P-S zoning classification, and all applicable development standards of Ordinance No. 348.

### **Entitlement Findings:**

#### **Change of Zone:**

1. The Project site is comprised of two parcels for a total of 3.45 acres. Assessor Parcel Number (APN) 274-040-022 is comprised of 2.75 acres and APN 274-040-021 is comprised of 0.74. The General Plan's land use designation for the Project site is Community Development: Commercial Retail (CD: CR). Uses encouraged in this land use designation are local and regional serving retail and service uses. Project implementation will be for the construction of a commercial retail business that will serve the needs of the surrounding community. The Project would provide retail opportunity for the immediate community as well as the region since it is located on Van Buren which is intended as a commercial corridor. Therefore, the proposed Change of Zone is consistent with the General Plan's land use designation.

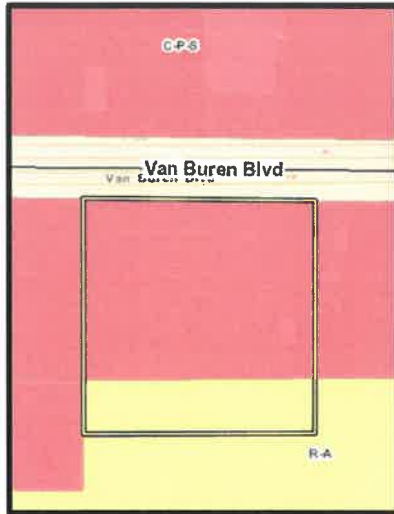


Figure 3 –Existing Zoning



Figure 4 –GP Land Use Designation

**Conditional Use Permit:**

1. The proposed use conforms to all applicable requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. With the approval of the proposed Change of Zone, and with standard conditions of approval, the proposed Project complies with this finding.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare in that all applicable development standards in regards to setbacks, signage, parking requirements, fire department requirements, building code compliance, and road and infrastructure improvements will be incorporated as standard conditions of approval. The proposed Project complies with this finding.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property. The Riverside County General Plan has designated the project site and surrounding properties fronting along Van Buren Avenue as Commercial Retail (CR). The Project would provide retail opportunity for the immediate community as well as the region since it is located on Van Buren which is intended as a commercial corridor. The Project meets the objectives of the CR designation and therefore, complies with this finding.
4. The proposed use complies with the C-P-S zoning classification that allows uses such as clothing stores, dry goods stores, feed and grain sales, hardware stores, household goods, leather goods, garden supply stores, and equipment rental. Permitted uses with an excess of 200 square feet of outdoor storage are subject to the approval of a Conditional Use Permit. The Project proposes 15,000 square feet of outdoor storage area to which this CUP would address. The Project meets all applicable development standards (including the Parking Modification), therefore, complying with the requirements of Ordinance No. 348 including the requirements of the C-P-S zoning classification.

5. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The Project site is located along Van Buren Boulevard which is within a Capital Improvement Project area. The applicant will be providing Cash in Lieu (CIL) for frontage improvements, including street, traffic signal and utilities. To reduce drainage flow off-site the applicant is also proposing the installation of a bio-retention facility along the northwest portion of the Project site. The proposed Project complies with this finding.
6. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed Project complies with this finding, in that the project site is comprised on one structure on one parcel; however, if a subdivision is proposed in the future compliance with Ordinance No. 460 would be required.

**Development Standards Findings:**

1. Construction of the proposed Project is consistent with Ordinance No. 348 in particular with the permitted uses and development standards of the Scenic Highway Commercial (C-P-S) Zone as provided in Section 9.53 as detailed below:
  - a. *There is no minimum lot are requirement, unless specifically required by zone classification for a particular area.* The Project site does not have a minimum lot size attached to the zoning classification; therefore, the proposed Project complies with this development standard.
  - b. *There are no yard requirements for buildings which do not exceed 35 feet in height, except as required for specific plans.* The building is proposed to be 29' 8" to the top of the gable roof. The proposed Project meets this development standard.
  - c. *No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of this ordinance.* As stated above the proposed building will be 29' 8" at the top of the gable roof. The proposed Project meets this development standard.
  - d. *Automobile storage space shall be provided as required by Section 18.12 of this ordinance.* Ordinance No. 348, Article XVIII, Section 18.12 (h), allows the Planning Director, to reduce the parking requirements otherwise prescribed for any use or combination review of a development plan. As part of the application material the applicant's has requested a modification of parking standards and provided sufficient evidence and documentation that demonstrate conditions that could warrant a parking reduction. In this case, the applicant's request was due to the Project's proposed outdoor storage area that is intended to allow display and storage of items that require additional area that normally could not be provided within the enclosed building. This circumstance demonstrates that the floor area devoted to customer or employee use would be less than typical for the size building proposed. The reduction of 15 spaces would cover the parking required for the outdoor storage area, where the store building would meet the minimum requirement. Therefore, the Planning Director has

allowed the Project to provide 99 parking spaces on the subject site, where 114 spaces would be required.

- e. *EV Parking:* All development projects that require 50 or more parking spaces shall designate three (3) spaces for electric vehicles, and designate one (1) additional space for electrical vehicles for each additional 50 parking spaces. The applicant will be providing approximately 3 parking spaces for electrical vehicles. Each electrical vehicle parking space shall have a charging station. Charging stations if capable may service more than one electrical vehicle. The applicant's site plan will illustrate the location of these spaces and charging stations. The Project complies with this development standard.
- f. *Bike Spaces:* All commercial developments shall provide 1 bicycle space for each 25 parking spaces required for employees and 1 bicycle space for each thirty-three (33) parking spaces required. The applicant is providing 5 bicycle parking spaces along the front of the building and 5 parking spaces located at the rear of the building. The location of these spaces are provided on the site plan. The Project complies with this development standard.
- g. *All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.* Mechanical equipment will be located at the rear of the building on the ground. The equipment will not be visible. The proposed Project meets this development standard.

**Other Findings:**

1. The Project site is located within the City of Riverside's sphere of influence as such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. In reviewing the City of Riverside's General Plan Land Use Map the Project site has a proposed land use designation of Commercial. Therefore, the Project is consistent with the City of Riverside's land use plan and no further review was required. The City of Riverside was sent information regarding the proposed development during project review on August 16, 2018. Notice of the public hearing was sent out to the City on March 18, 2019.
2. The project site is located within the Zone E of the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan. As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on August 6, 2018, ZAP1323MA18 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. The on-site storm water management area, shall be designed for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The bio retention facility shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species should not be planted in or around the bio retention facility in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify a potential buyer of the commercial retail use that the property is presently located in the vicinity of an airport influence area.

3. In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on August 16, 2018. The Pala Band of Mission Indians Tribal Historic Office responded and declined consultation. The Rincon Band of Luiseno Indians declined consultation but recommended that an archaeological record search be conducted for the project. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Morongo Band of Mission Indians. All of the groups were provided the cultural report and the project conditions of approval. No tribal cultural resources were identified by any of the consulting tribes because there are none present. Consultation was concluded in October, 2018.
4. The project site is not located within the Mount Palomar Observatory Lighting Zone boundary.
5. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
6. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not in a Fire Hazard Zone.

**Conclusion:**

1. For the reasons discussed above, as well as the information provided in the Initial Study the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

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

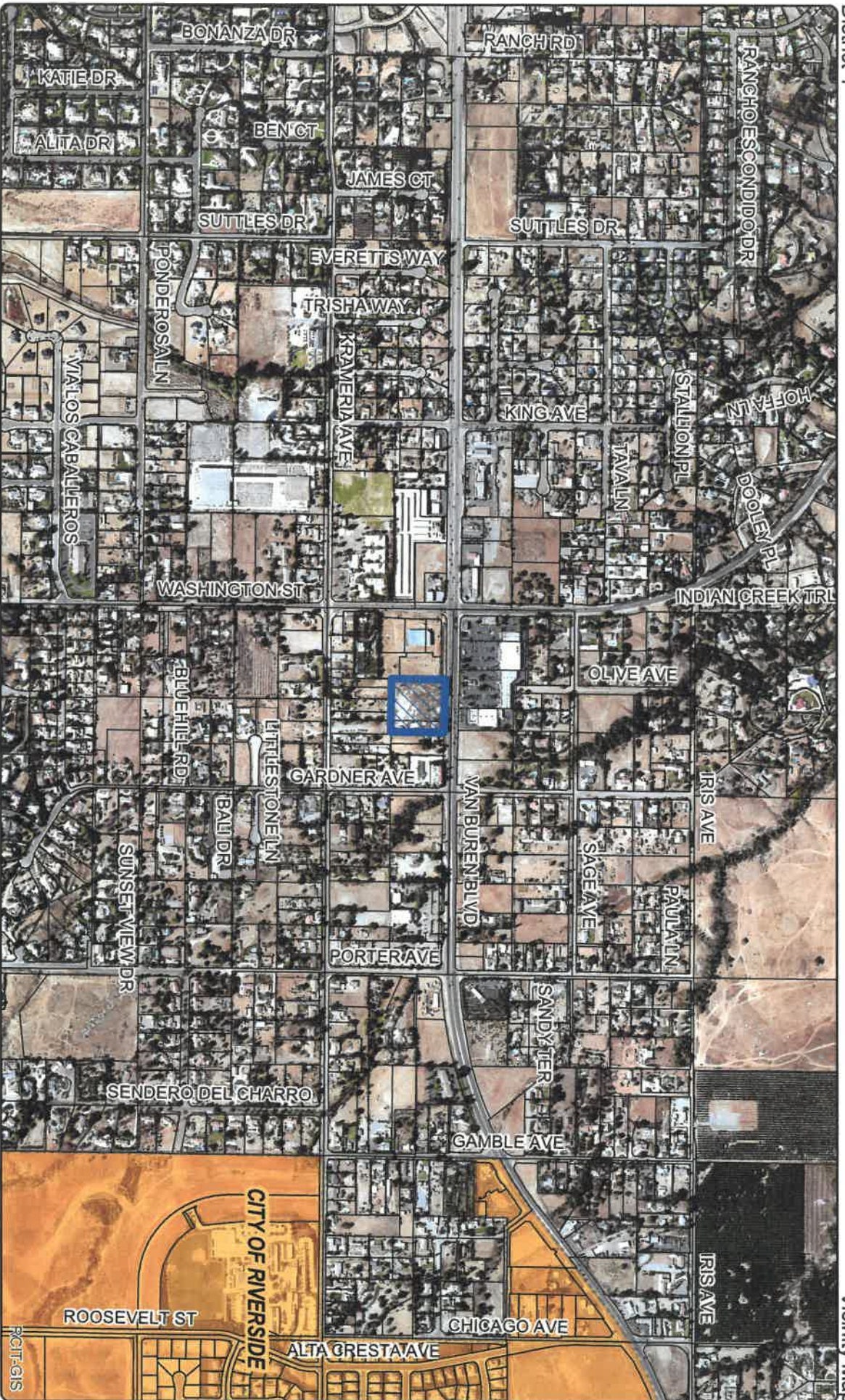
This project was presented before the Woodcrest MAC group on September 13, 2018 and received positive feedback.

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Supervisor: Jeffries  
District 1

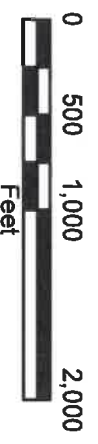
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ1800017 CUP180016**  
**VICINITY/POLICY AREAS**

Date Drawn: 12/14/2018  
Vicinity Map



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan. This map is a preliminary map and is not intended to be used for any purpose other than for informational purposes. For further information, please contact the Riverside County Planning Department at 951.955.3200 Western County or in San Diego at 619.685.8277 (Palmer County or Wichita). <http://www.riversideca.gov>

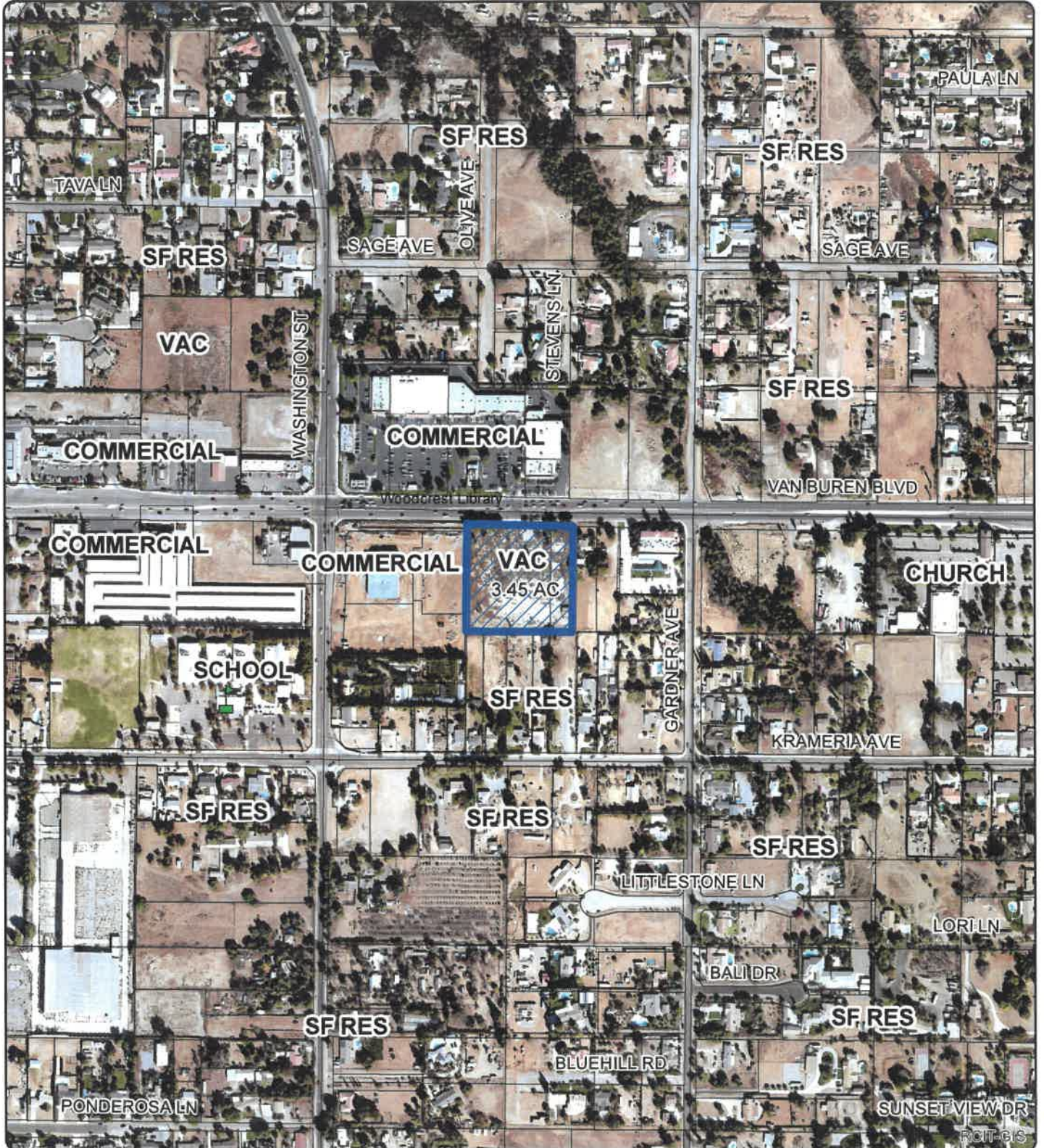


RIVERSIDE COUNTY PLANNING DEPARTMENT  
CZ1800017 CUP180016

Supervisor: Jeffries  
District 1

Date Drawn: 12/14/2018  
Exhibit 1

LAND USE



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



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

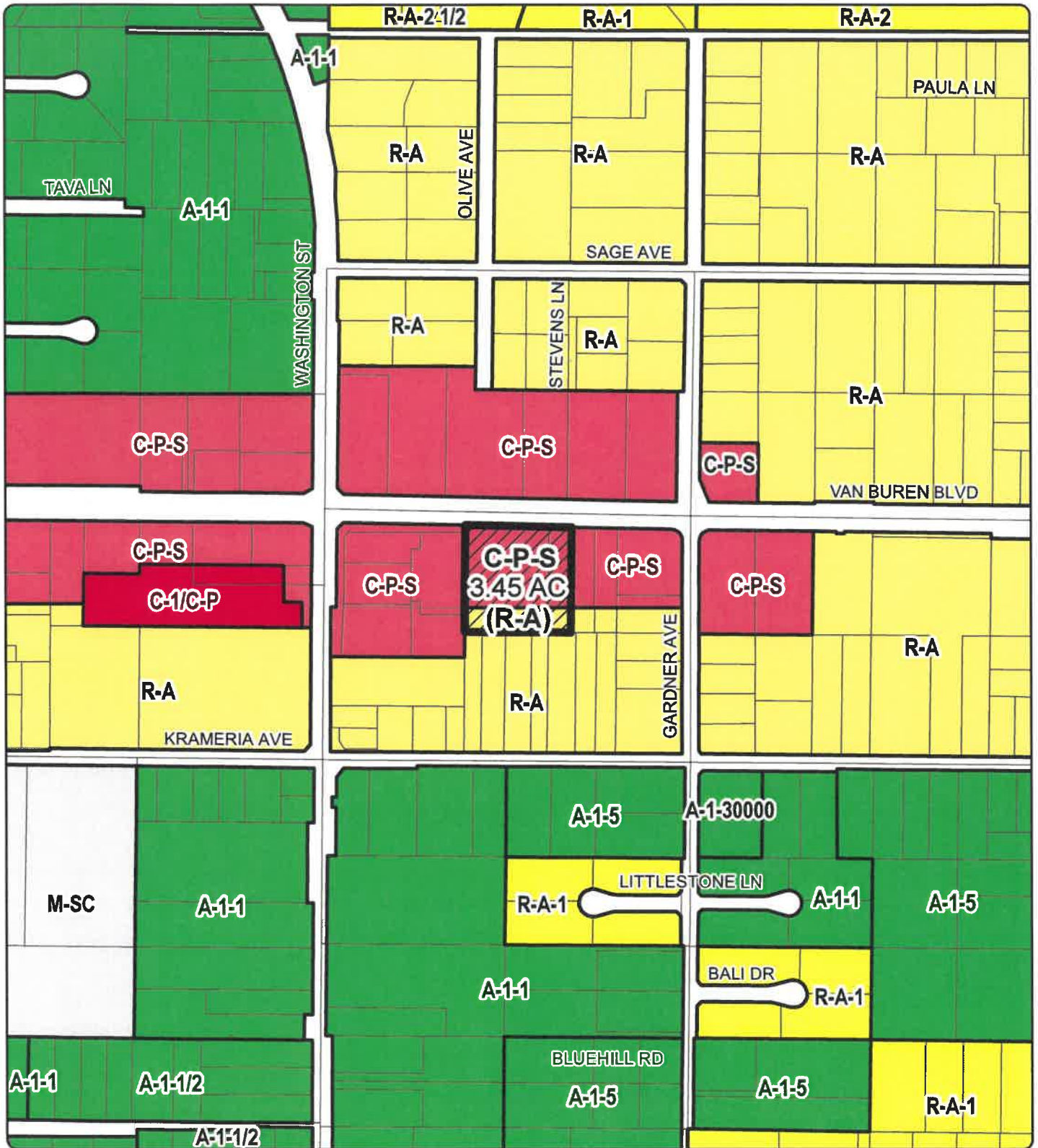
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CZ1800017 CUP180016

Supervisor: Jeffries  
District 1

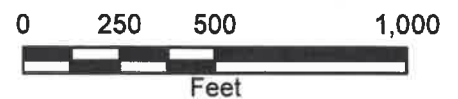
Date Drawn: 12/14/2018  
Exhibit 3

### PROPOSED ZONING



Zoning Dist: Woodcrest

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>

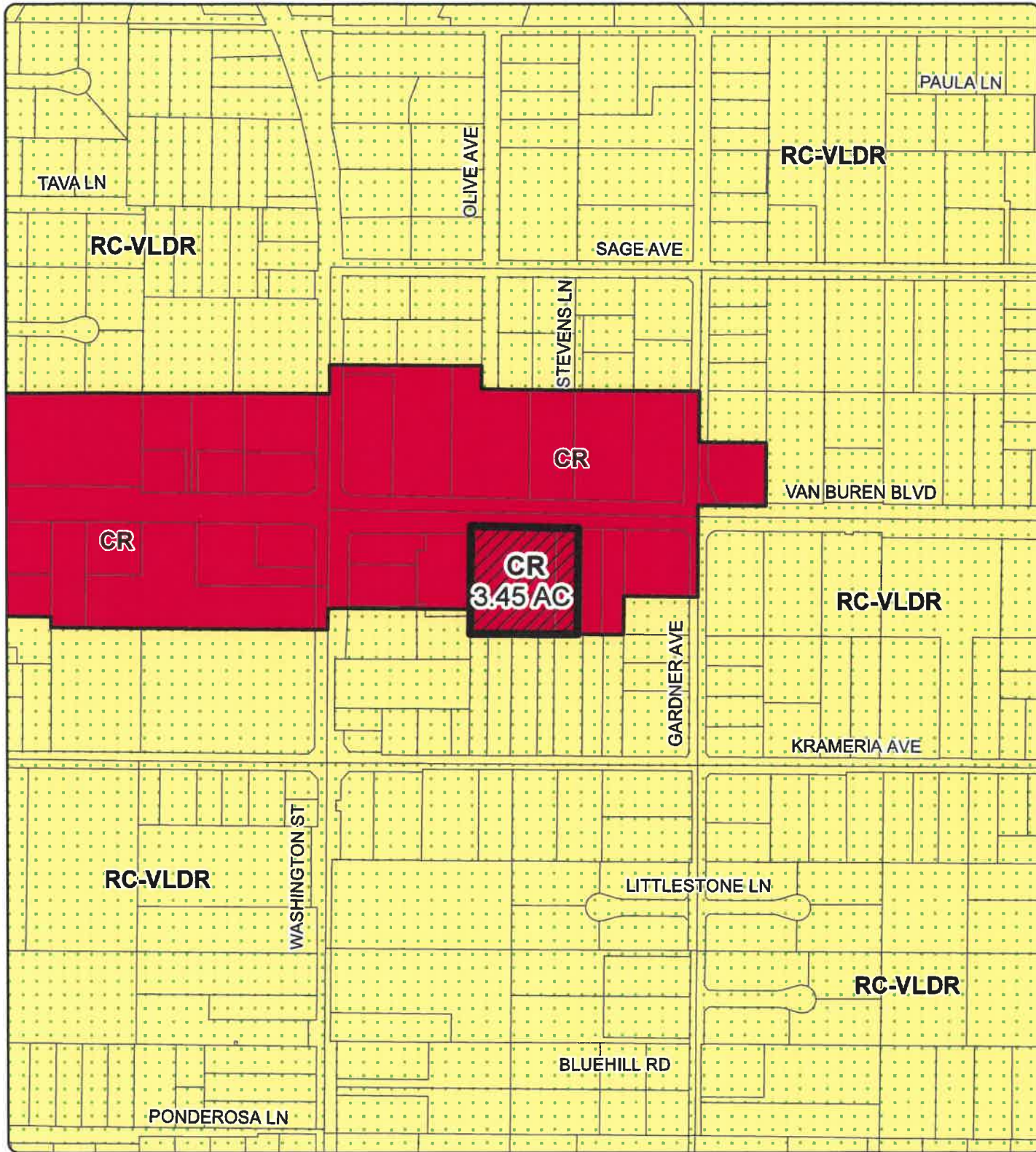
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ1800017 CUP180016

EXISTING GENERAL PLAN

Supervisor: Jeffries  
District 1

Date Drawn: 12/14/2018  
Exhibit 5

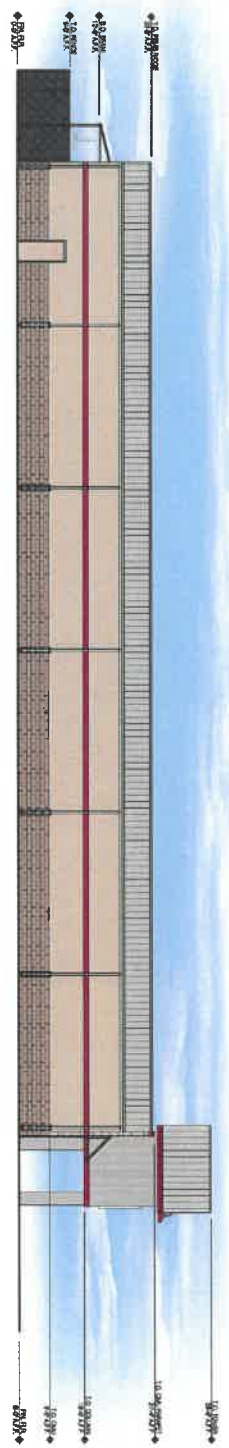


Zoning Dist: Woodcrest

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.rctilma.org>



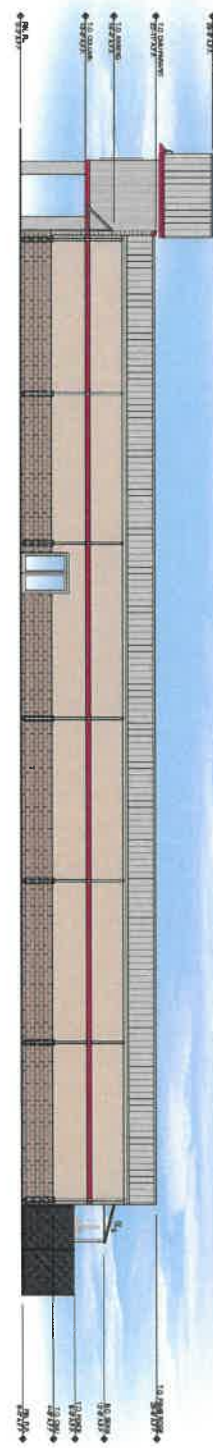
1 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



5 TRASH ENCLOSURE  
SCALE: 1/8" = 1'-0"

- BUILDING PAINT COLORS**
- THE FOUNDATION WALLS SHALL BE FINISH: SANDSTONE, 20% MTR.
  - WALLS ABOVE THE FOUNDATION LINE SHALL BE: TRAVELER, WHITE.
  - THE BUILDING TRIM COLORS SHALL BE: TRAVELER, WOODGRIP OR: TRAVELER, WOODGRIP.
  - THE BUILDING TRIM COLORS SHALL BE: TRAVELER, WOODGRIP.

TRAVELER  
WOODGRIP

**EMPERI DESIGN GROUP**  
11511 TOWNHILL  
RIVERSIDE, CA 92504  
TEL: 951-514-1111  
WWW.EMPERIDESIGN.COM

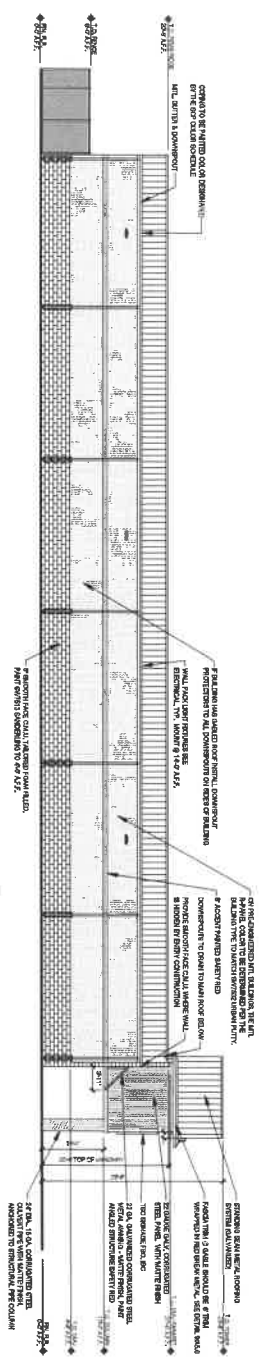
**WOODCREST COMMERCIAL**  
17155 VAN BUREN BLVD.  
RIVERSIDE, CA 92504



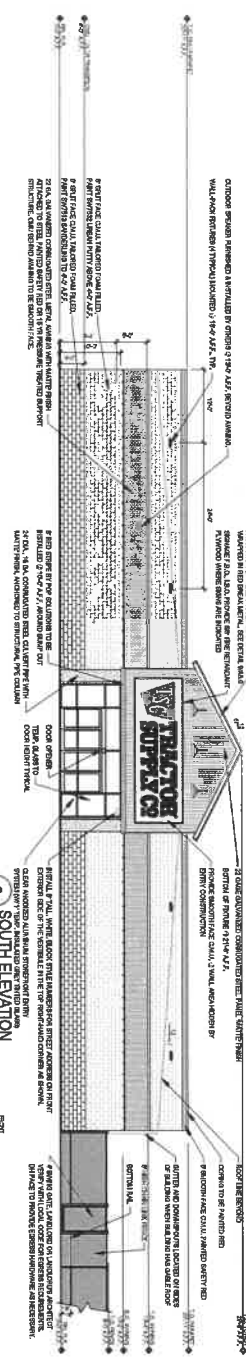
NO.	DATE	DESCRIPTION
1	10/15/20	CONCEPTUAL DESIGN DEVELOPMENT
2	11/10/20	SCHEMATIC DESIGN DEVELOPMENT
3	12/15/20	PERMITTING
4	01/15/21	CONSTRUCTION ADMINISTRATION
5	02/15/21	PROJECT CLOSEOUT

A2.0

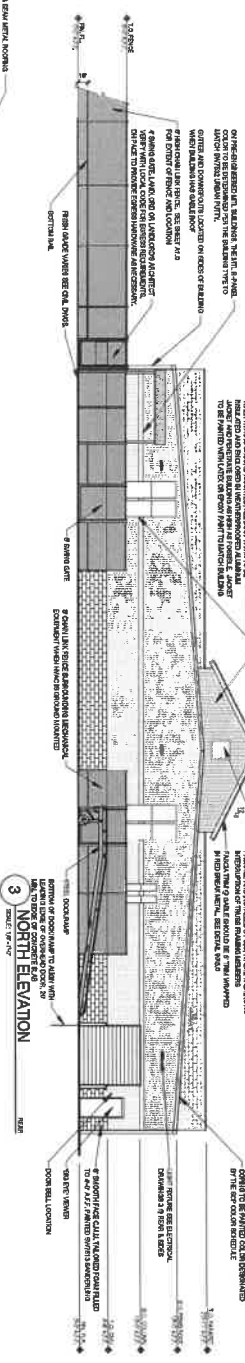




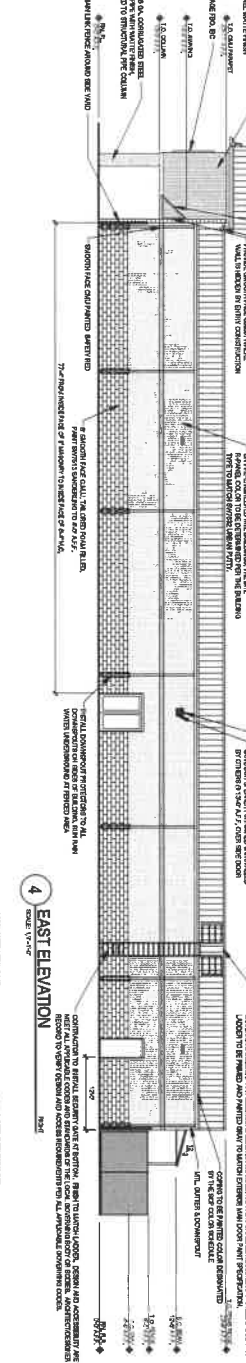
1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



5 TRASH ENCLOSURE  
SCALE: 1/8" = 1'-0"

**DESIGNER TO USE LOWEST COST BUILDING PERIOD CONSISTENT WITH APPLICABLE REGULATIONS**

**REGULATORY MARKS**

- ALL REGULATORY MARKS SHALL BE PLACED ON THE EXTERIOR OF THE BUILDING.
- ALL REGULATORY MARKS SHALL BE PLACED ON THE EXTERIOR OF THE BUILDING.
- ALL REGULATORY MARKS SHALL BE PLACED ON THE EXTERIOR OF THE BUILDING.

**GENERAL NOTES:**

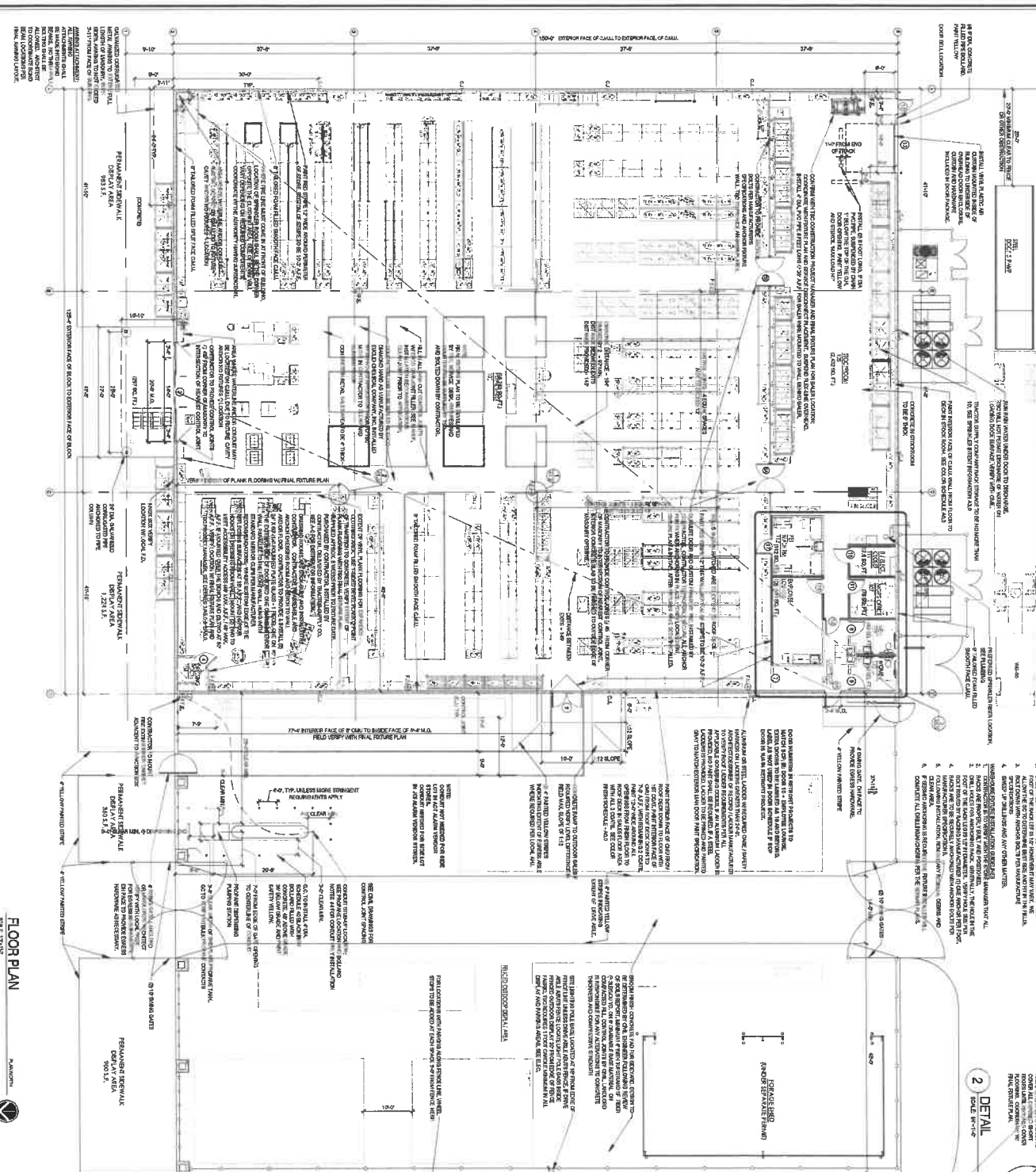
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE REGULATIONS.
2. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AVAILABLE.
3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
5. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.



CONDITIONAL USE PERMIT # TBD  
WOODCREST COMMERCIAL  
17155 VAN BUREN BLVD.  
RIVERSIDE, CA 92504

EMPIRE  
DESIGN  
GROUP

A2.0



**FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

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

**DETAIL 2**  
SCALE: 1/4" = 1'-0"

**WALL TYPES**

1. EXTERIOR WALL WITH INSULATION AND FINISH  
2. INTERIOR WALL WITH GYPSUM BOARD AND FINISH  
3. PARTITION WALL WITH GYPSUM BOARD AND FINISH  
4. GLASS WALL WITH INSULATION AND FINISH  
5. CONCRETE WALL WITH FINISH  
6. METAL WALL WITH FINISH  
7. MASONRY WALL WITH FINISH  
8. CEILING WITH FINISH  
9. FLOOR WITH FINISH  
10. DOOR WITH FINISH  
11. WINDOW WITH FINISH  
12. ROOF WITH FINISH  
13. FOUNDATION WITH FINISH  
14. OTHER AS NOTED

**CONDITIONAL USE PERMIT # TBD**  
**WOODCREST COMMERCIAL**  
**17155 VAN BUREN BLVD.**  
**RIVERSIDE, CA 92504**

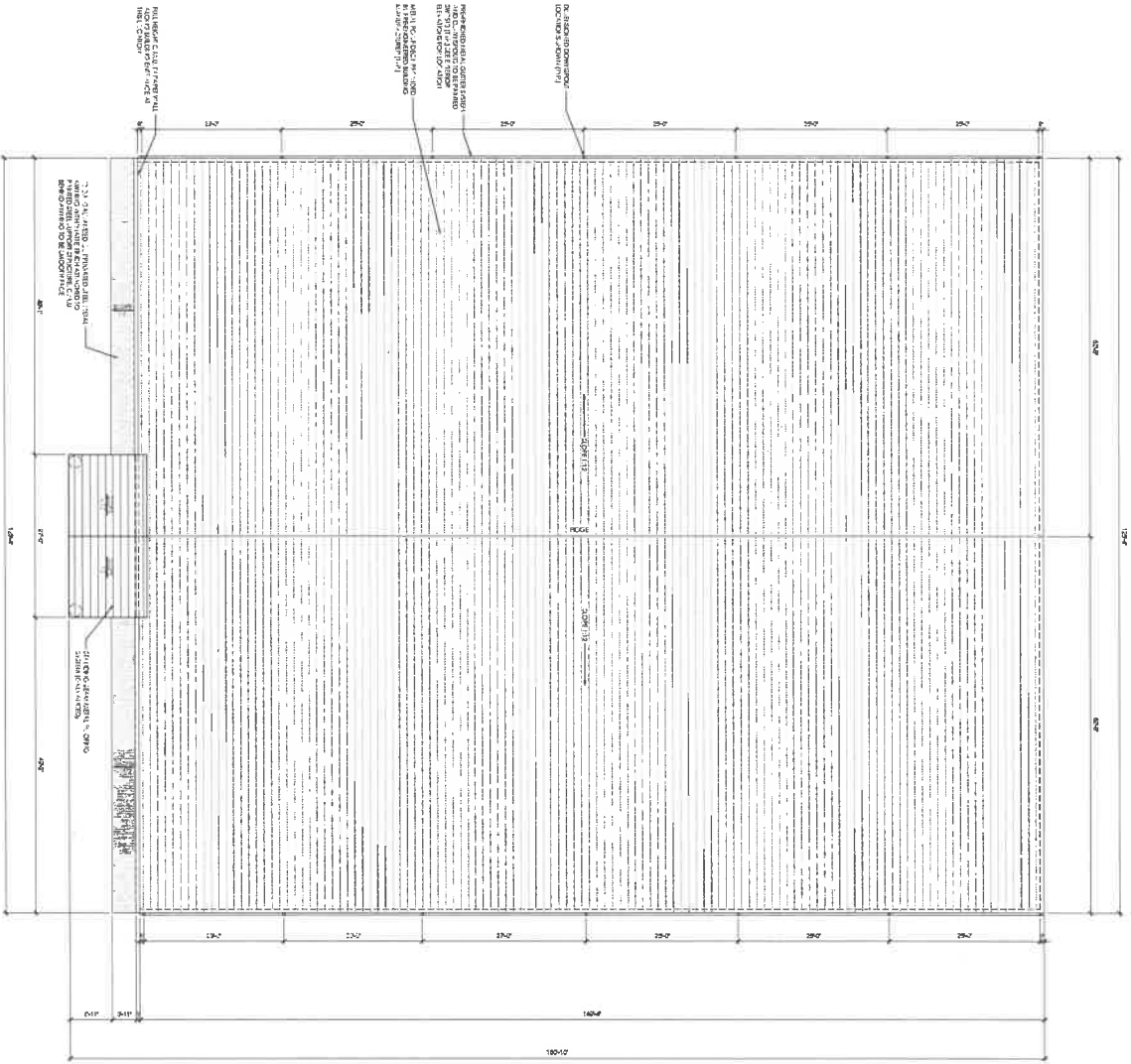


**EMPIRE DESIGN GROUP**  
17155 Van Buren Blvd.  
Riverside, CA 92504  
Tel: (951) 514-1111  
Fax: (951) 514-1112  
www.empiredesigngroup.com

**SHIMBERG**  
17155 Van Buren Blvd.  
Riverside, CA 92504  
Tel: (951) 514-1111  
Fax: (951) 514-1112  
www.shimberg.com

**CONSTRUCTION**  
FLOOR PLAN  
EMPHASIS C

**A1.0**



ROOF PLAN

SCALE: 1/8" = 1'-0"



A1.3

CONSULTANT  
ROOF PLAN  
SHEET 0

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	08/15/2011
2	REVISED PER COMMENTS	08/15/2011
3	REVISED PER COMMENTS	08/15/2011
4	REVISED PER COMMENTS	08/15/2011
5	REVISED PER COMMENTS	08/15/2011
6	REVISED PER COMMENTS	08/15/2011
7	REVISED PER COMMENTS	08/15/2011
8	REVISED PER COMMENTS	08/15/2011
9	REVISED PER COMMENTS	08/15/2011
10	REVISED PER COMMENTS	08/15/2011



CONDITIONAL USE PERMIT # TBD  
WOODCREST COMMERCIAL  
17155 VAN BUREN BLVD.  
RIVERSIDE, CA 92504

HOK  
SNEDECOR

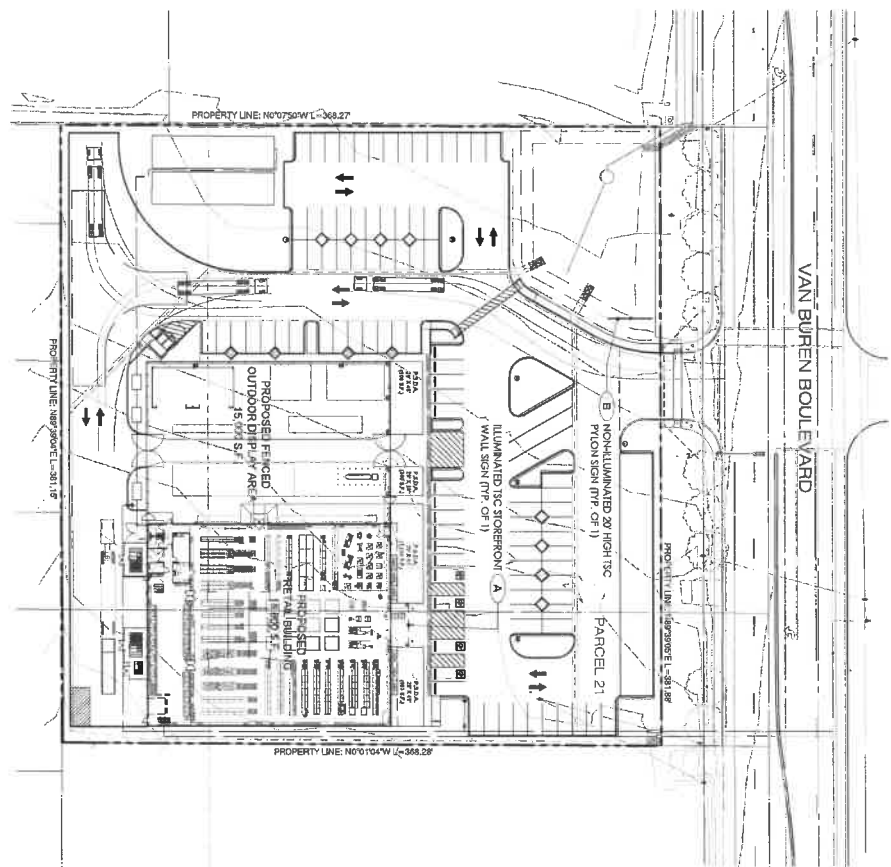
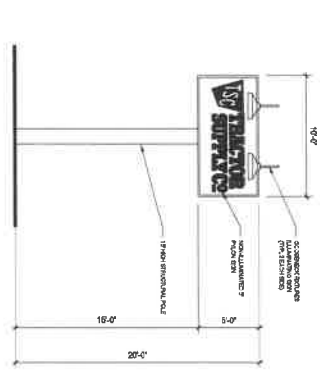
EMPIRE  
DESIGN  
GROUP

17155 VAN BUREN BLVD.  
RIVERSIDE, CA 92504



**SIGNAGE SUMMARY (UNDER SEPARATE PERMIT)**

SIGN	ILLUMINATION	EX. S.F.	NEW S.F.	DIFFERENCE
(A) TSC WALL SIGN	NON-ILLUMINATED	0 S.F.	(1) 218 S.F.	+ 218 S.F.
(B) TSC Pylon SIGN	NON-ILLUMINATED	0 S.F.	(1) 90 S.F.	+ 90 S.F.
<b>TOTAL</b>		<b>0 S.F.</b>	<b>+ 308 S.F.</b>	



**1 SIGNAGE PLAN**  
 SCALE: 1/8" = 1'-0"



NO.	DATE	BY	REVISION
1	08/11/2011	MS	ISSUE FOR PERMIT
2	08/11/2011	MS	ISSUE FOR PERMIT
3	08/11/2011	MS	ISSUE FOR PERMIT
4	08/11/2011	MS	ISSUE FOR PERMIT
5	08/11/2011	MS	ISSUE FOR PERMIT
6	08/11/2011	MS	ISSUE FOR PERMIT
7	08/11/2011	MS	ISSUE FOR PERMIT
8	08/11/2011	MS	ISSUE FOR PERMIT
9	08/11/2011	MS	ISSUE FOR PERMIT
10	08/11/2011	MS	ISSUE FOR PERMIT

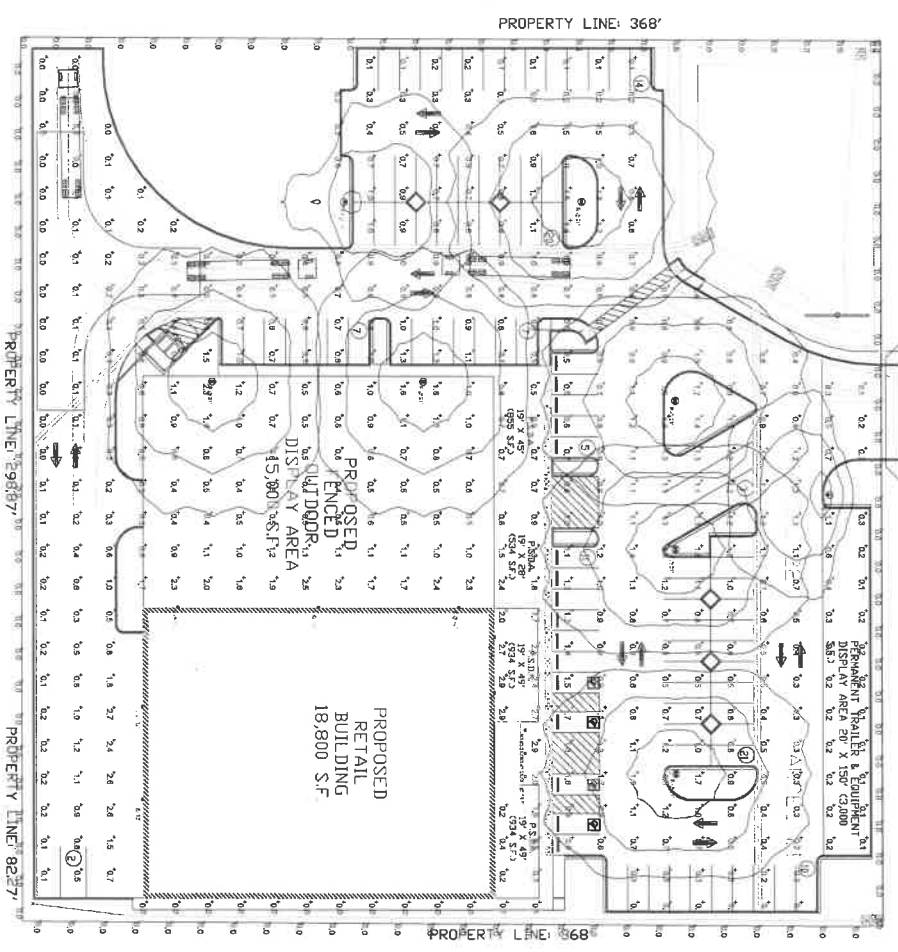
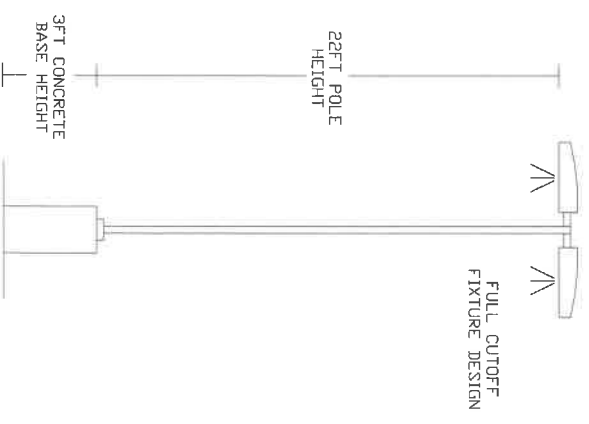
**Schedule**

Symbol	Label	Qty	Category Number	Description	Lamp	Lumens	Wattage
P	1	1	DSXWPM-LED-10C-1000-50K-T3M-AMVOLT-SPUMBA-HS-DOBXD	Single Head Luminaires DSXWPM Series LED Area Unit w/Trip T3M Distribution (18ft Pole Height w/30 Base) House Side Shield	LED 5000K (FULL CUTOFF DESIGN)	3123	38.8
P	1	1	DSXWPM-LED-10C-1000-50K-TT3M-AMVOLT-SPUMBA-DOBXD	Single Head Luminaires DSXWPM Series LED Area Unit w/Trip TT3M Distribution (18ft Pole Height w/30 Base)	LED 5000K (FULL CUTOFF DESIGN)	3989	38.8
R	6	6	DSXWPM-LED-10C-1000-50K-T3M-AMVOLT-SPUMBA-DOBXD	Double Head Luminaires DSXWPM Series LED Area Unit w/Trip T3M Distribution (18ft Pole Height w/30 Base)	LED 5000K (FULL CUTOFF DESIGN)	3897.53	77.6
R	7	7	DSXWPM-LED-10C-1000-50K-T3M-AMVOLT-DOBXD	Luxon DSXWPM Series Wall Mount LED Unit w/Trip T3M Distribution (18ft and 12ft Mounting Height)	LED 5000K (FULL CUTOFF DESIGN)	3999	38.8
K1	3	3	H-15118-97H-40D-27-97Z1LED2400D90MM	H-H4e H15118 Series LED Gooseneck Unit (21.5ft Mounting Height) Red Finish	LED (FULL CUTOFF DESIGN)	2000	21.4

**Statistics**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	+	0.7fc	2.9fc	0.0fc	N/A	N/A
Property Line Light Level		+	0.0fc	0.0fc	N/A	N/A

NOTE: ALL LITE LIGHTING TO COMPLY WITH COUNTY OF RIVERSIDE ORDINANCE NO. 655. PROJECT IS LOCATED IN PALOMAR LIGHT REGULATION ZONE B.



1 LIGHTING PLAN  
SCALE: 1/8" = 1'-0"

LP1.0

Michael J. Smith  
 License No. 15123  
 State of California  
 PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING

CONDITIONAL USE PERMIT # TBD  
 WOODCREST COMMERCIAL  
 17155 VAN BUREN BLVD.  
 RIVERSIDE, CA 92504

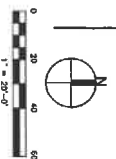
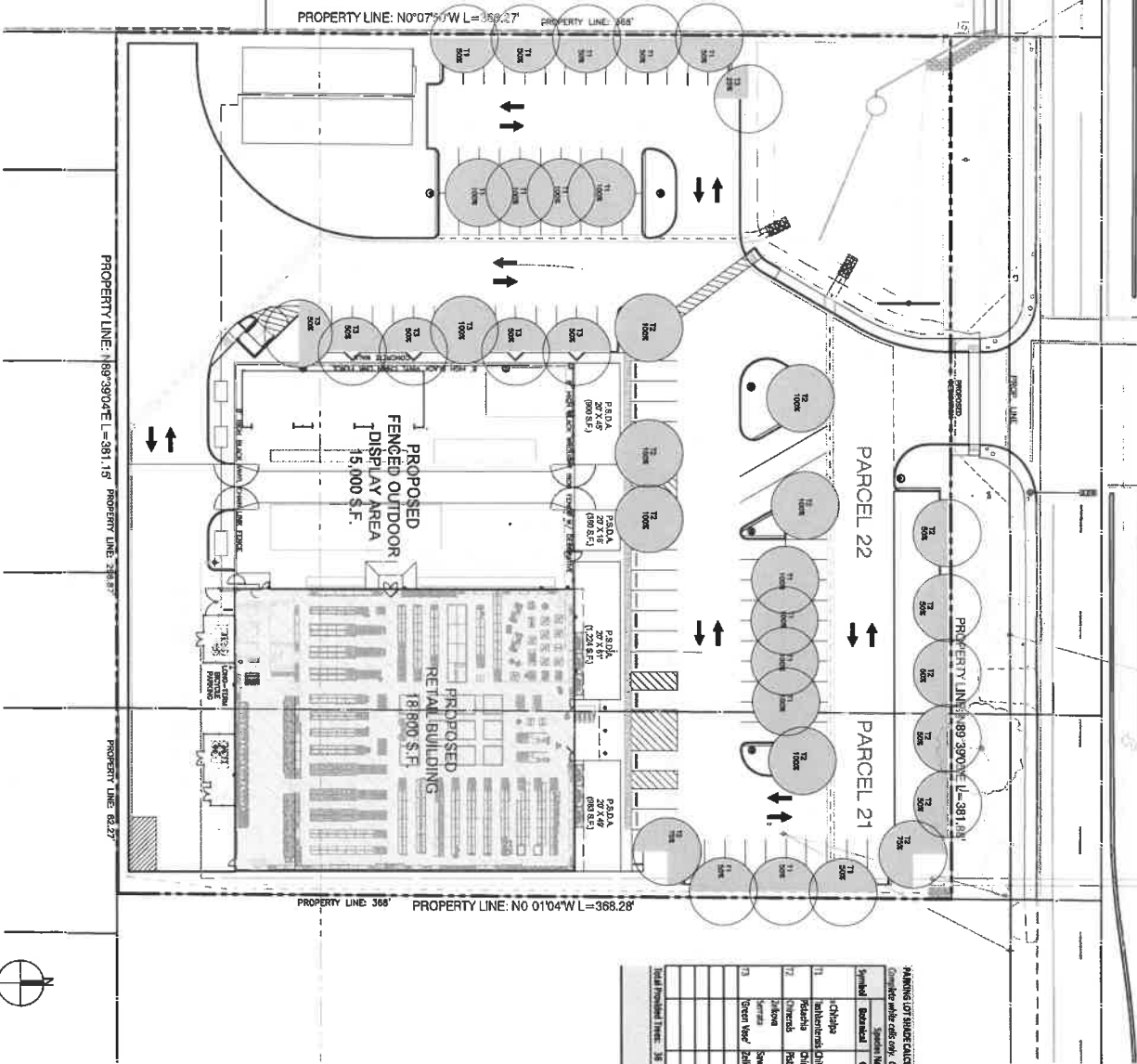
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 SNEDECOR

EMPIRE  
 DESIGN  
 GROUP





VAN BUREN BOULEVARD



**LANDING LOT SHADE CALCULATION TABLE**

Consider only trees only. Gray cells are outside lot.

Symbol	Species Name	Category	Canopy Area	100% Shade Credit	75% Shade Credit	50% Shade Credit	25% Shade Credit	Provided	Required
				Quantity	Area	Quantity	Area	Quantity	Area
T1	Chickadee	Common	30'	1071	0	0	0	0	0
T2	Redstart	Common	30'	1071	0	0	0	0	0
T3	Robin	Common	30'	1071	0	0	0	0	0
T4	Junco	Common	30'	1071	0	0	0	0	0
T5	Starling	Common	30'	1071	0	0	0	0	0
T6	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T7	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T8	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T9	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T10	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T11	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T12	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T13	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T14	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T15	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T16	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T17	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T18	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T19	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T20	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T21	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T22	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T23	Tree Sparrow	Common	30'	1071	0	0	0	0	0
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T25	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T26	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T27	Tree Sparrow	Common	30'	1071	0	0	0	0	0
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T32	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T33	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T34	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T35	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T36	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T37	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T38	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T39	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T40	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T41	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T42	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T43	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T44	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T45	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T46	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T47	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T48	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T49	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T50	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T51	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T52	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T53	Tree Sparrow	Common	30'	1071	0	0	0	0	0
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T57	Tree Sparrow	Common	30'	1071	0	0	0	0	0
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T59	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T60	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T61	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T62	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T63	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T64	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T65	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T66	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T67	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T68	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T69	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T70	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T71	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T72	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T73	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T74	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T75	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T76	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T77	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T78	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T79	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T80	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T81	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T82	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T83	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T84	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T85	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T86	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T87	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T88	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T89	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T90	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T91	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T92	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T93	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T94	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T95	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T96	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T97	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T98	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T99	Tree Sparrow	Common	30'	1071	0	0	0	0	0
T100	Tree Sparrow	Common	30'	1071	0	0	0	0	0

Total Provided Shade Area: 13,377

Total Required Shade Area: 13,377

Percent Shade Coverage: 50% (Minimum)

**WOODCREST COMMERCIAL DEVELOPMENT**  
 17155 VAN BUREN BLVD  
 RIVERSIDE, CA 92504

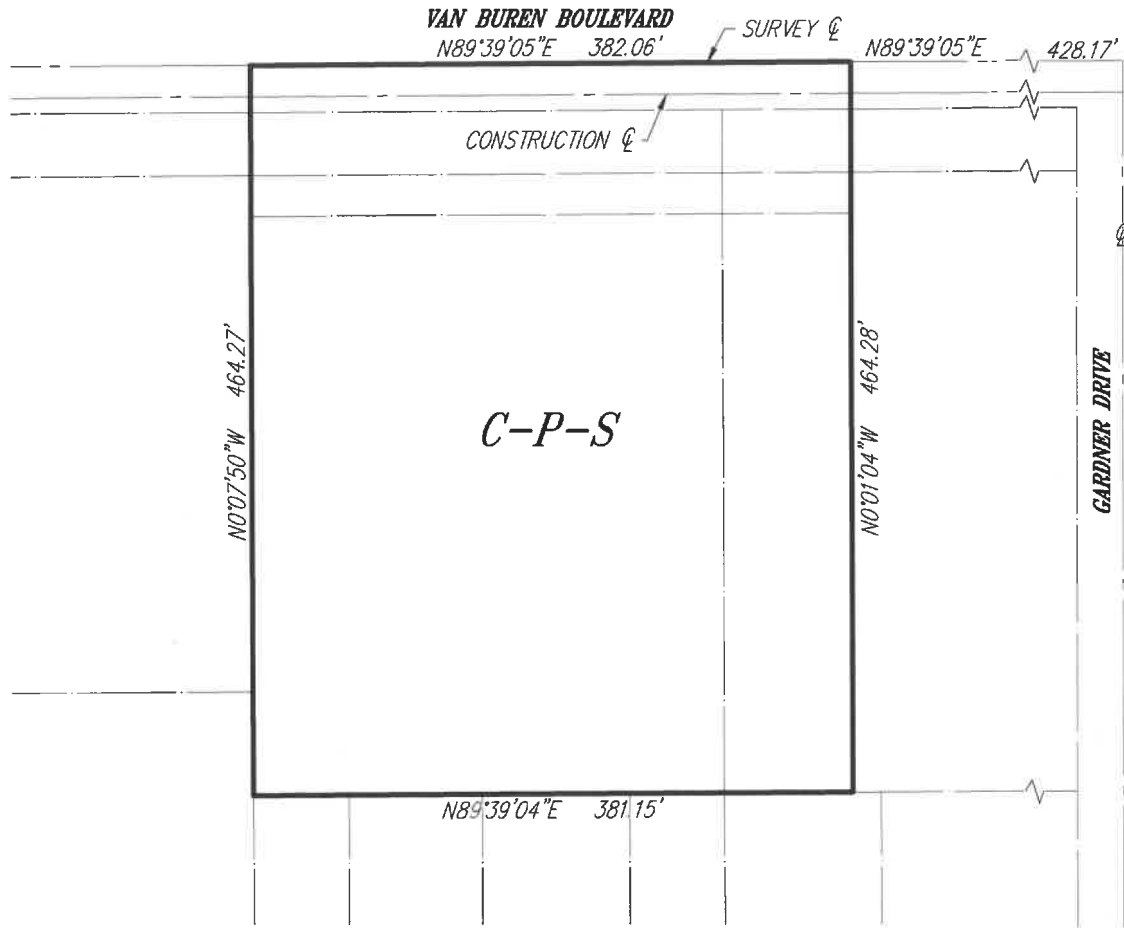
**JMD**  
 LANDSCAPE ARCHITECTURE  
 250 JARDIN AVENUE, SUITE 100  
 RIVERSIDE, CA 92503  
 (951) 514-1177  
 www.jmd.com



DRAWING STATUS: DESIGN DEVELOPMENT  
 DRAWN BY: JMD  
 CHECKED BY: JMD  
 PROJECT NO.: 2014.05.02  
 DATE: 2014.05.02  
 SHEET CONTENTS:

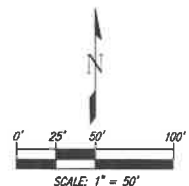
SHEET NUMBER: L-3

SEC. 25, T. 3S, R. 5W, S.B.M.



**C-P-S** SCENIC HIGHWAY COMMERCIAL

MAP NO. 59.072  
 CHANGE OF OFFICIAL ZONING PLAN  
 WOODCREST  
 DISTRICT  
 CHANGE OF ZONE CASE No. 1800017  
 AMENDING ORDINANCE No. 348  
 ADOPTED BY ORDINANCE No. 348.4904  
 DATE: \_\_\_\_\_  
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



APN(S): 274-040-021 AND 274-040-022

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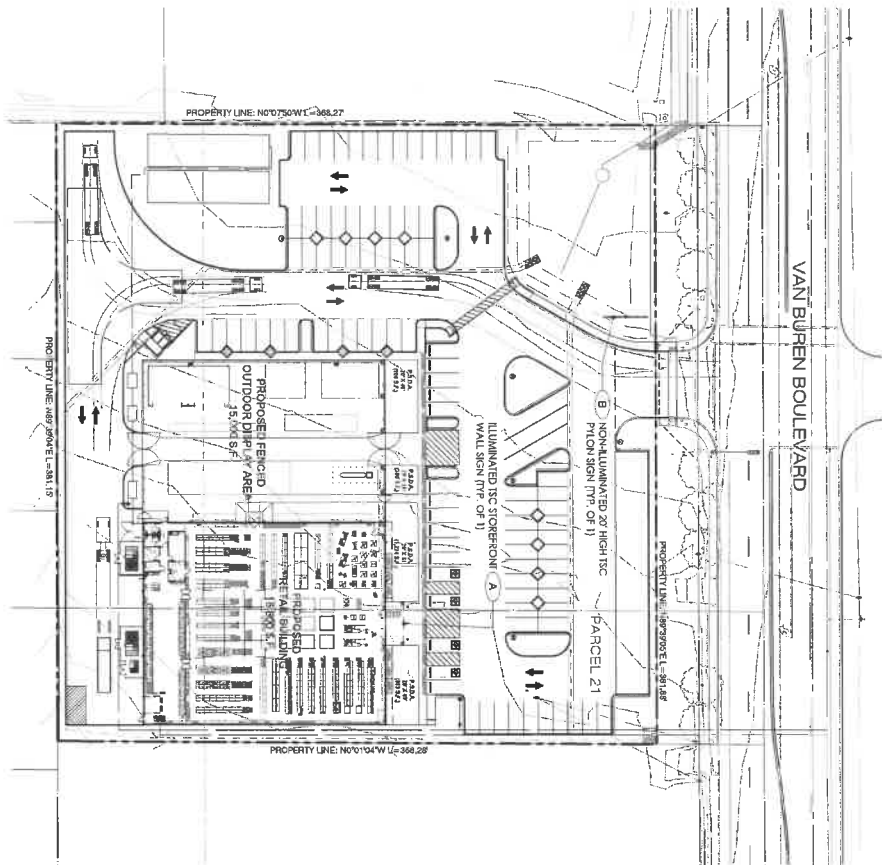
LAYOUT: Layout1

Production: DMG\Exhibits\08

Project: 17155 Van Buren Boulevard\Engineering\Plan\3 - Production

Company: K1\Personel\Projection\_Engineering, Inc\Projects\180205 - 17155 Van Buren Boulevard

Files: K1\Personel\Projection\_Engineering, Inc\Projects\180205 - 17155 Van Buren Boulevard\Engineering\Plan\3 - Production\DMG\Exhibits\08



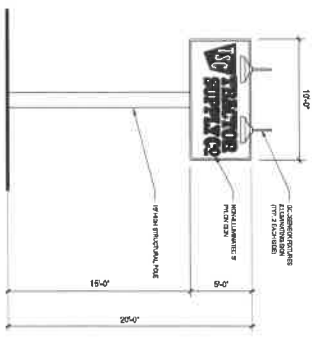
1 SIGNAGE PLAN  
SCALE: 1"=20'

**SIGNAGE SUMMARY (UNDER SEPARATE PERMIT)**

SIGN	ILLUMINATION	EX. S.F.	NEW S.F.	DIFFERENCE
(1) PROPOSED WALL SIGN	ILLUMINATED	0 S.F.	(1) 218 S.F.	+ 218 S.F.
(1) Pylon sign	NON-ILLUMINATED	0 S.F.	(1) 36 S.F.	+ 36 S.F.
<b>TOTAL</b>		0 S.F.	+ 254 S.F.	+ 254 S.F.



A TSO WALL SIGN  
SCALE: 1"=20'



B TSO PYLON SIGN  
SCALE: 1"=20'

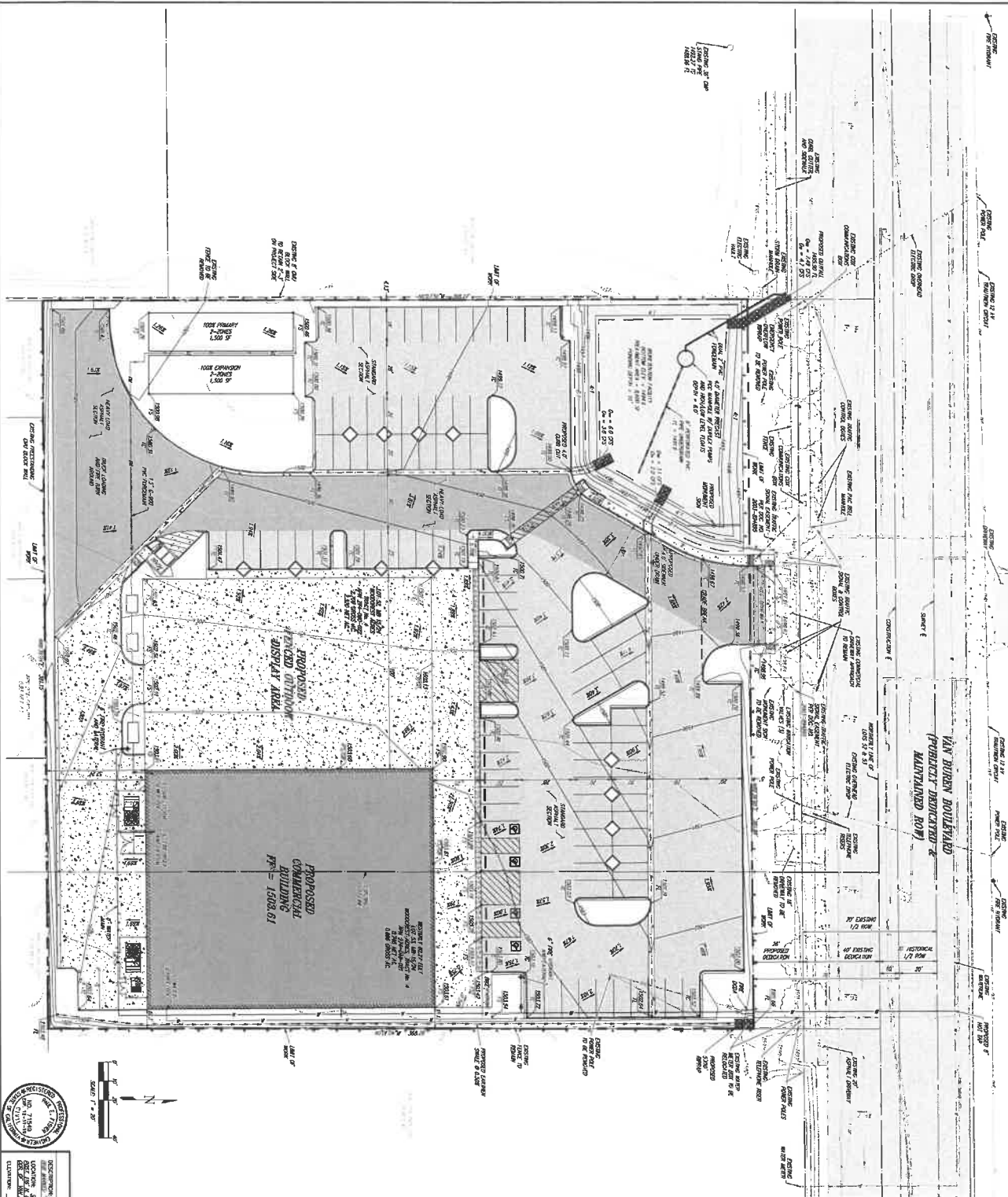
**EMPIRE SIGN GROUP, INC.**  
24211 VAN BUREN BLVD., SUITE 100, RIVERSIDE, CA 92504  
TEL: 951-514-1111 FAX: 951-514-1112  
WWW.EMPIRESIGNGROUP.COM

**HIK SNEDEKER**

CONDITIONAL USE PERMIT # TBD  
WOODCREST COMMERCIAL  
17155 VAN BUREN BLVD.  
RIVERSIDE, CA 92504

**CITY OF RIVERSIDE**  
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT  
APPLICANT: SN1.0  
PROJECT: SN1.0  
DATE: APR 16, 2013  
PROJECT NUMBER: 10013-00183  
DATE OF DECISION: 11/14/13  
OFFICIAL: [Signature]

**SN1.0**



PRELIMINARY GRADING PLAN FOR:  
**CPI180016**



**BENCH MARK**  
 LOCATION: SET A 1/2\"/>

**PRIVATE CONTRACT**  
 PROJECT: 17155 VAN BUREN BOULEVARD  
 RIVERSIDE, CA 92504  
 CPI180016



**PUBLIC UTILITIES**  
 1. SANITARY SEWER  
 2. WATER MAIN  
 3. GAS MAIN  
 4. TELEPHONE  
 5. CABLE TV  
 6. FIBER OPTIC  
 7. RAILROAD  
 8. HIGHWAY

**GENERAL DESIGN CONCEPT**  
 1. MAINTAIN EXISTING UTILITIES  
 2. PROVIDE ADEQUATE DRAINAGE  
 3. PROVIDE ADEQUATE PAVEMENT  
 4. PROVIDE ADEQUATE SIDEWALKS  
 5. PROVIDE ADEQUATE CURBS  
 6. PROVIDE ADEQUATE LIGHTING  
 7. PROVIDE ADEQUATE SIGNAGE  
 8. PROVIDE ADEQUATE LANDSCAPING

**SOURCES OF INFORMATION AND MAPPING**  
 BASIS OF RECORDING  
 PRELIMINARY QUANTITIES

**LEGAL DESCRIPTION**  
 OWNER  
 APPLICANT  
 CIVIL ENGINEER





# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach*  
*Assistant TLMA Director*

## MITIGATED NEGATIVE DECLARATION

Project/Case Number: CUP180016 and CZ1800017

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment/Initial Study and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Deborah Bradford Title: Contract Project Planner Date: December 18, 2018

Applicant/Project Sponsor: Woodcrest Real Estate Ventures Date Submitted: \_\_\_\_\_

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption: \_\_\_\_\_ Date: \_\_\_\_\_

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Deborah Bradford at (951) 955-6646.

Revised: 07/03/17  
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42694 ZCFG6077

**FOR COUNTY CLERK'S USE ONLY**

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** CEQ No.180073

**Project Case Type (s) and Number(s):** Conditional Use Permit No 180016 & Change of Zoning Permit No 1800017

**Lead Agency Name:** Riverside County Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** Deborah Bradford, Contract Planner

**Telephone Number:** (951) 955-6646

**Applicant's Name:** Woodcrest Real Estate Ventures

**Applicant's Address:** 1410 Main Street, Suite C, Ramona, CA 92065

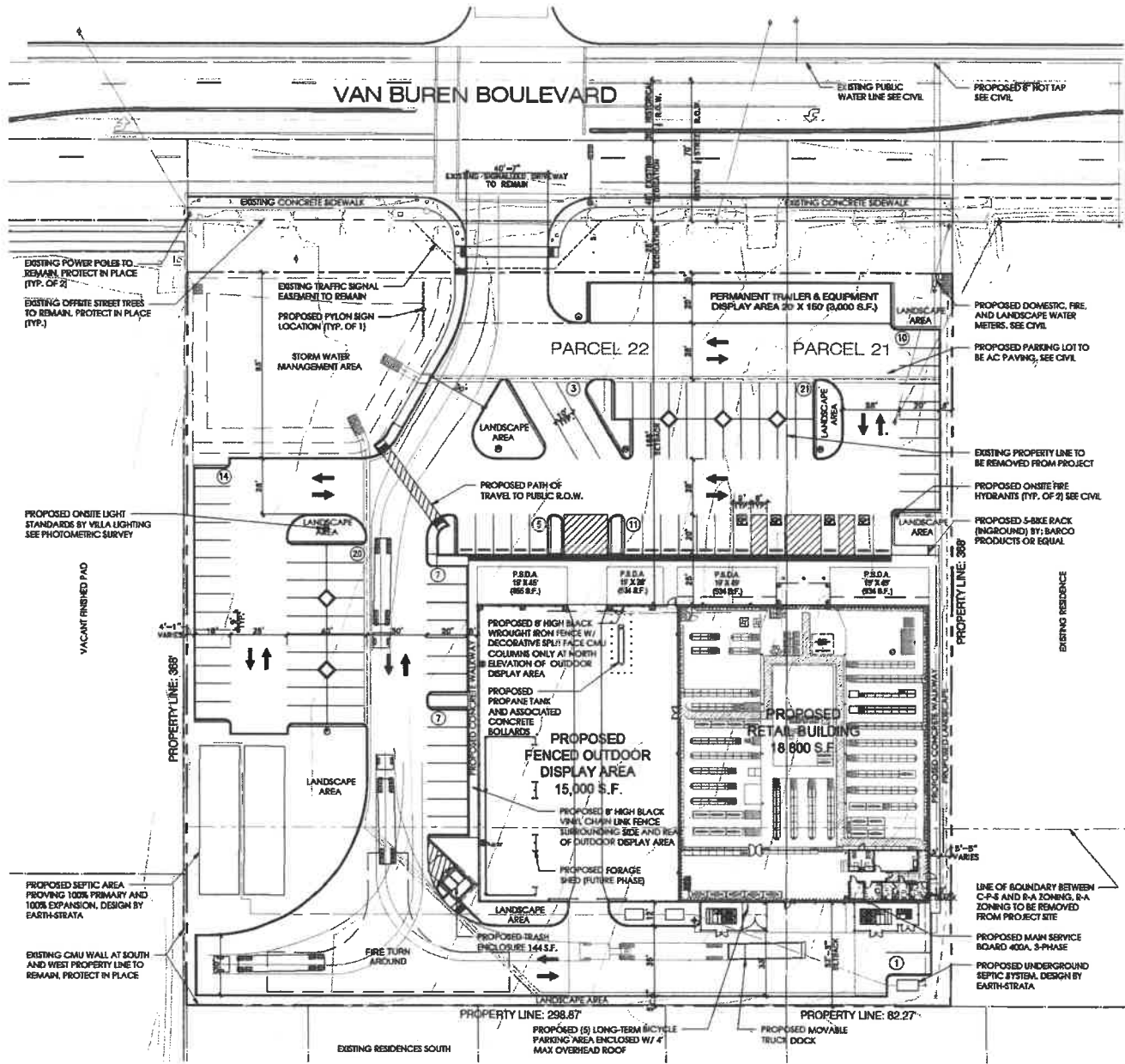
**I. PROJECT INFORMATION**

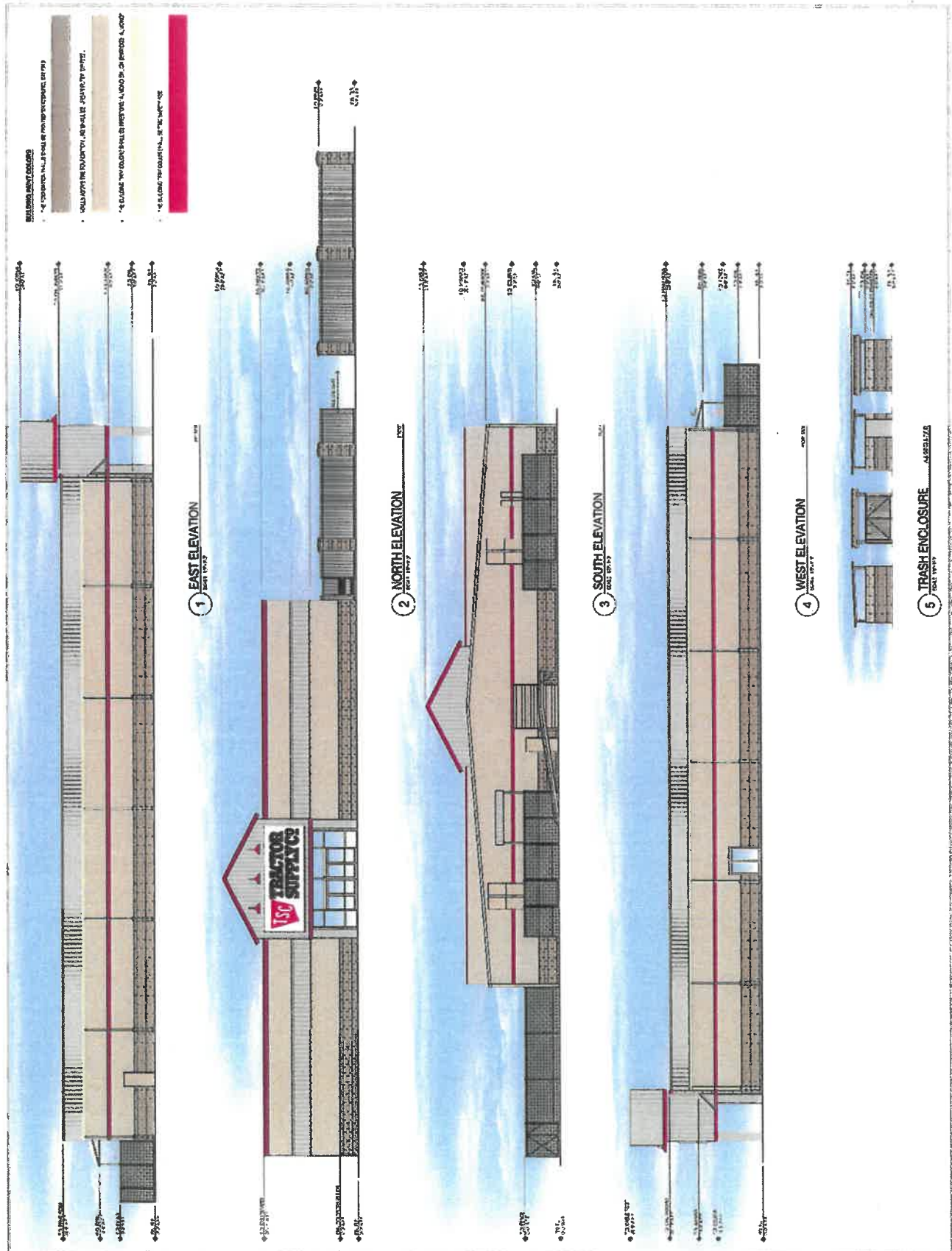
**Project Description:**

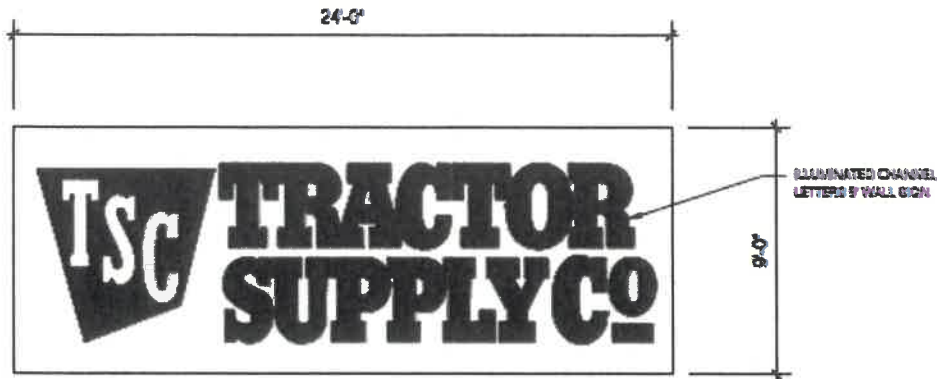
**Change of Zone No. 1800017(CZ1800017) - Change of Zone No. 1800017 (CZ1800017) -** The Project site is comprised of two parcels totaling approximately 3.45 gross acres and is presently split zoned with Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A). The applicant is proposing to eliminate the split zoning by changing the southern portion of the Project site zoned R-A to the C-P-S zoning classification. The C-P-S zone is consistent with the site's General Plan's land use designation of Commercial Retail (CR). In addition, the Project has been conditioned for a Certificate of Parcel Merger to be reviewed and approved prior to the issuance of grading permits. The Parcel Merger would merge Assessor Parcel Nos. 274-040-021 and 022.

**Conditional Use Permit No. 180016 (CUP180016) -** The proposed Project includes a Conditional Use Permit (CUP) to construct a 18,800 sq. ft. commercial retail building with a maximum height of 30 feet. Contiguous to the building would be 15,000 sq. ft. of fenced-in outdoor display that includes a 1,000-gallon propane tank for the sale of bulk propane and a 2,000 sq. ft. future storage shed. In addition, there would be 6,257 sq. ft. of unenclosed outdoor display, a rear loading dock for merchandise delivery, trash enclosure, parking lot to accommodate up to 99 vehicles. Access to the site is provided via an existing driveway on Van Buren Blvd. Access to the site is provided via an existing driveway on Van Buren Blvd. Tractor Supply Company hours of operation are Monday through Sunday 8 a.m. to 10 p.m., and during seasonal sale promotions 6 a.m. to 12 a.m.

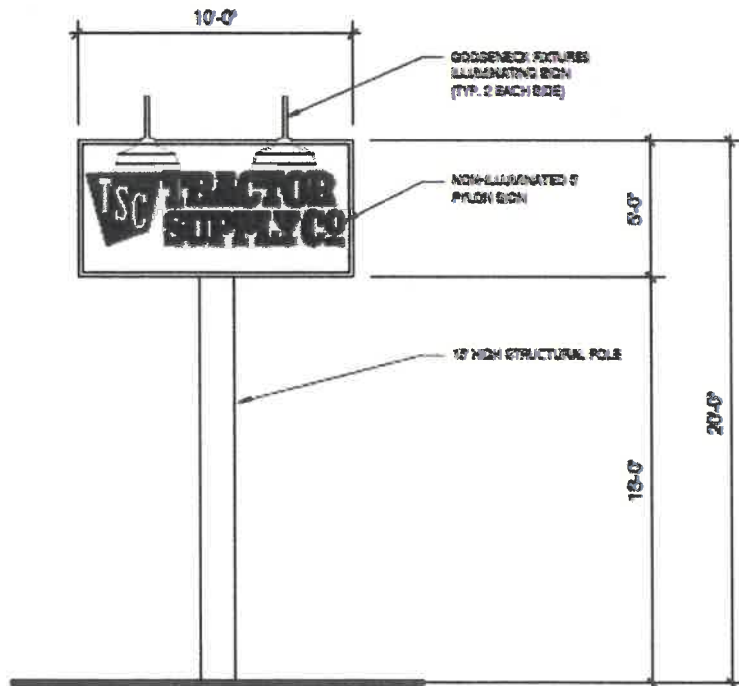
Conditional Use Permit No. 180016 Site Plan







**A** TSC WALL SIGN  
SCALE: 1/8"=1'-0"



**B** TSC PYLON SIGN  
SCALE: 1/8"=1'-0"

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

**A. Total Project Area:**

<b>Residential Acres:</b>	<b>Lots:</b>	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b> 3.45	<b>Lots:</b> 2	<b>Sq. Ft. of Bldg. Area:</b> 18,800	<b>Est. No. of Employees:</b> 8 - 10
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**B. Assessor's Parcel No(s):** 274-040-021 & 274-040-022

**Street References:** The Project site is located south of Van Buren Boulevard, north of Krameria Avenue, east of Washington Street, and west of Gardner Avenue.

**C. Section, Township & Range Description or reference/attach a Legal Description:**

Section 25 northwest, Township 3S, and Range 5W

**D. Brief description of the existing environmental setting of the project site and its surroundings:**

The Project Site is an existing vacant site with concrete foundation slab remaining from previous improvements. The project site is surrounded by existing single-family residential units and existing commercial uses.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

- 1. Land Use:** The Project site is currently split zoned where the southern portion is Residential Agricultural (R-A). The proposed Change of Zone would eliminate the split zoning and would zone the entire site C-P-S. The Project site, following the Change of Zone to C-P-S would be consistent with the CR land use designation. Additionally, the proposed commercial use will help to provide jobs for local residents, contribute to enhancing and balancing communities economically. The use will support tourism, agricultural, and residential uses that are encouraged to and exists in area. The project is consistent with the land use pattern as depicted in the Area Plan (LU 2.1). The proposed Scenic Highway Commercial (C-P-S) Zone is consistent with the CR land use designation. The Project is designed to meet the development standards of the C-P-S Zone (LU 4.1)
- 2. Circulation:** The Project site exhibit correctly shows the acceptable centerline elevations, all existing easements, traveled ways, and drainage courses. In lieu of ultimate width improvements, the developer is paying "cash-in-lieu" fees. The Project access is an existing signalized intersection. The Project has existing pedestrian sidewalks along Van Buren Boulevard to encourage active mobility (C 4.6).
- 3. Multipurpose Open Space:** The Project's landscape plans is in compliance with County Water Efficient Landscape requirements Ordinance No. 859 to conserve water (Multipurpose Open Space Element Policy OS 2.1). The Project is designed to address water quality issues that may arise from construction and operation (OS 3.1- 3.7) and is conditioned to comply with the National Pollutant Discharge Elimination System (NPDES) Permit and the San Diego Regional Water Quality Control Board Stormwater Permit. The Project does not alter or impede floodways. A Phase I Cultural Assessment was submitted for the Project and concluded a negative survey results. The Project has been conditioned for monitoring due to the apparent alluvial nature of the soils (OS 19.3 and 19.5).

4. **Safety:** The Project is consistent with the policies of the General Plan Safety Element. The Project complies with the County Building and Fire Codes. The Project has been conditioned appropriately per recommendations of the Geologic Report and Flood Hazard Report.
5. **Noise:** The Project is consistent with the policies of the General Plan Noise Element. A Noise Study was submitted and the Project has been conditioned accordingly.
6. **Housing:** The Project is consistent with the existing Commercial Tourist land use designation that will support the tourism and residential uses located near the Project site. The Project does not propose a dwelling unit on the project site.
7. **Air Quality:** The Project is consistent with the policies of the General Plan Air Quality Element. An Air Quality and Greenhouse Gas Emission analysis was conducted and concluded that Project would not conflict with the implementation of the County's Air Quality Element or Southern California Air Quality Management District Air Quality Management Plans (Air Quality Element policy AQ 1.3) and is below the County's 3,000 MT CO<sub>2</sub> threshold. The commercial use is in close proximity to an existing community that would use the store therefore reducing the number and length of motor vehicle trips (AQ 8.8). The Project also provides sidewalks, and bike racks that will be used to encourage alternative modes of transportation (AQ 8.9).
8. **Healthy Communities:** The Project is consistent with the policies of the General Plan Healthy Communities Element. The Project provides safe sidewalks and bicycle parking racks to encourage non-motorize transportation.

**B. General Plan Area Plan(s):** Lake Mathews / Woodcrest

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Commercial Retail

**E. Overlay(s), if any:** N/A

**F. Policy Area(s), if any:** N/A

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Lake Mathews / Woodcrest

2. **Foundation Component(s):** Commercial Development and Rural Community

3. **Land Use Designation(s):** Commercial Retail and Very Low Density Residential

4. **Overlay(s), if any:** N/A

5. **Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** N/A

2. **Specific Plan Planning Area, and Policies, if any:** N/A

I. Existing Zoning: Scenic Highway Commercial & Residential Agricultural

J. Proposed Zoning, if any: Scenic Highway Commercial

K. Adjacent and Surrounding Zoning: Scenic Highway Commercial & Residential Agriculture

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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



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

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

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Signature

---

Date

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

---

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

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

Findings of Fact:

- a) The Project site is located approximately 3 miles northeast of El Sobrante Road the closest County Eligible Scenic Highway. Given the distance, the Project site will not be visible from this road; therefore, no impact will occur.
- b) The Project site consists of 3.45 gross acres of vacant land. The topography of the site is basically flat and is surrounded by commercial development. There are no prominent scenic resources surrounding the project site. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>2. Mt. Palomar Observatory</b>				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 655 (Regulating Light Pollution), LMWAP Figure 6. Mt. Palomar Night Time Lighting Policy Area

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

**Findings of Fact:**

There will be no impacts as the project is not located within the Mt. Palomar Night Time Lighting Policy Area.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** On-site Inspection, Project Application Description, Ordinance No. 655 (Regulating Light Pollution), and Ordinance No. 915 (Regulating Outdoor Lighting).

**Findings of Fact:**

- a) The proposed project will introduce new sources of light which includes exterior building illumination and parking lot lighting. The project will be required to comply with County Ordinance No. 655 and No. 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project's Condition of Approval (COA) 10. PLANNING 03 requires compliance with Ordinance No. 655 and Ordinance No. 915. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655 and No. 915, any impacts are expected to be less than significant from implementation of the Project.
- b) The Project site is adjacent to residential properties to the east and south of the Project site. The Project's Lighting Plan shows that the Project will use LED lights that will be shielded properly to limit unacceptable light levels to adjacent residential properties; therefore, impact will 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
<b>AGRICULTURE &amp; FOREST RESOURCES</b> Would the project				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The Project site is not considered Prime Farmland, Unique Farmland, or Farmland of Statewide Importance as shown on the Farmland Mapping and Monitoring Program of the California Resources Agency; therefore, the Project has no impact on the listed agricultural resources.
- b) The Project site is not subject to the Williamson Act contract and is not within a Riverside County Agriculture Preserve; therefore, there are no impacts to agricultural zoned, agricultural use or areas that are subject to the Williamson Act or other agricultural resources.
- c) The Project is located in area that is designated for Commercial Retail (CR). The proposed zone of Scenic Highway Commercial (C-P-S) Zone is consistent with the CR land use designation. The commercial use is consistent with the land use designation and the proposed zone. The parcel is surrounded by properties zoned C-P-S and Residential Agriculture (R-A). Although there are parcels within 300' to the Project property that are zoned R-A, the existing parcels are fully developed and currently used as residential uses. The Project will not impact any Agricultural uses within 300' since there are no parcels currently of that use. No Impact.
- d) The Project is consistent with the existing land use designation and proposed zone. Therefore, the Project will not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural uses. No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input checked="" 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 Project Application Materials.

Findings of Fact:

- a) The proposed Project site does not contain forest land or timberland. The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the Riverside County General Plan does not include the Project site or its surrounding properties in Figure OS-3a, "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas." Therefore, no zoning 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)) will occur. No impacts will occur.
- b) The proposed project and the surrounding area would not be characterized as "forest lands". The Project site is currently vacant with existing concrete slabs. The majority of the property has been previously graded. The project site is also surrounded by existing residential uses, and existing commercial uses. Therefore, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest land. No impacts will occur.
- c) As discussed above, the Project site and the surrounding area would not be characterized as "forest land". Thus, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use; or, 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. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook; CUP No. 3736 Air Quality Assessment: Temecula Commercial County of Riverside, CA prepared by LDN Consulting, INC. July 19, 2018, CalEEMod 2016.3.2

Findings of Fact:

a-d, & f) To determine whether a project would create potential air quality impacts, the County of Riverside uses South Coast Air Quality Management District's (SQAQMD) Air Quality Thresholds. The screening thresholds for construction and daily operations are shown in Table 2.3 of the Air Quality Assessment.

The U.S. Environmental Protection Agency (U.S. EPA) uses the term Volatile Organic Compounds (VOC) and the California Air Resources Board's (CARB's) Emission Inventory Branch (EIB) uses the term Reactive Organic Gases (ROG) to essentially define the same thing. There are minor deviations between compounds that define each term however for purposes of this study we will assume they are essentially the same due to the fact SCAQMD interchanges these words and because CALLEEMOD 2016.3.2 directly calculates ROG in place of VOC.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Table 2.3: Screening Threshold for Criteria Pollutants**

Pollutant	Total Emissions (Pounds per Day)
<b>Construction Emissions</b>	
Respirable Particulate Matter (PM <sub>10</sub> and PM <sub>2.5</sub> )	150 and 55
Nitrogen Oxide (NO <sub>x</sub> )	100
Sulfur Oxide (SO <sub>x</sub> )	150
Carbon Monoxide (CO)	550
Volatile Organic Compounds (VOCs)	75
<b>Operational Emissions</b>	
Respirable Particulate Matter (PM <sub>10</sub> and PM <sub>2.5</sub> )	150 and 55
Nitrogen Oxide (NO <sub>x</sub> )	55
Sulfur Oxide (SO <sub>x</sub> )	150
Carbon Monoxide (CO)	550
Lead and Lead Compounds	3.2
Volatile Organic Compounds (VOCs)	55

**Local Air Quality**

Criteria pollutants are measured continuously throughout the SCAB. This data is used to track ambient air quality patterns throughout the County. As mentioned earlier, this data is also used to determine attainment status when compared to the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS).

The SCAQMD is responsible for monitoring and reporting monitoring data. The District operates 11 monitoring sites within the riverside area.

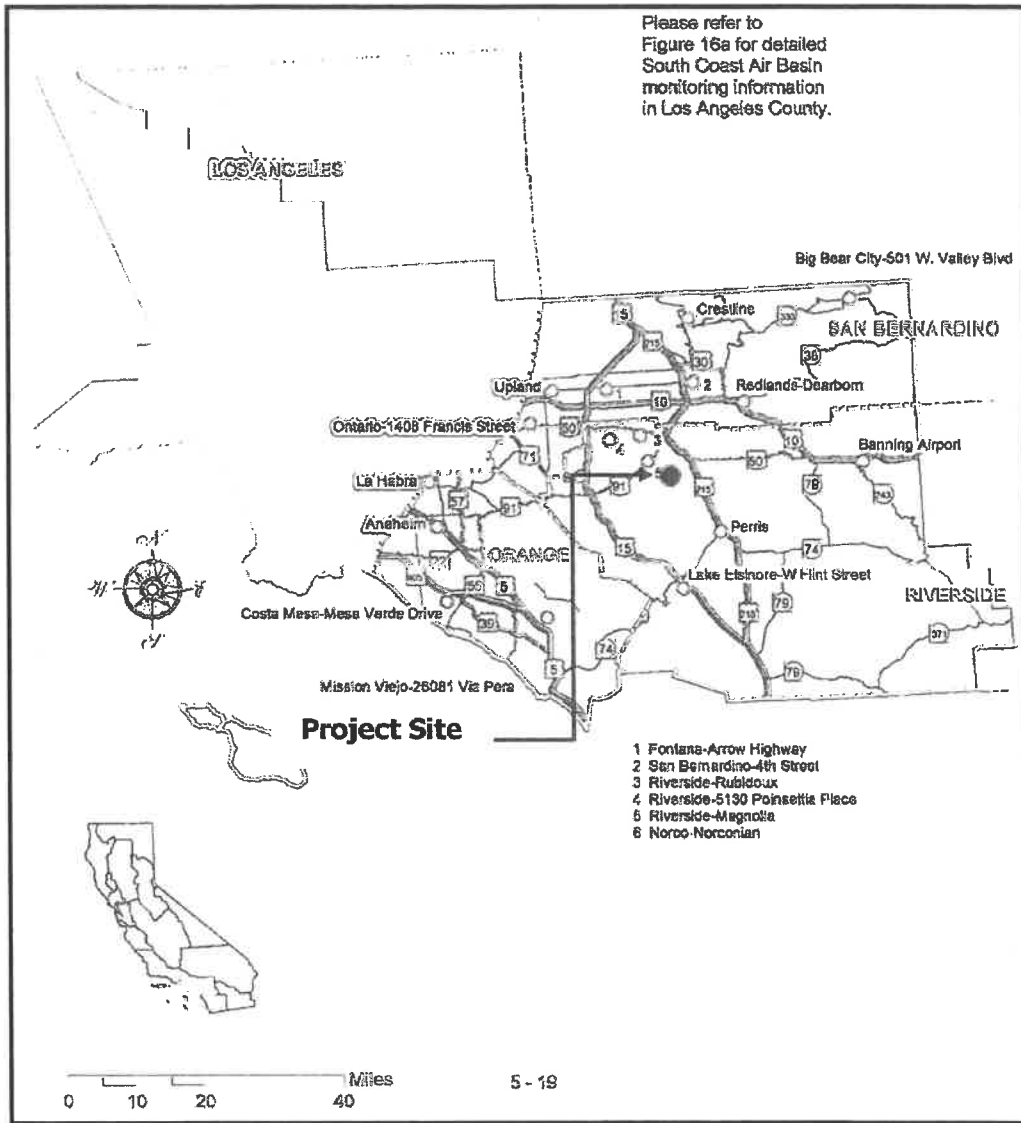
Ambient Data was obtained from the California Environmental Protection Agency’s Air Resources Board Website (California Air Resources Board, 2015). Table 2.4 on the following page identifies the closest criteria pollutants monitored to the project as well as identifies the relative distance to the project site. The proposed development project is closest to the monitoring stations located 5888 Mission Boulevard in Riverside is roughly 8.6 miles away and is shown in Figure 2-A.

**Table 2.4: Three-Year Ambient Air Quality Summary near the Project Site**

Pollutant	Closest Recorded Ambient Monitoring Site	Averaging Time	CAAQS	NAAQS	2014	2015	2016
O <sub>3</sub> (ppm)	5888 Mission Boulevard	1 Hour	0.09 ppm	-	0.141	0.132	0.142
		8 Hour	0.070 ppm	0.075 ppm	0.104	0.105	0.104
24 Hour		50 µg/m3	150 µg/m3	122.7	107.4	170.5	
PM <sub>10</sub> (µg/m3)		Annual Arithmetic Mean	20 µg/m3	-	36.3	32.2	38.1
		PM <sub>2.5</sub> (µg/m3)	24 Hour	-	35 µg/m3	50.6	61.1
NO <sub>2</sub> (ppm)			Annual Arithmetic Mean	0.030 ppm	0.053 ppm	0.015	0.014
		1 Hour	0.18 ppm	-	0.599	0.574	0.731

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Figure 2-A: Ambient Air Quality Monitoring Stations within SCAB – CARB**



(California Energy Commission, 2014)

**Localized Significance Thresholds**

In June 2003 the SCAQMD proposed a methodology for calculating Localized Significance Thresholds (LSTs) for NO<sub>2</sub>, CO, PM<sub>2.5</sub> and PM<sub>10</sub>. The LST methodology was developed to be used as a tool to assist lead agencies to analyze localized impacts associated with project specific level proposed projects and would not be applicable to regional projects such as general plans. The LST methodology was last updated to incorporate the most recent ambient air quality standards (July 2008). (South Coast Air Quality Management District, 2008). The LST methodology is often utilized by most agencies governed under SCAQMD CEQA review.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SCAQMD developed mass rate look-up tables for projects less than five acres to assist agencies with development of LSTs, however LST guidelines recommend project specific air quality dispersion modeling for projects greater than five acres (South Coast Air Quality Management District, 2014).

Per the requirements of SCAQMDs LSTs methodology, emissions for gases in attainment such as NO<sub>2</sub> and CO are calculated by adding emission impacts from the project development to the peak background ambient NO<sub>2</sub> and CO concentrations and comparing the total concentration to the most stringent ambient air quality standards. Also, according to SCAQMD Rule 403, emissions for non-attainment particulate matter such as PM<sub>10</sub> and PM<sub>2.5</sub> can produce no more than 10.4 µg/m<sup>3</sup>. The LSTs derived by SCAQMD differentiated by Source Receptor area for which the proposed project is would be represented by SRA #23 within the Riverside area. Based on the lookup tables, thresholds are listed in Table 2.5 below (SCAQMD, 2009). The 25 meter distance was utilized as it is the worst-case LST.

**Table 2.5: LST Emission Thresholds (5-Acre Site)**

Pollutant	LST @ 25 meters (lb/day)
CO	1,577
PM <sub>10</sub> (Construction)	13
PM <sub>10</sub> (Operation)	4
NO <sub>2</sub> (Corrected utilizing NO <sub>2</sub> /NO <sub>x</sub> Ratio) Construction and Operation	270

**Construction Emissions Calculations**

Air Quality impacts related to construction and daily operations were calculated using the latest CalEEMod air quality model, which was developed by Breeze Software for SCAQMD in 2017. The County of Riverside recognizes the CalEEMod 2016.3.2 as the model of choice for projects of this nature. The construction module in CalEEMod is used to calculate the emissions associated with the construction of the project. Construction emissions have several different types of sources which contribute to emissions of pollutants. These source types include off-road equipment usage, on-road vehicle travel, fugitive dust, architectural coating, and paving off-gassing. The CalEEMod construction module also uses OFFROAD2011 for default emission rates for construction equipment. The CalEEMod input/output model is shown in Attachment A to the Air Quality Assessment.

Fugitive dust calculations for grading within CalEEMod are based on methodologies described in Section 11.9, Western Surface Coal Mining, of the USEPA AP-42 which estimates the emission factor of PM<sub>10</sub> applying a scaling factor to that of PM<sub>15</sub>. Similarly, the emission factor of PM<sub>2.5</sub> is scaled from that of total suspended particulates (TSP). This methodology was adopted by SCAQMD as the preferred method for fugitive dust emissions calculations. This method utilizes maximum area method based on assumed disturbed grading areas.

Significant health risks or increased risks of cancerous and non-cancerous health problems can occur when sensitive receptors (i.e. Schools, Daycares, or Residential Care Facilities) are exposed to Toxic Air Contaminants (TAC) for a significant quantity of time. Normally these impacts are analyzed over a period of 9, 30 or 70 years of continuous exposure or what is typically referred to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as full lifetime and encompasses periods of potentially increased susceptibility to adverse health effects from chemical exposure, particularly during infancy, childhood and the later years of life. From a practical standpoint, chronic exposure for humans is considered to be greater than 12% of a lifetime of 70 years or at least 8 years in 70 (Office of Environmental Health Hazard Assessment, August 2003). Since the proposed project would only have minimal grading and construction operations, health risk impacts are not likely.

Health risks are analyzed for construction projects by completing air dispersion models for diesel particulates released onsite from diesel equipment onsite and using the dispersed emissions at nearby sensitive receptors to determine if cancer risks are increased to greater than 10 in one million. If this increased risk is greater than 10, the project would be required to implement toxics best available control technology (T-BACT) or impose the most effective emission limitation, emission control device or control technique to reduce the cancer risk. Generally, this requires using equipment that has diesel particulate filters installed on the exhaust stacks of the equipment or specialized equipment designed to limit diesel particulates.

The United States EPA first began adopting emission standards for Non-road Diesel Engines in 1994. The standards are published in the US Code of Federal Regulations, Title 40, Part 89. The regulations are better known as the Tier 1-4 standards with each Tier generally requiring more stringent emission standards for diesel engines. Originally, this was limited to equipment sizes exceeding 50 HP. However, in 1998, Tier 1 regulations were also adopted for equipment under 50 HP and more stringent Tier 2 and Tier 3 standards for all equipment have been phased in from 2000 to 2008. The Tier 1-3 standards are met through advanced engine design, with no or only limited use of exhaust gas after treatment (oxidation catalysts) (DieselNet, 2013). It should also be noted that Tier 3 standards only apply to engines greater than 50 HP and Tier 1 and -2 standards are required for all portable engines.

On May 11, 2004, the EPA signed the final rule introducing Tier 4 emissions standards, which are to be phased in over the period of 2008-2015 under Federal Register 69 FR 38957-39273 (US EPA, 2004). The requirements of Tier 4 standards require that emissions of PM and NOx be further reduced by 90% which can be achieved through control technologies including advanced exhaust gas after treatment. To simplify matters, the project applicant has indicated that all construction equipment would be at least Tier 3 and likely Tier 4 rated which would reduce any potential health risks from diesel particulates to less than significant.

#### Construction Assumptions

The Project construction dates were estimated based on an estimated construction kickoff starting in February 2019. The project would begin with demolishing the existing concrete and asphalt onsite from a prior development which was assumed to be roughly 80 tons of debris. The project would then commence grading activities which will build out the project site infrastructure. Following earthwork, the project would pave and start building construction. Construction of the entire project would take roughly 11 months to complete. Table 3.1 shows the expected timeframes for the construction processes as well as the expected number of pieces of equipment to complete the project.

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

**Table 3.1: Expected Construction Equipment**

Equipment Identification	Proposed Dates	Quantity
<b>Demolition</b>		
	02/01/2019 - 02/07/2019	
Concrete/Industrial Saws		1
Excavators		1
Rubber Tired Dozers		1
<b>Site Preparation</b>		
	02/08/2019 - 02/14/2019	
Rubber Tired Dozers		3
Tractors/Loaders/Backhoes		4
<b>Grading</b>		
	02/15/2019 - 03/14/2019	
Excavators		1
Graders		1
Rubber Tired Dozers		1
Tractors/Loaders/Backhoes		3
<b>Paving</b>		
	03/15/2019 - 04/04/2019	
Pavers		1
Paving Equipment		2
Rollers		2
<b>Building Construction</b>		
	03/16/2019 – 12/31/2019	
Cranes		1
Forklifts		3
Generator Sets		1
Tractors/Loaders/Backhoes		3
Welders		1
<b>Architectural Coating</b>		
	06/01/2019 – 12/31/2019	
Air Compressors		1
This equipment list is based upon equipment inventory within CALLEEMOD 2016.3.2. The quantity and types are based upon discussions with the project applicant.		

**Operations Emissions**

Once construction is completed the proposed project would generate emissions from daily operations which would include sources such as Area, Energy, Mobile, Waste and Water uses, which are also calculated within CalEEMod. Area Sources include consumer products, landscaping and architectural coatings as part of regular maintenance. Energy sources would be from uses such as electricity and natural gas. Finally, mobile or transportation related emissions are calculated in CalEEMod through the use of EMFAC2014 and is based on standard trip generation rates encoded into the model. The operational model is also included in CalEEMod Attachments A at the end of the Air Quality Assessment.

In the EMFAC model, the emission rates are multiplied with vehicle activity data provided by the regional transportation agencies to calculate the statewide or regional emission inventories. An emission inventory is based on the emission rate (e.g., grams per pollutant emitted over a mile) and vehicle activity (e.g., miles driven per day). Area sources originate from daily onsite uses, which require either burning fuel to generate energy (i.e. natural gas fireplaces, gas furnaces, gas water

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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heaters and small engines) or the evaporation of organic gases such as from paints (architectural coatings).

The CalEEMod model estimates emission predictions for ROG, NOx, CO, SO2, PM10 and PM2.5 for area source assumptions. It is assumed that 100% of the facilities will have access to Natural Gas as opposed to propane. Additionally, it was assumed that 10% of the structural surface area will be re-painted each year. Given the use, no fireplaces are assumed.

Consumer product emissions are generated by a wide range of product categories, including air fresheners, automotive products, household cleaners, and personal care products. Emissions associated with these products primarily depend on the increased population associated with residential development.

#### Odor Impacts (Onsite)

Potential onsite odor generators would include short term construction odors from activities such as paving and possibly painting. The construction odors would be considered short term and would be considered a less than significant impact.

#### Construction Findings

The Project construction dates were estimated based on an estimated construction kickoff starting in February 2019. The project site is disturbed but is mostly flat which would require minimal grading. Trenching for footings and utility installation will be done during the grading phase. Once completed, the project would commence with paving and building construction. A summary of the construction emissions is shown in Table 4.1.

**Table 4.1: Expected Construction Emissions Summary**

Year	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub> (Dust)	PM <sub>10</sub> (Exhaust)	PM <sub>10</sub> (Total)	PM <sub>2.5</sub> (Dust)	PM <sub>2.5</sub> (Exhaust)	PM <sub>2.5</sub> (Total)
2019 (lb/day) Unmitigated	2.12	22.72	30.81	0.05	18.95	0.21	19.09	10.06	0.21	10.20
SQAQMD Significance Threshold (lb/day)	75	100	550	150	-	-	150	-	-	55
<b>Exceeds SCAQMD Screening Threshold</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	-	-	<b>No</b>	-	-	<b>No</b>

Based on these findings, construction emissions would not exceed SQAQMD air quality standards. Therefore, less than significant impacts would occur in regards to construction emissions.

#### Localized Significance Thresholds

SCAQMD also recommends using LST methodology which incorporates background ambient air quality data. Based on the recommend methodologies, mobile offsite emission should not be included. Table 4.2 on the following page shows the modeled estimates for both construction and operations excluding offsite mobile emissions. Furthermore, the worst case LST is at 25 meters from the project centroid and will be utilized for this project. Since this is worst case, if the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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complies at 25 meters, it will comply at all locations beyond this distance. Based on the modeling results, no LST impacts are expected.

**Table 4.2: On-Site Daily Emissions for Comparison to LSTs (Unmitigated)**

Pollutant	Project without Offsite mobile emissions (lb/day)	LST SRA 23 5-Acre (lb/day)	Significant?
CO (Construction)	85.15	1,577	No
CO (Operation)	0.023	1,577	No
PM <sub>10</sub> (Construction)	11.92	13	No
PM <sub>10</sub> (Operation)	0.001	4	No
NO <sub>x</sub> (Construction)	66.21	270	No
NO <sub>x</sub> (Operation)	0.011	270	No

**Operational Findings**

The CALEEMOD 2016.3.2 Model was run for both the summer and winter scenarios assuming average temperatures. The expected daily pollutant generation can be calculated utilizing the product of the average daily miles traveled and the expected emissions inventory calculated by CALEEMOD 2016.3.2 utilizing emissions from EMFAC2014. Based upon these calculations, operational air quality impacts are not expected. The daily operational pollutants calculated are shown in Tables 4.3a and –b below for both summer and winter scenarios.

**Table 4.3a: Operational Unmitigated - Summer Daily Pollutant Generation**

	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source Emission Estimates (Lb/Day)	0.44	0.00	0.01	0.00	0.00	0.00
Energy Emission Estimates (Lb/Day)	0.00	0.01	0.01	0.00	0.00	0.00
Mobile Emission Estimates (Lb/Day)	5.58	36.70	47.70	0.18	11.59	3.20
<b>Total (Lb/Day)</b>	<b>6.01</b>	<b>36.71</b>	<b>47.72</b>	<b>0.18</b>	<b>11.59</b>	<b>3.21</b>
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No
Daily pollutant generation assumes trip distances within CalEEMod						

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

**Table 4.3b: Operational Unmitigated - Winter Daily Pollutant Generation**

	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source Emission Estimates (Lb/Day)	0.44	0.00	0.01	0.00	0.00	0.00
Energy Emission Estimates (Lb/Day)	0.00	0.01	0.01	0.00	0.00	0.00
Mobile Emission Estimates (Lb/Day)	4.66	36.35	43.38	0.16	11.59	3.21
<b>Total (Lb/Day)</b>	<b>5.10</b>	<b>36.36</b>	<b>43.40</b>	<b>0.16</b>	<b>11.59</b>	<b>3.21</b>
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No
Daily pollutant generation assumes trip distances within CalEEMod						

**Odor Impact Findings**

Odor impacts from construction operations would be considered short term events and would be considered a less than significant impact. No impact would occur in regards to offensive odors due to project implementation.

**Conclusion of findings**

During construction of the proposed Project, fugitive dust emissions will be expected during grading, heavy equipment usage, and from construction workers commuting to and from the site though would not exceed any City thresholds. Furthermore, the project emissions were compared to both operational and construction LSTs and no impacts were found. Based on project design features and as a condition to this project, the diesel project construction equipment would be rated Tier 3 or better based on EPA requirements and all soil will be wetted at least twice daily during earthwork activities.

Additionally, emissions generated from both area and operational sources by the proposed Project which are the result of Project generated traffic, landscaping maintenance equipment, consumer products, annual maintenance and painting would not generate emissions in excess of SCAQMD screening levels. Therefore, less than significant impacts would occur in regards to this issue area.

Finally, the proposed Project would not be expected to generate offensive odors and would therefore not impact any sensitive receptors. The proposed project would not generate or be exposed to offensive odors. Therefore less than significant impacts would occur on or off-site.

- e) The Project is a commercial use allowed in the CR land use designation and permitted in the C-P-S Zone. It will not result in a construction of a sensitive receptor. No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>7. Wildlife &amp; Vegetation</b>				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** GIS database, WRCMSHCP, On-site Inspection, Habitat Assessment Negotiation Strategy No. 2253, Focused Habitat Assessment for the Burrowing Owl & MSHCP Compliance Analysis for a Commercial Project Site, prepared by Kidd Biological Inc. dated 06/22/2018

**Findings of Fact:**

a-b) A review of the MSHCP determined that the site is not located within a criteria cell and therefore the habitat Acquisition Negotiation Strategy (HANS) is not required. No conservation areas are occur within 500 feet of the project therefor an Urban-Wildlands Interface Guidelines (UWIG) analysis is not required. Furthermore, this site is not within a survey area for any sensitive species, therefore no additional studies are required for this parcel under the MSHCP and less than significant impacts would occur.

**Sensitive or Protected Species**

Sensitive biological resources are habitats or individual species that have special recognition by federal, state, or local conservation agencies and organizations as endangered, threatened, or rare. The CDFW, USFWS, and groups like the CNPS maintain special watch lists of such resources.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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After reviewing aerial photos, maps and site photos, and conducting the site visits it was determined from several criteria which sensitive resources have a low, moderate or high potential to occur on site. Criteria used to determine potentials of occupancy include, but are not limited to, soil types and conditions, habitat types and quality, disturbance, site history, adjacent land uses and proximity to nearest known extant populations of each respective species. Table 1, below, lists the species that were reported within the vicinity of the site and the potential these species have to occur on or adjacent (within 500 feet) to the site.

**Table 1. List of Species Reported to the CNDDDB within 5 miles of the Site**

Species	Status	Potential for Impact from Project Implementation <sup>1</sup>			
Scientific Name	Common Name	USFWS	CDFG	CNPS	
<b>PLANTS</b>					
<i>Centromadia pungens ssp. laevis</i>	Smooth tarplant	None	None	1B.1	Very unlikely to occur onsite. No impacts to this species are expected.
<i>Chorizanthe parryi var. parryi</i>	Parry's spineflower	None	None	1B.1	No suitable habitat onsite. No impacts to this species are expected.
<i>Chorizanthe polygonoides var. longispina</i>	long-spined spineflower	None	None	1B.2	No suitable habitat onsite. No impacts to this species are expected.
<i>Lasthenia glabrata ssp. Coulteri</i>	Coulter's goldfields	None	None	1B.1	No suitable habitat onsite. No impacts to this species are expected.
<i>Lepidium virginicum var. robinsonii</i>	Robinson's pepper-grass	None	None	4.3	Highly disturbed habitat onsite. No impacts to this species are expected.
<b>WILDLIFE</b>					
<i>Accipiter cooperii</i>	Cooper's hawk	None	WL	-	Low potential to nest on site. Mod-High potential adjacent.
<i>Agelaius tricolor</i>	tricolored blackbird	None	SC	-	No suitable habitat onsite. No impacts to this species are expected.
<i>Aimophila ruficeps canescens</i>	So. CA rufous-crowned sparrow	None	WL	-	No suitable habitat onsite. No impacts to this species are expected.
<i>Arizona elegans occidentalis</i>	California glossy snake	None	SC	-	Highly disturbed habitat onsite. No impacts to this species are expected.
<i>Artemisiospiza belli belli</i>	Bell's sage sparrow	None	WL	-	No suitable habitat onsite. No impacts to this species are expected.
<i>Aspidoscelis hyperythra</i>	Orange-throated whiptail	None	WL	-	Highly disturbed habitat onsite. No impacts to this species are expected.
<i>Aspidoscelis tigris stejnegeri</i>	coastal whiptail	None	SC	-	Highly disturbed habitat onsite. No impacts to this species are expected.
<i>Athene cucularia</i>	burrowing owl	None	SC	-	Highly disturbed habitat onsite. No burrows detected. No impacts to this species are expected.
<i>Buteo swainsoni</i>	Swainson's hawk	None	ST	-	No nesting habitat onsite. No impacts to this species are expected.
<i>Chaetodipus fallax fallax</i>	northwestern San Diego pocket mouse	None	SC	-	Highly disturbed habitat onsite. No impacts to this species are expected.
<i>Crotalus ruber</i>	red-diamond rattlesnake	None	SC	-	Highly disturbed habitat onsite. No impacts to this species are expected.
<i>Dipodomys stephensi</i>	Stephens' kangaroo rat	FE	ST	-	Highly disturbed habitat onsite. No impacts to this species are expected.



					Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<i>Eremophila alpestris actia</i>	California horned lark	None	WL	-		Low potential onsite. No impacts expected with avoidance measures.		
<i>Haliaeetus leucocephalus</i>	bald eagle	Delisted	SE	-		No nesting habitat onsite. No impacts to this species are expected.		
<i>Lanius ludovicianus</i>	loggerhead shrike	None	SC	-		Low potential onsite. No impacts expected with avoidance measures.		
<i>Lasiurus xanthinus</i>	western yellow bat	None	SC	-		Low potential onsite. No impacts expected with avoidance measures.		
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit	None	SC	-		Highly disturbed habitat onsite. No burrows detected. No impacts to this species are expected.		
<i>Neotoma lepida intermedia</i>	San Diego desert woodrat	None	SC	-		Highly disturbed habitat onsite. No impacts to this species are expected.		
<i>Nyctinomops femorosaccus</i>	pocketed free-tailed bat	None	SC	-		Low potential onsite. <b>No impacts expected with avoidance measures.</b>		
<i>Onychomys torridus ramona</i>	southern grasshopper mouse	None	SC	-		Highly disturbed habitat onsite. No impacts to this species are expected.		
<i>Perognathus longimembris brevinasus</i>	Los Angeles pocket mouse	None	SC	-		No suitable habitat onsite. No impacts to this species are expected.		
<i>Polioptila californica californica</i>	Coastal California Gnatcatcher	FT	SC	-		No suitable habitat onsite. No impacts to this species are expected.		
<i>Phrynosoma blainvillii</i>	coast horned lizard	None	SC	-		No suitable prey onsite. No impacts to this species are expected.		
<i>Spea hammondii</i>	western spadefoot	None	SC	-		No suitable habitat onsite. No impacts to this species are expected.		
<i>Vireo bellii pusillus</i>	least Bell's vireo	FE	SE	-		No suitable habitat onsite. No impacts to this species are expected.		

California Native Plant Society

1B Plants rare, threatened, or endangered in California and elsewhere.

4 Plants of limited distribution.

U.S. Fish and Wildlife Service

FE-Federal Endangered

FT-Federal Threatened

California Department of Fish and Wildlife

SE- State Endangered

ST- State Threatened

SC State Species of Special Concern

WL- Watch list (either by CDFW or other conservation group such as Audubon)

Of the list of 30 species reported within five miles of the site, four have marginal potential to occur within the site: California horned lark, loggerhead shrike, western yellow bat and pocketed free-tail bat. All of these species have a potential to roost or nest on site. None of these species are listed as threatened or endangered. There is only a low-moderate potential for these species to occur onsite. The main areas of concern for the shrike and the bat species are the mature palm trees on site which could be used for nesting or roosting. The horned lark nests on the ground in grassy areas, however they will also use gravel areas for nesting. Less than significant impacts will occur in regards to this issue area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) This site is heavily disturbed and was previously developed as a residential site. There is little, if any potential for any sensitive species to occur within this site; however, there are numerous relatively mature trees that will likely be removed during the construction phase of this project. These trees, particularly the palm trees, could support nesting birds or roosting bats. The site is not expected to be used as a Wildlife Movement Corridor as it does not connect two areas of open space or any linear riparian habitats. Birds may be seen flying overhead and may use the site for foraging. In consideration of the site's location and current condition, it is not expected to that the proposed development would conflict with the conservation objectives set forth in the MSHCP. However, due to the potential of disturbance to nesting birds or bats the following mitigation measure has been incorporated to ensure that impacts would be less than significant:

BIO MM - 1: 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.

e - f) There were no depressions or signs of pooled water on the site that would indicate that the site supports vernal pools, man-made or natural. The soils on site are not prone to ponding that would indicate that the site is suitable for fairy shrimp. There are no drainage patterns, changes in soil characteristics or any riparian-associated vegetation on site. As such there is no suitable habitat for least Bell's vireo, southwestern willow flycatcher, western yellow-billed cuckoo, Riverside fairy shrimp, Santa Rosa Plateau fairy shrimp, or vernal pool fairy shrimp. Therefore, no impacts to Riparian/Riverine, Vernal Pools or vernal pool-associated species as a result of the proposed project will occur.

g) The Project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees are present on the Project site. No impacts will occur.

**Mitigation:**

BIO MM - 1: 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.

Monitoring – Staff from EPD shall review prior to the issuance of a grading permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES</b> Would the project				
<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials,

Findings of Fact:

a-b) The Project site is an existing disturbed site with existing concrete slabs that is not registered as a historic site. The Project will not alter or destroy a historic site nor will it cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeological Report (PDA) No. 6069, "Phase I Cultural Resource Assessment for the Woodcrest Tractor Supply Project, prepared by Sue A. Wade dated June 9, 2018.

Findings of Fact:

a-c) County Archaeological Report (PDA) No. 6069 submitted for this project (CUP180016) was prepared by Sue A. Wade of Heritage Resources and is entitled: "Phase I Cultural Resource Assessment for the Woodcrest Tractor Supply Project, County of Riverside, CA", dated June 09, 2018. PDA No. 6069 concludes: As a result of the archaeological survey, no surface evidence for the presence of intact prehistoric or historic archaeological resources was found. The concrete slabs are the remains of two structures, which the historic maps indicate were built sometime between 1953 and 1967, and additional structures and parking that appear to have been built in the 1990s. PDA No. 6069 recommends: The research completed for the proposed Project, including record search and contact with the Native American Heritage Commission and Luiseño, Cahuilla, Serrano, and Kumeyaay Tribes, indicated a low likelihood for the presence of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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archaeological resources. The field survey discovered no prehistoric or historic archaeological resources on the property. The remains of two concrete foundation slabs were observed, which historic map research indicates are the remains of structures constructed sometime between 1953 and 1967; additional structures and asphalt parking areas appear to have been built in the 1990s. Given the lack of integrity and lack of historic data potential, these remains cannot be considered historic resources. Therefore, based on the negative results of the archival and field surveys, no impacts to cultural resources are anticipated from development of the proposed Project. Due to the negative results, no mitigation measures are recommended or warranted. Given the excellent survey surface visibility and extensive disturbance to the property, no archaeological monitoring is recommended. Therefore with the incorporation of standard conditions of approval impacts related to these issues areas will be less than significant.

- d) The project site is not used for religious or sacred uses; therefore, there is no impact 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?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report GEO No. 180037, prepared by Earth-Strata, INC. "Preliminary Geotechnical Interpretive Report, Proposed Commercial Development, Assessor's Parcel Numbers. 274-040-021 and 274-040-022 Located on the South Side of Van Buren Avenue and East of Washington Avenue, Woodcrest Area, Riverside County, California," dated May 17, 2018.

Findings of Fact:

- a) The Project will not expose people or structures to potential substantial adverse effects, including risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure due to loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.
- b) Geologic Report No. 180037 (GEO180037) concluded that there are no active faults are known to traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on site mapping and aerial photography review the likelihood of an active fault traversing the site is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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very low to remote. Therefore, there is no potential for rupture of a known fault. Less than significant impacts will occur.

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: Lake Mathews/ Woodcrest Area Plan Figure 12 “Lake Mathews/ Woodcrest Area Plan Seismic Hazards”, GIS database, Geologist Comments, County Geologic Report GEO No. 180037, prepared by Earth-Strata, INC. “Preliminary Geotechnical Interpretive Report, Proposed Commercial Development, Assessor’s Parcel Numbers. 274-040-021 and 274-040-022 Located on the South Side of Van Buren Avenue and East of Washington Avenue, Woodcrest Area, Riverside County, California,” dated May 17, 2018.

Findings of Fact:

a) Liquefaction occurs as a result of a substantial loss of shear strength or shearing resistance in loose, saturated, cohesionless earth materials subjected to earthquake induced ground shaking. Potential impacts from liquefaction include loss of bearing capacity, liquefaction related settlement, lateral movements, and surface manifestation such as sand boils. Seismically induced settlement occurs when loose sandy soils become denser when subjected to shaking during an earthquake. The three factors determining whether a site is likely to be subject to liquefaction include seismic shaking, type and consistency of earth materials, and groundwater level. The proposed structures will be supported by compacted fill and competent bedrock, with lack of shallow groundwater. As such, 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 the dense nature of the deeper onsite earth materials. Less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**12. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

Source: Lake Mathews/ Woodcrest Area Plan Figure 12 "Lake Mathews/ Woodcrest Area Plan Slope Instability"

Findings of Fact:

The project site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are no known faults that traverse the parcel. The Project will be required to comply with the recommendations contained within the GEO180037, as well as the California Building Code (CBC) requirements. CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Compliance with the CBC will ensure that any the potential impacts will remain less than significant level.

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, Lake Mathews/ Woodcrest Area Plan Figure 13 "Lake Mathews/ Woodcrest Area Plan Steep Slope"

Findings of Fact:

GEO180037 found that landslide debris was not observed during subsurface exploration and no ancient landslides are known to exist on site. The Project site is not located in area where landslides are known to exist; therefore, there are no potential impacts due to unstable geologic unit or soil.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**14. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County GIS database

Findings of Fact:

a) According to GIS Database, the Project site is susceptible to subsidence. According to GEO180037, the entire lot will be overexcavated a minimum of three feet below the proposed foundations and replaced with compacted fill. Thus, subsidence from scarification and recompaction of exposed bottom surface is expected to be negligible to approximately 0.01 feet. Therefore, with the incorporation of standard conditions of approval and compliance with the CBC less than significant impacts will occur in regards to subsidence.

Mitigation

Monitoring: Planning Department and Building and Safety.

**15. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials; GEO180037

Findings of Fact:

a) According to GEO180037 there are not water enclosed water body adjacent to or up gradient of the site, the likelihood for induced flooding due a seiche overcoming the dams freeboard is considered nonexistent. In addition, the proposed Project site is not located in an area susceptible to mudflows or volcanic hazards. No impacts are anticipated from geologic hazards.

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
<b>16. Slopes</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-c) Topographic relief of the Project site is relatively low with elevations ranging from 1499 feet to 1504 feet. The Project ground disturbance quantities cut equals 3,200 Cubic Yards and fill equals 3,200 cubic yards. The Project does not change the topography relief features significantly; the Project remains relatively flat, with manufactured slopes that are 2:1 and 4:1 for the water quality basin areas. The Project does not cut or fill slopes greater than 2:1 or higher than 10 feet. The proposed grading does not affect or negate subsurface sewage system. The subsurface sewage system will be located west of the proposed building in a flat area of the Project. The Project will have less than significant impact on slopes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>17. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: GEO180037, Project Application Materials, On-site Inspection,

Findings of Fact:

- a) The development of the Project site may have the potential to result in soil erosion during grading and construction. However, with compliance with standard conditions of approval impacts associated with substantial soil erosion or loss of topsoil will be less than significant.
- b) According to GEO180037 the Project onsite earth materials exhibit an expansion potential of very low. Compliance with the CBC requirements and standard conditions of approval will ensure that any impacts associated with expansive soils will be considered less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. Erosion**

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, GEO180037

Findings of Fact:

- a) Implementation of the proposed Project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. The Project site is located 3 miles from Mockingbird Reservoir, and 3.2 miles from Lake Mathews given this distance and topography of the site soil erosion will not impacts these bodies of waters. Therefore less than significant impacts will occur.
- b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map", Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

- a) The Project site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code (CBC). Compliance with the CBC and standard conditions of approval will ensure that impacts in regards to wind erosion and blowsand will 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.

<b>GREENHOUSE GAS EMISSIONS</b>	Would the project			
<b>20. Greenhouse Gas Emissions</b>				
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: "Greenhouse Gas Woodcrest Tractor Supply Commercial Development County of Riverside CA" prepared by LDN Consulting Inc. on July 19, 2018

Findings of Fact:

a-b) Possible greenhouse gas producing elements of the proposed commercial use, will include onsite vehicle idling, deliveries and customer vehicular traffic. Short term construction activities will involve the use of diesel run construction equipment. The GHG analysis prepared for the proposed commercial building found that the proposed Project would generate approximately 2,318.98 Metric Tons (MT) of CO2e each year which is less than the County's 3,000 MT screening threshold. Since emissions do not exceed 3,000 MT, there would be neither direct nor indirect impacts on GHG and climate change; therefore, less than significant impacts will occur due to Project implementation.

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
<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; Phase I Environmental Site Assessment of Vacant Property Assessor's Parcel Number APN's 274-040-021 and 274-040-022, 17155 Van Buren Boulevard Riverside, California 92504 prepare by Earth Strata Geotechnical Services dated June 28, 2018

Findings of Fact:

- a) The proposed Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of a retail commercial use and will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the commercial building will not present a substantial health risk to the community. The location of a 1,000 gallon propane tank on-site for the selling of bulk propane to customers is a standard commodity at the proposed commercial use and standard safety requirements and conditions of approval will ensure less than significant impacts in regards to the transport, use and disposal of hazardous materials will occur.
- b) The Project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 21a, the Project does not engage in activities with risk of upset. Impacts will be less than significant.
- c) The Project site is located off of Van Buren Boulevard. The Project would not interfere with an adopted emergency response plan or an emergency evacuation plan. Conditions of approval related to emergency access will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.
- d) The Project site is located within a quarter mile of Woodcrest Elementary School. Although during, construction and operation of the proposed commercial use typical hazardous materials such as diesel products, paint, propane, and cleaning materials will be on-site, with the incorporation of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standard safety practices and conditions of approval less than significant impacts would occur in regards to the emissions of hazards materials .

- e) The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations", GIS database, March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan dated November 13, 2014

Findings of Fact:

a-c) The proposed Project is located in Zone E of the March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan. As a result, the Project was reviewed by the Director of the Airport Land Use Commission ("ALUC") and on August 6, 2018, ZAP1323MA18 was determined to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. Standard conditions of approval for Compatibility Zone E as they relate to outdoor lighting, lighting that would be distracting to aircraft taking off or landing, uses that would attract large concentration of birds and electrical interference with aircraft were applied. The on-site storm water management area, shall be designed for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more). The bio retention facility shall remain totally dry between rainfalls for the purposes of not attracting birds. Landscaping that could provide food and/or shelter for bird species would not be planted in or around the bio retention facility in that it could create an incompatibility with airport operations. In addition the applicant would be required to notify a potential buyer of the commercial retail use that the property is presently located in the vicinity of an airport influence area. Given that the proposed Project was found to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan and, with adherence to the conditions recommended by the Airport Land Use Commission (ALUC) Director and incorporated as a standard condition of approval, impacts will be less than significant in regards to these issue areas.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Project site is not located within the vicinity of a private airstrip or heliport. Accordingly, the proposed Project would not result in a safety hazard for people living or residing 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, Cal Fire Western Riverside County Fire Hazard Severity Zones in SRA dated November 7, 2007.

Findings of Fact:

a) The Project does not occur in a Fire Hazard Zone; however, standard conditions of approval in regards to emergency vehicle access have been applied to ensure that impacts related to fire hazards will 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**

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

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)?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition. Preliminary Hydrology Study, Prepared by Projection Engineering, Inc., June, 2018, Preliminary Geotechnical Interpretive Report, Prepared by Earth Strata Geotechnical Services Inc., May 17, 2018.

Findings of Fact:

- a) The Preliminary Hydrology report states that development of the Project site will maintain existing drainage patterns previously determined by the existing topography of the site. In addition, the Project will include the installation of an oversized bio retention facility on-site to ensure the reduction of erosion and siltation on and off the project site. Therefore, with the incorporation of standard conditions of approval, implementation of the Project will not alter of the course of a stream or river causing substantial damage to properties on or off-site. Impacts will be less than significant.
- b) The project will not violate any water quality standards or waste discharge requirements and has been conditioned to comply with standard water quality conditions of approval. This impact is considered less than significant.
- c) The Preliminary Geotechnical Report stated that no groundwater was observed during subsurface exploration. However, localized groundwater could be encountered during grading activities. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of retail commercial use will not interfere with any groundwater supply. Therefore, impacts will be less than significant.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff because all runoff from all onsite impervious areas will be routed to the onsite bio retention facility to maximize infiltration and reduce runoff on to the storm drainage system. Therefore, with the incorporation of standard conditions of approval and the installation of the bio retention facility impacts will be less than significant.
- e,f) According to the Map My County, the proposed Project site is not located within a 100-year flood hazard area. Therefore, implementation of the proposed Project will not place structures within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. However, the area is within Zone D as delineated on Panel No. 06065C0740G of the Flood Insurance Rate Maps issued in conjunction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with the National Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). No impacts will occur.

g-h) The project will not substantially degrade water quality but will include a bio retention facility of site as a permanent Best Management Practices (BMPs) feature. The operation of this BMP will not result in significant environmental effects (e.g. increased vectors and odors). Impacts would be 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"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

- a,b) As stated above in 24a the existing drainage pattern will not be altered due to Project implementation and with the installation of the bio retention facility on-site the rate of surface run-off would be reduced. Therefore, impacts will be less than significant.
- c) According to the Riverside County General Plan figure S-10, the proposed Project site is not located in a dam inundation area. Therefore, no impacts will occur.
- d) The proposed Project will not change the amount of surface water in any water body, in that the closest bodies of water from the Project site are Mockingbird Reservoir, and Lake Mathews, 3 and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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3.2 miles respectively. In addition, storm waters will be diverted to the bio-retention basin on site. Therefore, no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**LAND USE/PLANNING** Would the project

**26. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, GIS database, Project Application Materials, City of Riverside's General Plan 2025 Land Use Policy Map, Figure LU-10 via website, 11/29/18  
[https://www.riversideca.gov/planning/gp2025program/GP/04\\_Land\\_Use\\_and\\_Urban\\_Design\\_Element\\_with%20maps.pdf](https://www.riversideca.gov/planning/gp2025program/GP/04_Land_Use_and_Urban_Design_Element_with%20maps.pdf)

Findings of Fact:

- a) As shown on the Lake Mathews Area Plan Land Use Figure 3 Land Use Plan, the Project site and the surrounding area is within the Community Development Foundation Component. There is no existing use on the site currently. The proposed commercial use is consistent with the existing land use designation of Community Development-Commercial Retail (CD: CR). The Project is also consistent with the proposed zoning classification of Scenic Highway Commercial (C-P-S) Zone. Therefore, the Project carries forward the planned land use of the area and will not result in an alteration of the present or planned land use of the area. No impact will occur.
- b) The Project site is located within the City of Riverside's sphere of influence. As such, it is required to conform to the County's Memorandum of Understanding (MOU) with that city. The MOU primarily requires any project requiring rezoning that may be inconsistent with the City's General Plan to be reviewed by City staff. In reviewing the City of Riverside's General Plan Land Use Map the Project site has a proposed land use designation of Commercial. Therefore, the Project is consistent with the City of Riverside's land use plan. No further review is required. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>27. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

Findings of Fact:

a-b) The Project site is comprised of two parcels. Assessor Parcel Number (APN) 274 -040-022 is comprised of 2.75 acres and APN 274-040-021 is comprised of 0.74 acres. In order for Project development to occur a Change of Zone to C-P-S and a lot merger will be required. Upon approval of the Zone Change and finalization of the lot merger the proposed commercial retail use will be consistent with the C-P-S zoning classification. However, because, the proposed outdoor storage area exceeds 200 square feet a Condition Use Permit is required and a special review of parking was approved. The 18,800 square foot commercial structure requires one space per 200 square feet of gross floor area for a total number of 94 parking spaces. The outdoor storage area comprised of approximately 21,257 square feet (15,000 sq. ft. attached and 6,257 sq. ft. detached) and is required to have one space per 1,000 square feet of storage area, to a maximum 20 spaces. Total number of parking spaces required is 114 spaces. The applicant has provided 99 parking spaces. The applicant is requesting a Special Review of Parking to allow for the reduction of 15 spaces for outdoor storage due to limited parcel size and typical Tractor Supply Company stores utilizing on average 20-25 parking stall during normal business hours. With approval of the Change of Zone, Special Review of Parking, and the required findings and standard conditions of approval less than significant impacts will occur in regards to consistency and compatibility with zoning and surrounding land uses.

c-d) The proposed commercial use is consistent with the Community Development: Commercial Retail (CD: CR) land use designation in that encouraged uses include local and regional serving retail and service uses. The proposed retail commercial use (feed and grain, hardware, and garden supply store) supports the commercial uses, as well as residential uses that are located in the region surrounding the Project. The project site is surrounded by properties which are designated Commercial Retail (CR) and Rural Community - Very Low Density Residential (RC-VLD-R). Therefore the Project is consistent with the land use pattern that was envisioned in the General Plan and is in compliance with applicable polices of the General Plan. Less than significant impacts would occur.

e) Existing uses that surrounds the Project site includes a single family residential units, and commercial uses. The use would not disrupt or divide the physical arrangement of this established community. Therefore, no impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project

**28. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

- a) The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:
- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
  - MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
  - MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
  - MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
  - MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the Project site has not been used for mining, the Project is not expected to result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. No impacts will occur from the proposed Project.

- b) The Project site has not been used for mining. Implementation of the proposed Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts will occur in regards to this issue area.
- c) The Project site is not adjacent to an existing surfaces mine. No impacts will occur in regards to this issue area.

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts will occur in regards to this issue area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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NA  A  B  C  D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map, March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan, Table MA-1, November 13, 2014.

Findings of Fact:

- a) The proposed Project site is located approximately 5.7 miles to the west of March Air Reserve Base and is located within Zone E of the Airport Compatibility Plan. The noise impact in this zone is listed as low and is beyond the 55-CNEL contour. Occasional overflights may be intrusive to some outdoor activities; however, because the use is not considered a sensitive use and is adjacent to Van Buren Boulevard, noise impacts due to the airport will be negligible in comparison to vehicular traffic. Impacts will be less than significant.
- b) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, no impacts will occur due to implementation of the proposed Project in regards to the exposure of safety hazards to people residing or working in the proposed Project area.

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"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: There are no railroad lines in proximity to the Project. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>31. Highway Noise</b>				
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: On-site Inspection, Project Application Materials

Findings of Fact:

Existing noise occurs mainly from vehicle traffic along Van Buren Blvd which is considered an "Urban Arterial Highway" The proposed building is setback approximately 232 feet from the centerline of Van Buren Boulevard. Given that the proposed project is not considered a sensitive receptor, noise from Van Buren would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>32. Other Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Findings of Fact:

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, no impacts will occur.

Mitigation: No Mitigation Required

Monitoring: No Monitoring Required

<b>33. Noise Effects by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials; "Noise Assessment Woodcrest Tractor Supply Commercial Development County of Riverside, CA" prepared by LDN Consulting, Inc. dated July 19, 2018.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Ordinance No. 847 sets an operational exterior noise limit of 65 decibels (dBA) from 7 a.m. to 10 p.m. and 45 decibels (dBA) from 10 p.m. to 7 a.m. for the residential noise sensitive land uses.

It is anticipated on-site operational noise sources for this proposed project will primarily be delivery truck "reverse signals," a forklift, an outside cardboard baler, and HVAC units. Each week there will be approximately 2-3 delivery trucks Monday through Friday between the hours of 8:00 a.m. and 9:00 p.m.; one forklift utilized to unload delivery trucks and for moving general merchandise around the outdoor storage lots; an outside cardboard baler located along the southern building façade; and 5 rooftop HVAC units placed on top of the building.

The Noise Study Table 2-2 shows that based upon the property line noise levels none of the proposed noise sources directly or cumulatively exceeds the property line standards at the shared commercial and residential property lines. Therefore, the proposed commercial development related operational noise levels comply with noise standards required when located adjacent to residential uses. Therefore, less than significant impacts will occur due to Project implementation.

**Table 2-2: Operational Noise Levels (Nearest Property Line)**

Source	Reference Noise Level (dBA)	Reference Distance (Feet)	Minimum Distance to Property Line (Feet)	Duty Cycle (Seconds/Hour)	Resultant Noise Level at Property Line (dBA Leq)
Delivery Trucks	87	4	125	150	57
Propane forklift	77	5	125	900	57
Vertical Baler	90	5	125	300	58
10-ton HVAC	76	3	115	1800	56
3-ton HVAC	67	3	115	1800	41
<b>CUMULATIVE NOISE LEVEL @ PROPERTY LINE (dBA)</b>					<b>63</b>
<b>Property Line Standard</b>					<b>65</b>
<b>Complies with Noise Ordinance</b>					<b>Yes</b>

- b) During the construction phase, the proposed Project may have temporary or periodic increases in ambient noise levels. However, Riverside Ordinance 457 establishes that whenever a construction site is within one-quarter (1/4) mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official. The Project will be required to comply with Ordinance 457; thus, limiting temporary construction impacts. Therefore, impacts are less than significant.
- c) The proposed Project will not expose persons to or generation of noise levels in excess of standards established in the General Plan or Ordinance No. 457. Exceptions to these standards are available for construction, single events, or continuous events. Additionally, if a significant amount of excessive noise complaints have been received, one year after issuance of occupancy, the Director may reconsider the hours of operation. Any impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) During the operational phase, the proposed project will not generate excessive groundborne vibrations or groundborne noise levels. However, groundborne vibrations may be generated infrequently by use of heavy construction machinery during the construction of the proposed project. This type of construction will be temporary and infrequent; therefore, the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels would be considered a less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PALEONTOLOGICAL RESOURCES**

**34. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) According to the County's General Plan and the County's database, 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, Advisory Notification Document (AND) Planning-PAL.1 is a standard condition of approval and is not considered mitigation under CEQA. Impacts to Paleontological Resources will be less than significant with implementation of this this condition of approval if fossil remains are found during ground disturbance activities.

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"/>
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b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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

Findings of Fact:

- a) The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.
- b) The proposed Project anticipates hiring approximately 8 – 10 employees for operation of the proposed use. These employees will more than likely come from the Project vicinity and would not require an additional demand for housing. Impacts will be less than significant in regards to this issue area.
- c) The Project site is currently vacant and is a commercial project in an area designated for commercial use. Therefore the project will not displace any people, necessitating construction of replacement housing elsewhere and there is no impact.
- d) The Project is not located within a Redevelopment Project Area. Therefore there is no impact.
- a) The Project is consistent with the County of Riverside General Plan's planned and future development for this area. Therefore it does not exceed official regional or local population projections and there is no impact.
- f) The Project does not change the regional or local population projection because it does not create any additional demand for housing, nor displaces people or existing housing. The Project will serve the established neighborhood and will not induce substantial population growth in an area. Impacts on Population is less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

**36. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The nearest existing Fire Station is the Riverside County Fire Department Station #8, also known as the Woodcrest Fire Station, located at 16533 Trisha Way, Riverside, CA 92504, which is 0.6 miles from the Project site.

Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**37. Sheriff Services**

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department Perris Station located at 137 N. Perris Blvd. Suite A, Perris, CA 92570. The proposed Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The Project shall comply with County Ordinance No. 659 to prevent any potentially significant effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**38. Schools**

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

The proposed Project is located with the Riverside Unified School District (RUSD). The closest school is Woodcrest Elementary School located at 16940 Krameria Ave, Riverside, CA 92504, which is 0.2 miles away. Impacts to RUSD facilities will be offset through the payment of mitigation fees to the RUSD, prior to the issuance of a building permit. This is a standard condition and not considered unique

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mitigation under CEQA. After payment of the mitigation fee, any impacts will be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The Project will not result in the need to alter any existing library facilities or result in the need to construct new facilities. Due to the nature of the Project (commercial use), no impacts are expected from the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. Due to the nature of the Project (commercial use), any impacts, while incremental, are considered to be less than significant from the implementation of the proposed Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION**

<b>41. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The proposed Project does not include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. Due to the nature of the proposed Project (commercial development), there will be no impacts in regards to this issue area.
- b) The proposed Project does not 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. Due to the nature of the proposed Project (commercial development), no impacts will occur.
- c) The Project is not located within a Community Service Area or in an area an area with a recreation and park district with a Community Parks and Recreation Plan. Therefore, no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The Project does not occur adjacent to any Regional Trails. Therefore there will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<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				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan; "Traffic Generation Analysis for the Tractor Supply Co. at 17155 Van Buren Blvd in Riverside County, California" prepared by LOS Engineering, Inc. dated May 1, 2018

Findings of Fact:

- a) The Project will not 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; The Project has proposed bike racks as part of the site design to support pedestrian and bicycle users. Impacts will be less than significant.
- b) The Project does not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

The Traffic Generation Analysis prepared by LOS Engineering, Inc included the following conclusion:

The purpose of this analysis was to document the project traffic generation and access for the proposed 18,800 SF Tractor Supply Co. located at 17155 Van Buren Blvd in Riverside County, California. Using available ITE rates, the project is calculated to generate 60 Saturday peak hour

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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trips and 26 weekday PM peak hour trips. Using site-specific rates, the project is calculated to generate 367 ADT, 17 AM peak hour trips and 47 PM peak hour trips. Based on the Riverside County Transportation Department Traffic Impact Analysis Preparation Guide, a Traffic Impact Study may be exempted because the project's trip generation is calculated to be less than 100 peak hour trips.

It is requested that the applicant be allowed to connect with the existing driveway that is currently the 4th leg of the existing signalized intersection of Van Buren Blvd at Woodcrest Plaza. No other project driveways are proposed on Van Buren Blvd. Each approach leg is energized at the intersection of Van Buren Blvd/Woodcrest Plaza. It is also requested that the applicant provide an Irrevocable Offer of Dedication (IOD) and/or fair share toward the Van Buren Blvd CIP in lieu of widening Van Buren Blvd along the project frontage.

It is also requested that the County consider replacing the existing "No U-Turn" sign with a "Left Turn Yield on Green" (MUTCD R10-12) because the poles serving the minor legs have a tag of "17-2-129" for two items (existing minor leg mast arms have one signal head and one sign). Alternatively, the minor leg operation may be converted to split phase to avoid changing mast arm items.

Based on this conclusions, impacts will be less than significant.

- c) The Project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. None of these factors described are located within proximity to the Project site. There will be no impacts from the Project.
- d) The Project will not alter waterborne, rail or air traffic. Waterborne and rail traffic do not exist in proximity to the Project site. There will be no impacts from the Project.
- e) The Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Any improvements will be to County standards. Impacts will be less than significant.
- f) The Project will not affect the need for new roadway maintenance. The Project proposes connecting to Van Buren Blvd. by use of an existing driveway at an existing signalized intersection. The Project also proposes to provide an Irrevocable Offer of Dedication (IOD) and/or fair share toward the Van Buren Blvd CIP in lieu of widening Van Buren Blvd along the project frontage. Impacts will be less than significant.
- g) Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. Impacts will be short-term and are considered less than significant.
- h) The Project will not result in inadequate emergency access or access to nearby uses. Sufficient access to the Project site will remain open during construction and operation to ensure no impacts to an adopted emergency evacuation plan. There will be no impacts from the Project.
- i) The Project will not result in any conflicts with any adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). There will be no impacts from the Project.

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.

**44. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The Project includes a bike rack for five bicycles near the outdoor display area. According to the Lake Mathews/Woodcrest Area Plan Trails and Bikeway System there are no bike trails located within the Project vicinity. No impacts 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 agency shall consider the significance to a California Native tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials, AB52 consultation.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on August 16, 2018. The Pala Band of Mission Indians Tribal Historic Office responded and declined consultation. The Rincon Band of Luiseno Indians declined consultation but recommended that an archaeological record search be conducted for the project. Consultations were requested by the Pechanga Band of Luiseno Mission Indians, the Soboba Band of Luiseno Indians and the Morongo Band of Mission Indians. All of the groups were provided the cultural report and the project conditions of approval. No tribal cultural resources were identified by any of the consulting tribes because there are none present. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Water</b>				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review; Will Serve Letter Request Form Western Municipal Water District dated February 22, 2016.

Findings of Fact:

- a) The Project will not result in new construction of a water treatment facility. The Project proposes to utilize septic system to treat wastewater. Therefore are no impacts to existing water treatment facilities.
- b) Water service to the subject Project/Property is proposed to be provided by Western Municipal Water District and is contingent upon the property owners signing an Agency Agreement that assigns water management rights, if any, to Western Municipal Water District. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>47. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review; Onsite Wastewater Treatment System Report Project No. 182100-11A prepared by Earth Strata, Inc. dated July 19, 2018

Findings of Fact:

a-b) Earth Strata Geotechnical Services prepared an Onsite Wastewater Treatment System Report for the proposed commercial retail development. The report concluded that there is sufficient area on the lot to support an onsite septic system with 100% expansion area. In addition the Riverside County Department of Environmental Health has incorporated conditions of approval that will ensure proper sizing of the septic system to ensure that the construction of the subsurface sewage disposal system will not cause significant environmental effects. Less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required

<b>48. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b). The Project will be served by Riverside County Waste Management. The development will comply with federal, state, and local statutes and regulations related to solid wastes. With the incorporation of Condition of Approval 80. Waste Resources. 1, which requires that the applicant prepare a Recyclables Collection and Loading Area plot plan for review and approval by the Department of Waste Resources, and Condition of approval 80. Waste Resources. 2 a Waste Recycling Plan (WRP) be submitted, and condition of approval 90. Waste Resources 1, requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. The proposed Project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**49. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact:

a-g) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Gas, Southern California Edison, AT&T, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this Project. Therefore, less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**50. Energy Conservation**

a) Would the project conflict with any adopted energy conservation plans?

Source: Project Application Materials

Findings of Fact:

a) Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy; therefore, any impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. With the incorporation of Mitigation Measures related to these issue areas impacts will be reduced to a level of less than significant.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

The Project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this EA and the EIR prepared for the General Plan. As illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with appropriate mitigation and conditions of approval. Therefore, less than significant cumulative impacts will occur due to ultimate development of the Project site.

<b>53.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Staff review, project application

**Findings of Fact:**

As demonstrated above, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval will apply to the proposed Project, and all potential impacts are reduced to less than significant.

**EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
4080 Lemon Street, 12th Floor  
Riverside, CA 92505

**VI. 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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**APPENDIX A, REFERENCES**

1. Air Quality Assessment: Temecula Commercial County of Riverside, CA prepared by LDN Consulting, INC. July 19, 2018
2. GREENHOUSE GAS, Woodcrest Tractor Supply Commercial Development, County of Riverside, CA prepared by LDN Consulting, Inc. dated July 19, 2018
3. Focused Habitat Assessment for the Burrowing Owl & MSHCP Compliance Analysis for a Commercial Project Site, prepared by Kidd Biological Inc. dated 06/22/2018
4. Phase I Cultural Resource Assessment for the Woodcrest Tractor Supply Project, prepared by Sue A. Wade dated June 9, 2018.
5. Riverside County General Plan, approved December 15, 2015
6. Riverside County Land Use Ordinance No. 348.4818, Effective Date January 14, 2016
7. Preliminary Geotechnical Interpretive Report, Proposed Commercial Development, Assessor's Parcel Numbers. 274-040-021 and 274-040-022 Located on the South Side of Van Buren Avenue and East of Washington Avenue, Woodcrest Area, Riverside County, California," dated May 17, 2018.
8. Project Site Photos dated 12/31/15
9. March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan dated November 13, 2014
10. Project Specific Water Quality Management Plan, Project Title: Woodcrest Tractor Supply Company, Development No: PAR 180021, prepared by Paul Fisher, PE, Projection Engineering, Inc. date June, 2018
11. Noise Assessment Woodcrest Tractor Supply Commercial Development County of Riverside, CA" prepared by LDN Consulting, Inc. dated July 19, 2018
12. Western Municipal Water District Will Serve Letter Request Form Letter 17155 Van Buren Blvd.; APN 274-040-21 and -022; CUP 180016 dated July 19, 2018
13. Traffic Generation Analysis for the Tractor Supply Co. at 17155 Van Buren Blvd in Riverside County, California" prepared by LOS Engineering, Inc. dated May 1, 2018
14. Onsite Wastewater Treatment System Report Project No. 182100-11A prepared by Earth Strata, Inc. dated July 19, 2018



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

*Juan C. Perez  
Agency Director*



04/09/19, 1:05 pm

CUP180016

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP180016. 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            015 - Planning - Design Guidelines

Compliance with County Wide Design Guidelines and Standards.

Advisory Notification. 2            AND - Project Description

Change of Zone No. 1800017 (CZ1800017) - The Project site is comprised of two parcels totaling approximately 3.45 gross acres and is presently split zoned with Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A). The applicant is proposing to eliminate the split zoning by changing the southern portion of the Project site zoned R-A to the C-P-S zoning classification. The C-P-S zone is consistent with the site's General Plan's land use designation of Commercial Retail (CR). In addition, the Project has been conditioned for a Certificate of Parcel Merger to be reviewed and approved prior to the issuance of grading permits. The Parcel Merger would merge Assessor Parcel Nos. 274-040-021 and 022.

Conditional Use Permit No. 180016 (CUP180016) - The proposed Project includes a Conditional Use Permit (CUP) to construct a 18,800 sq. ft. commercial retail building with a maximum height of 30 feet. Contiguous to the building would be 15,000 sq. ft. of fenced-in outdoor display that includes a 1,000-gallon propane tank for the sale of bulk propane and a 2,000 sq. ft. future storage shed. In addition, there would be 6,257 sq. ft. of unenclosed outdoor display, a rear loading dock for merchandise delivery, trash enclosure, parking lot to accommodate up to 99 vehicles. Access to the site is provided via an existing driveway on Van Buren Blvd. Access to the site is provided via an existing driveway on Van Buren Blvd. Tractor Supply Company hours of operation are Monday through Sunday 8 a.m. to 10 p.m., and during seasonal sale promotions 6 a.m. to 12 a.m.

Advisory Notification. 3            AND - Exhibits

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

Exhibit A (Site Plan), dated November 1, 2018.

Exhibit B (Elevations), dated November 1, 2018.

Exhibit G (Conceptual Grading Plan), dated November 26, 2018.

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 3           AND - Exhibits (cont.)

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated October 10, 2018.

Exhibit S (Sign Plan), A dated November 1, 2018.

Change of Zone Map, dated December 17, 2018

Advisory Notification. 4           AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
  
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)
    - Government Code Section 66499.37 (Hold Harmless)
    - Native American Cultural Resources, and Human Remains (Inadvertent Find)
    - School District Impact Compliance
    - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)]{for all projects with EIR, ND or MND determinations}
  
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
  - Ord. No. 413 (Regulating Vehicle Parking)
  - Ord. No. 457 (Building Requirements)
  - Ord. No. 461 (Road Improvement Standards)
  - Ord. No. 484 (Control of Blowing Sand)
  - Ord. No. 655 (Regulating Light Pollution)
  - Ord. No. 671 (Consolidated Fees)
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise)
  - Ord. No. 857 (Business Licensing)
  - Ord. No. 859 (Water Efficient Landscape Requirements)
  - Ord. No. 915 (Regulating Outdoor Lighting)
  
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
    - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
    - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### Fire

Fire. 1                                   Gen - Fire

- 1.) Access - Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, Riverside County



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1                                015 - Planning - ALUC conditions (cont.)  
 incompatibility with airport operations. In addition the applicant would be required to notify a potential buyer of the commercial retail use that the property is presently located in the vicinity of an airport influence area.

Planning. 2                                015 - Planning - Business Licensing

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.

Planning. 3                                015 - Planning - Causes for Revocation

In the event the use hereby permitted under this permit is found:

- (a) to be in violation of the terms and conditions of this permit; and/or,
- (b) to have been obtained by fraud or perjured testimony; and/or,
- (c) to be detrimental to the public health, safety or general welfare, or is a public nuisance,

then this permit shall be subject to revocation procedures.

Planning. 4                                015 - Planning - Ceased Operations

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

Planning. 5                                015 - Planning - Colors and Materials

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

Planning. 6                                015 - Planning - Hold Harmless

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Conditional Use Permit No. 180016 and Change of Zone No. 1800017 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 Conditional Use Permit No. 180016 and Change of Zone No. 1800017, including, but not limited to, decisions made in response to California Public Records Act requests; and



### ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6                                      015 - Planning - Hold Harmless (cont.)

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 7                                      015 - Planning - Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning. 8                                      015 - Planning - Lighting Hooded/Directed

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining residential property or public rights-of-way.

Planning. 9                                      015 - Planning - Limits on Signage

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT S. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.



## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 1                      If Human Remains Found

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

#### Planning-CUL. 2                      PDA06069 accepted

County Archaeological Report (PDA) No. 6069 submitted for this project (CUP180016) was prepared by Sue A. Wade of Heritage Resources and is entitled: "Phase I Cultural Resource Assessment for the Woodcrest Tractor Supply Project, County of Riverside, CA", dated June 09, 2018.

PDA No. 6069 concludes: As a result of the archaeological survey, no surface evidence for the presence of intact prehistoric or historic archaeological resources was found. The concrete slabs are the remains of two structures, which the historic maps indicate were built sometime between 1953 and 1967, and additional structures and parking that appear to have been built in the 1990s.

PDA No. 6069 recommends: The research completed for the proposed Project, including record search and contact with the Native American Heritage Commission and Luiseño, Cahuilla, Serrano, and Kumeyaay Tribes, indicated a low likelihood for the presence of archaeological resources. The field survey discovered no prehistoric or historic archaeological resources on the property. The remains of two concrete foundation slabs were observed, which historic map research indicates are the remains of structures constructed sometime between 1953 and 1967; additional structures and asphalt parking areas appear to have been built in the 1990s. Given the lack of integrity and lack of historic data potential, these remains cannot be considered historic resources. Therefore, based on the negative results of the archival and field surveys, no impacts to cultural resources are anticipated from development of the proposed Project. Due to the negative results, no mitigation measures are recommended or warranted. Given the excellent survey surface visibility and extensive disturbance to the property, no archaeological monitoring is recommended.

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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

Planning-CUL. 3 Unanticipated Resources (cont.)

\* 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 GEO180037 ACCEPTED

County Geologic Report GEO No. 180037, submitted for the project CUP180016, APNs 274-040-021 and 022, was prepared by Earth Strata Geotechnical Services, Inc., and is titled; "Preliminary Geotechnical Interpretive Report, Proposed Commercial Development, Assessor's Parcel Numbers 274-040-021 and 274-040-022, Located at the South Side of Van Buren Avenue and East of Washington Avenue, Woodcrest Area, Riverside County, California," dated May 17, 2018.

GEO No. 180037 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 3/4-inch. Differential settlement may be taken as half of the total settlement (i.e., 1/2-inch over a horizontal span of 20 feet).
6. Based on the results of preliminary laboratory testing done, site soils have a "Very Low" expansion potential.

GEO No. 180037 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.

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      GEO180037 ACCEPTED (cont.)

2. For each area to receive compacted fill, the removal of low density, compressible earth materials, such as topsoil, and undocumented artificial fill, should continue until firm competent bedrock 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. Based on the subsurface exploration, the anticipated removal depths should vary from 1 to 3 feet in the parking areas and 4 to 6 feet below existing grade in the structural areas.

This update to GEO No. 180037 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180037 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.

Comments: RECOMMEND DWALSH 20181016

### Planning-PAL

Planning-PAL. 1                      LOW PALEO POTENTIAL

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

## ADVISORY NOTIFICATION DOCUMENT

### Planning-PAL

Planning-PAL. 1                      LOW PALEO POTENTIAL (cont.)

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.

Comments: RECOMMEND DWALSH 20180820

### Transportation

Transportation. 1                      Gen - Transportation

1. The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

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

3. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

4. Improvement plans shall be based upon a design profile extending a minimum of 300 feet beyond the project limits.

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 1                      Gen - Transportation (cont.)

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

Transportation. 2                      Landscape Requirement

The developer/ permit holder shall:

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

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

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

Plan: CUP180016

Parcel: 274040021

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 at (951) 955-6888 for additional information and requirements.

Planning

060 - Planning. 1                      060 - Planning - Lot Merger                      Not Satisfied

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and approved by the Survey Department. The Parcel Merger shall merge Assessor Parcel Nos. 274-040-022 and 274-040-021. The proposed parcel shall comply with the development standards of the C-P-S zone.

060 - Planning. 2                      060 - Planning - Required Applications                      Not Satisfied

No grading permits shall be issued until Change of Zone No. 1800017 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

Planning-EPD

060 - Planning-EPD. 1                      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.



Plan: CUP180016

Parcel: 274040021

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD (cont.) Not Satisfied

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.

If the rough grading permit expires this condition will reapply, and a new survey may be required prior to issuance of future grading permits.

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.

Transportation

060 - Transportation. 1 0060-Transportation-USE – FINAL WQMP REQUIRED Not Satisfied

The project is located in the Santa Ana 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](http://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, and 10-year return periods from the project are mitigated. All details necessary to build BMPs per the WQMP shall be included on the grading plans.

060 - Transportation. 2 FEE CREDIT/REIMBURSEMENT Not Satisfied

In order to be eligible for credit/reimbursement, the Project shall enter into a Fee Credit/Reimbursement agreement with the Transportation Department for constructing TUMF, RBBB, DIF, CFD facilities, after plans are approved and prior to advertisement. All work shall be preapproved and comply with the Transportation Department requirements and the public contracts code.

060 - Transportation. 3 FILE L&LMD APPLICATION Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA. refer to condition of approval in the 80 and 90 Trans (MAP –Annex L&LMD/Other Dist) conditions of approval for annexations.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955 6748.

060 - Transportation. 4 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. 5 SUBMIT GRADING PLANS Not Satisfied

Plan: CUP180016

Parcel: 274040021

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 5                      SUBMIT GRADING PLANS (cont.)                      Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

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                      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. 2                      Percolation Report                      Not Satisfied

A soil percolation report consistent with the Department's technical guidance manual is required.

080 - E Health. 3                      Water Will Serve                      Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Plan: CUP180016

Parcel: 274040021

80. Prior To Building Permit Issuance

Planning

080 - Planning. 1                      080 - Planning - Signage                      Not Satisfied

Signage for this project shall be limited to the signs shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

080 - Planning. 2                      080 - Planning - Conform to Elevations                      Not Satisfied

Elevations of the proposed structure submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B.

080 - Planning. 3                      080 - Planning - Conform to Floor Plans                      Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C.

080 - Planning. 4                      080 - Planning - 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. 5                      080 - Planning - Parcel Merger Required                      Not Satisfied

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Survey Department. The Parcel Merger shall merge Assessor Parcel Nos. 274-040-022 and 274-040-021. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department. The proposed parcel shall comply with the development standards of the C-P-S zone.

080 - Planning. 6                      080 - Planning - Parking Requirements.                      Not Satisfied

Parking will be provided based on Ordinance No. 348 Section 18.12 and as shown on the approved site plan as shown on Exhibit A, in addition, three (3) electrical vehicle parking spaces and charging stations will be provided based on Ordinance No. 348 Section 18.12 A.2.c. & d. and shown on EXHIBIT A.

080 - Planning. 7                      080 - Planning - Required Applications                      Not Satisfied

No building permits shall be issued until Change of Zone No. 1800017 has been approved and adopted by the Board of Supervisors and have been made effective. This permit shall conform with the development standards of the zone ultimately applied to the property.

080 - Planning. 8                      080 - Planning - School Mitigation                      Not Satisfied

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 9                      080 - Plans Showing Bike Racks                      Not Satisfied

Bike rack spaces or bike lockers shall be shown on the project's parking and landscaping plan submitted to the Planning Department for approval.

Transportation

Plan: CUP180016

Parcel: 274040021

80. Prior To Building Permit Issuance

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            COORDINATION            Not Satisfied

The project is located within the limits of the County's Van Buren Blvd. Widening Project. The street design and improvement plans shall be coordinated with the County's widening project.

080 - Transportation. 4            Landscape Inspection Deposit Required            Not Satisfied

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. 5            Landscape Plot Plan/Permit Required            Not Satisfied

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

Plan: CUP180016

Parcel: 274040021

80. Prior To Building Permit Issuance

Transportation

- 080 - Transportation. 5            Landscape Plot Plan/Permit Required (cont.)            Not Satisfied
- architect;
  - 2) Weather-based controllers and necessary components to eliminate water waste;
  - 3) A copy of the "stamped" approved grading plans; and,
  - 4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP 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](http://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. 6            Landscape Project Specific Requirements            Not Satisfied

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. 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.
- 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 589.3.
- 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.
- 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.

Plan: CUP180016

Parcel: 274040021

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 Landscape Project Specific Requirements (cont.) Not Satisfied

- 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.
- Project shall use 50% 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.
- 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.

080 - Transportation. 7 LANDSCAPING COM/IND Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed along Van Buren Boulevard and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

080 - Transportation. 8 LIGHTING PLAN Not Satisfied

A separate street light plan shall be approved by the Transportation Department. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

080 - Transportation. 9 TUMF CREDIT AGREEMENT Not Satisfied

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

080 - Transportation. 10 UTILITY COORDINATION Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans, according to Ordinance 460 and 461 or as approved by the Director of Transportation. This also applies to all overhead lines below 33.6 kilovolts along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

- The Street Improvement Plans are approved.

Plan: CUP180016

Parcel: 274040021

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10      UTILITY COORDINATION (cont.)      Not Satisfied

- Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

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 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.

Plan: CUP180016

Parcel: 274040021

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      PRECISE GRADE APPROVAL (cont.)                      Not Satisfied  
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

Planning

090 - Planning. 1                      090 - Planning - Accessible Parking                      Not Satisfied

A minimum of four (4) 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 license plates issued for physically handicapped persons may be towed away at owner's expense.

Towed vehicles may be reclaimed at " or by telephoning

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2                      090 - Planning - Install Bike Racks                      Not Satisfied

A bicycle rack with five (5) spaces shall be provided along the front of the structure for customers usage and a bicycle rack with five (5) spaces will be located at the rear of the building for convenient employee access as shown on APPROVED EXHIBIT A. The bicycle racks shall be shown on project landscaping and improvement plans submitted for Planning Department approval, and shall be installed in accordance with those plans.

090 - Planning. 3                      090 - Planning - Loading Spaces                      Not Satisfied

A minimum of two (2) loading spaces shall be provided in accordance-with Section 18.12.a.(2)f(3).b. of Ordinance 348, and as shown on APPROVED EXHIBIT A. The loading spaces shall be surfaced with six (6) inches of concrete over a suitable base and shall not be less than 10 feet wide by 35 feet long, with 14 feet vertical clearance.

090 - Planning. 4                      090 - Planning - Parking Paving Material                      Not Satisfied

A minimum of 99 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 concrete to current standards as approved by the Department of Building and Safety.

090 - Planning. 5                      090 - Planning - Trash Enclosures                      Not Satisfied

A trash enclosure which is adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of final building permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block,



Plan: CUP180016

Parcel: 274040021

90. Prior to Building Final Inspection

Planning

090 - Planning. 5                      090 - Planning - Trash Enclosures (cont.)                      Not Satisfied  
painted to match the building, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash enclosure or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 6                      090 - Planning - Utilities Underground                      Not Satisfied  
All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 7                      090 - Planning - Parking Requirements                      Not Satisfied  
Parking will be provided based on Ordinance No. 348 Section 18.12 and as shown on the approved site plan as shown on Exhibit A, in addition, four (4) electrical vehicle parking spaces and charging stations will be provided based on Ordinance No. 348 Section 18.12 A.2.c.

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 Storm Water Compliance Program Section.

090 - Transportation. 2                      Landscape Inspection and Drought Compliance                      Not Satisfied  
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. 3                      LANDSCAPING                      Not Satisfied  
The project proponent shall comply in accordance with landscaping requirements within public road





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: August 16, 2018

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riverside County Flood Control  
Riv. Co. Fire Department (Riv. Office)  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check

P.D. Environmental Programs Division  
P.D. Geology Section  
Riv. Co. Trans. Dept. – Landscape Section  
P.D. Archaeology Section  
Riv. Co. Airport Land Use Commission  
Board of Supervisors - Supervisor: 1st District

Planning Commissioner: 1st District  
Riverside Sphere of Influence

**CHANGE OF ZONE NO. 1800017 & CONDITIONAL USE PERMIT NO. 180016 – CEQ 180073 –**  
Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Krameria Avenue, south of Van Buren Avenue, west of Washington Street, east of Gardner Avenue – 3 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) & Residential Agriculture (R-A) – **REQUEST: Change of Zone No. 1800017** proposes to change the zoning classification on the southern portion of the project site from R-A to C-P-S. **Conditional Use Permit No 180016** proposes to establish an 18,800 square foot retail commercial building with a 15,000 square feet of outdoor display and a parking lot to accommodate 99 vehicles on 3 acres. - APNs: 274-040-022, 274-040-021. **BBID: 024-040-189**

**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 August 23, 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 Kevin White, Project Planner at (951) 955-1417, or e-mail at [kewhite@rivco.org](mailto:kewhite@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.*

**AIRPORT LAND USE COMMISSION  
RIVERSIDE COUNTY**



August 6, 2018

**CHAIR**  
**Steve Manos**  
Lake Elsinore  
**VICE CHAIR**  
**Russell Betts**  
Desert Hot Springs

Mr. Kevin White, Urban Regional Planner IV  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
**(VIA HAND DELIVERY)**

**COMMISSIONERS**

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

**Arthur Butler**  
Riverside

File No.: ZAP1323MA18 (letter 1 of 2)  
Related File No.: CZ180017 (Change of Zone)  
APNs: 274-040-021 and -022

**John Lyon**  
Riverside

**Steven Stewart**  
Palm Springs

**Richard Stewart**  
Moreno Valley

**Gary Youmans**  
Temecula

Dear Mr. White:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed Riverside County Case No. CZ180017 (Change of Zone), a proposal to change the zoning of 3.45 to 3.49 acres (the above-referenced Assessor’s parcels) located on the southerly side of Van Buren Boulevard, easterly of its intersection with Washington Street and westerly of its intersection with Gardner Avenue, from Scenic Highway Commercial (C-P-S) and Residential Agriculture (R-A) to Scenic Highway Commercial (C-P-S). (At present, the rear portions of these parcels are zoned R-A. This change of zone would establish uniform C-P-S zoning on both properties in their entirety.)

**STAFF**

**Director**  
**Simon A. Housman**

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan (“March ALUCP”).

**John Guerin**  
Paul Rull  
**Barbara Santos**

This finding of consistency relates to airport compatibility issues and does not necessarily constitute an endorsement of this change of zone. Both the existing and proposed zoning are consistent, as the site is located within Airport Compatibility Zone E, where non-residential intensity and residential density are not restricted.

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

[www.rcaluc.org](http://www.rcaluc.org)

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

cc: Woodcrest Real Estate Ventures, Steve Powell (applicant/representative)  
Sharene L. Greene, Trustee (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Daniel "Rock" Rockholt, March Air Reserve Base  
ALUC Case File

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: August 16, 2018

**TO:**

Riv. Co. Transportation Dept.  
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P.D. Environmental Programs Division  
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Riv. Co. Airport Land Use Commission  
Board of Supervisors - Supervisor: 1st District

Planning Commissioner: 1st District  
Riverside Sphere of Influence

**CHANGE OF ZONE NO. 1800017 & CONDITIONAL USE PERMIT NO. 180016** – CEQ 180073 – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Krameria Avenue, south of Van Buren Avenue, west of Washington Street, east of Gardner Avenue – 3 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) & Residential Agriculture (R-A) – **REQUEST: Change of Zone No. 1800017** proposes to change the zoning classification on the southern portion of the project site from R-A to C-P-S. **Conditional Use Permit No 180016** proposes to establish an 18,800 square foot retail commercial building with a 15,000 square feet of outdoor display and a parking lot to accommodate 99 vehicles on 3 acres. - APNs: 274-040-022, 274-040-021. **BBID: 024-040-189**

**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 August 23, 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.*

# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY



August 6, 2018

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
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Desert Hot Springs

**COMMISSIONERS**

Arthur Butler  
Riverside

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**STAFF**

Director  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

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

[www.rcaluc.org](http://www.rcaluc.org)

Mr. Kevin White, Urban Regional Planner IV  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside CA 92501  
(VIA HAND DELIVERY)

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

File No.: ZAP1323MA18 (letter 2 of 2)  
Related File No.: CUP180016 (Conditional Use Permit)  
APNs: 274-040-021 and -022

Dear Mr. White:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed Riverside County Case No. CUP180016 (Conditional Use Permit), a proposal to construct a 18,800 square foot retail commercial building for Tractor Supply Company on 3.45 to 3.49 acres (the above-referenced Assessor's parcels) located on the southerly side of Van Buren Boulevard, easterly of its intersection with Washington Street and westerly of its intersection with Gardner Avenue. In addition to the building, the site will include 15,000 square feet of fenced-in outdoor display, 6,257 square feet of unenclosed outdoor display, a 2,000 square foot forage shed (future), and a 1,000 gallon propane tank for the sale of bulk propane.

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

The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its northerly terminus is approximately 1,535 feet above mean sea level (1535 AMSL). The site is located approximately 28,000 feet southwesterly of that runway end. At this distance, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review could be required for any structures exceeding a top point elevation of 1,815 feet AMSL. The project site finished floor elevation is 1,503.6 feet AMSL and the maximum proposed building height is 30 feet, resulting in a top point elevation of 1,533.6 feet AMSL. Therefore, FAA OES review for height/elevation reasons was not required.

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



## AIRPORT LAND USE COMMISSION


### CONDITIONS:

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

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

## AIRPORT LAND USE COMMISSION

Sincerely,  
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



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Simon A. Housman, ALUC Director

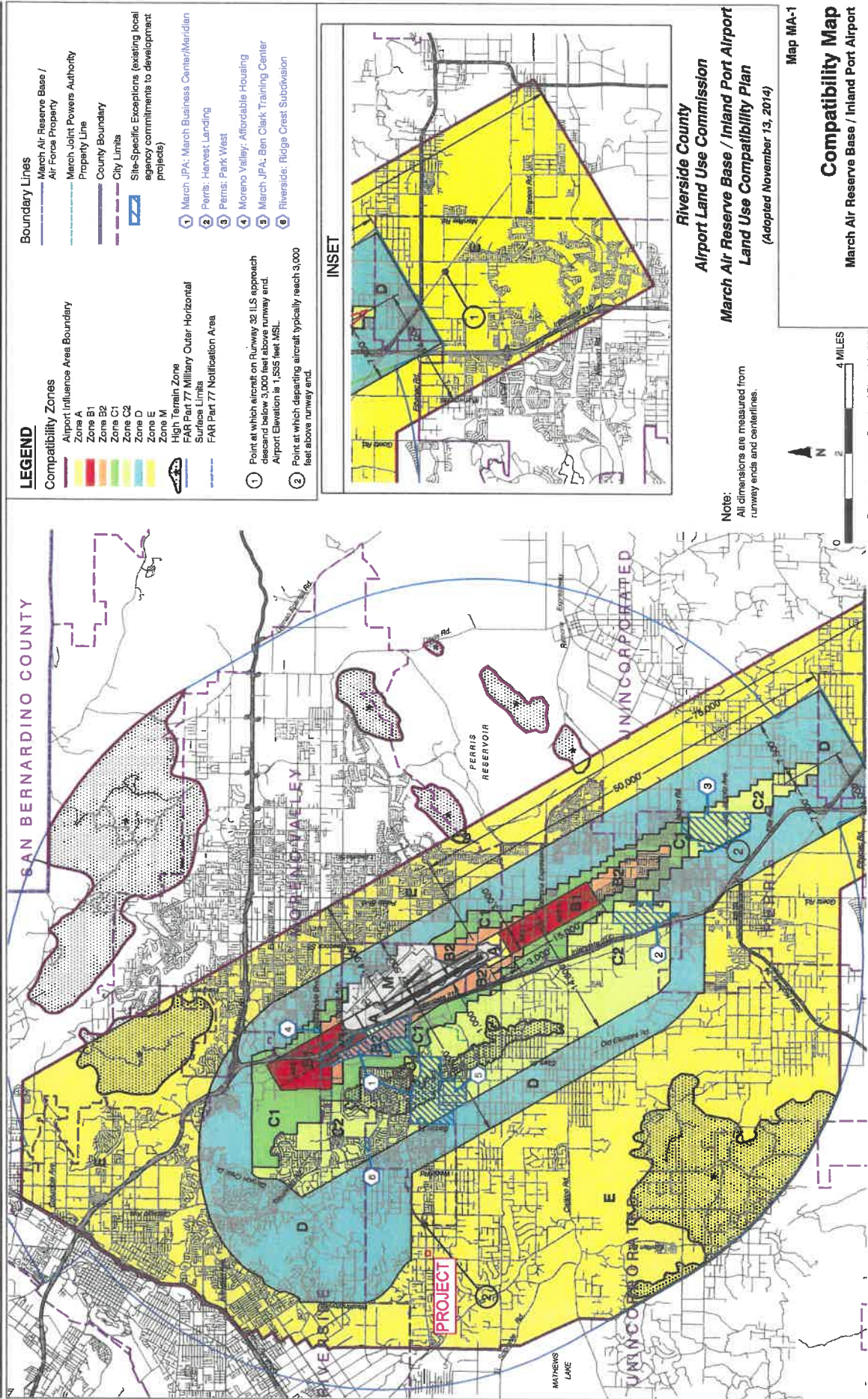
Attachments: Notice of Airport in Vicinity

cc: Woodcrest Real Estate Ventures, Steve Powell (applicant/representative)  
Sharene L. Greene, Trustee (property owner)  
Gary Gosliga, Airport Manager, March Inland Port Airport Authority  
Daniel "Rock" Rockholt, March Air Reserve Base  
ALUC Case File

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# NOTICE OF AIRPORT IN VICINITY

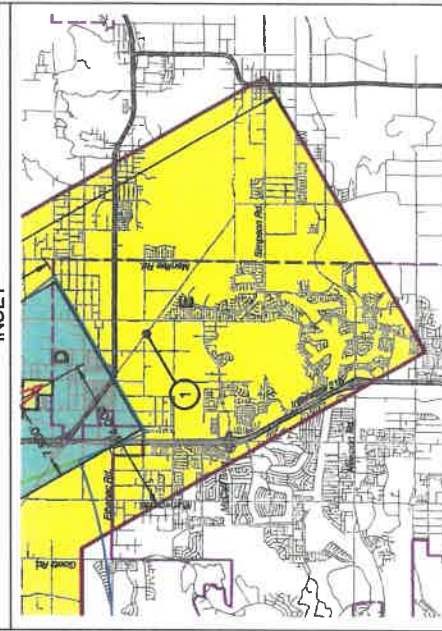
This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual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



**LEGEND**

- Compatibility Zones**
- Zone A
  - Zone B1
  - Zone B2
  - Zone C1
  - Zone C2
  - Zone D
  - Zone E
  - Zone M
- High Terrain Zone**  
 FAR Part 77 Military Outer Horizontal Surface Limits  
 FAR Part 77 Notification Area
- Boundary Lines**
- March Air Reserve Base / Air Force Property
  - March Joint Powers Authority Property Line
  - County Boundary
  - City Limits
- Site-Specific Exceptions (existing local agency commitments to development projects)**
- 1 March JPA: March Business Center/Meridian
  - 2 Perris: Harvest Landing
  - 3 Perris: Park West
  - 4 Moreno Valley: Affordable Housing
  - 5 March JPA: Ben Clark Training Center
  - 6 Riverside: Ridge Crest Subdivision
- Point at which aircraft on Runway 22 US approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.**
- Point at which departing aircraft typically reach 3,000 feet above runway end.**

**INSET**



Riverside County  
 Airport Land Use Commission  
 March Air Reserve Base / Inland Port Airport  
 Land Use Compatibility Plan  
 (Adopted November 13, 2014)

Map MA-1

**Compatibility Map**  
 March Air Reserve Base / Inland Port Airport

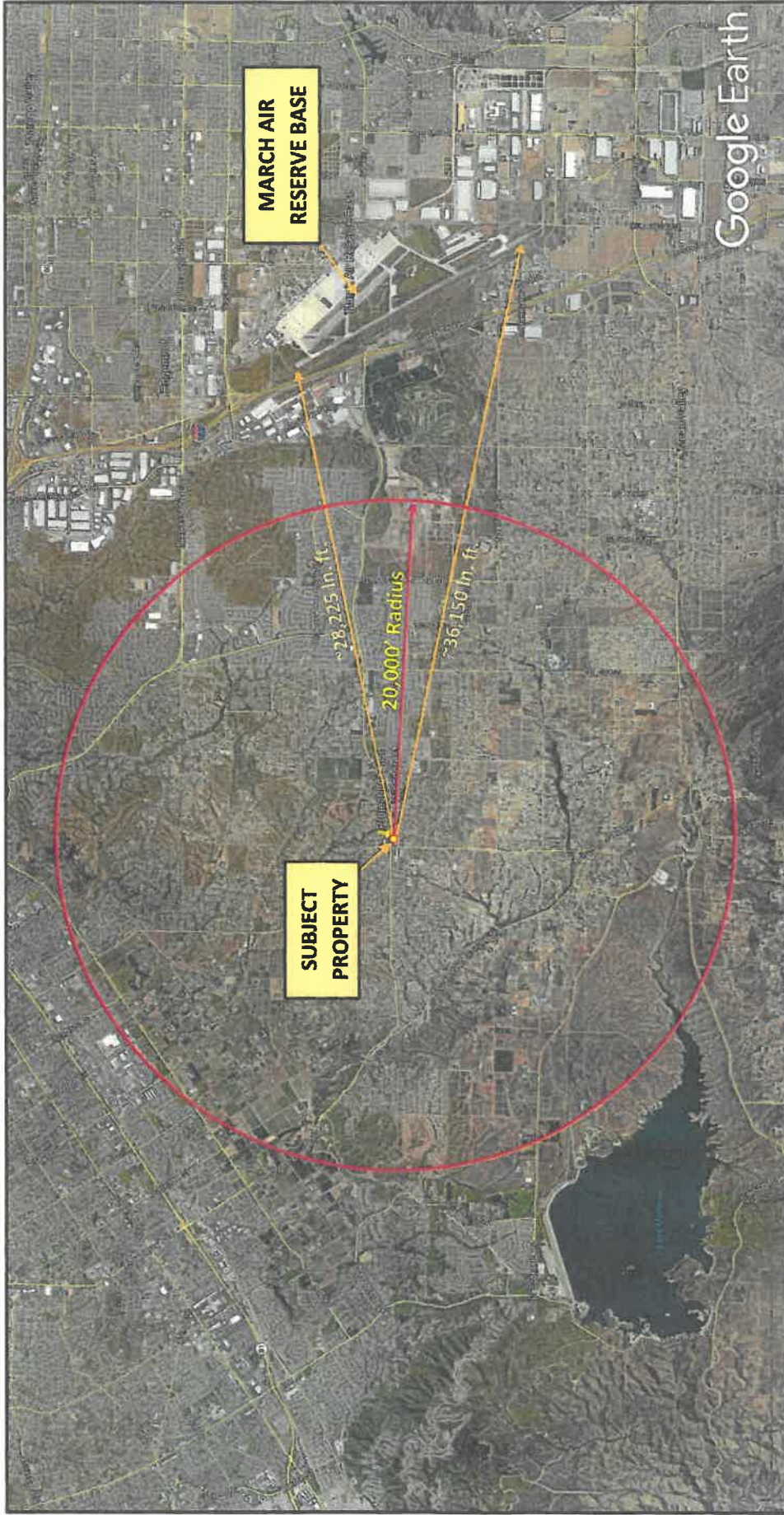
Note: All dimensions are measured from runway ends and centerlines.



Base map source: County of Riverside 2013

SEE INSET AT RIGHT

Prepared by Mead & Hunt, Inc. (June 2013)



**AIRPORT LAND USE INFORMATION**

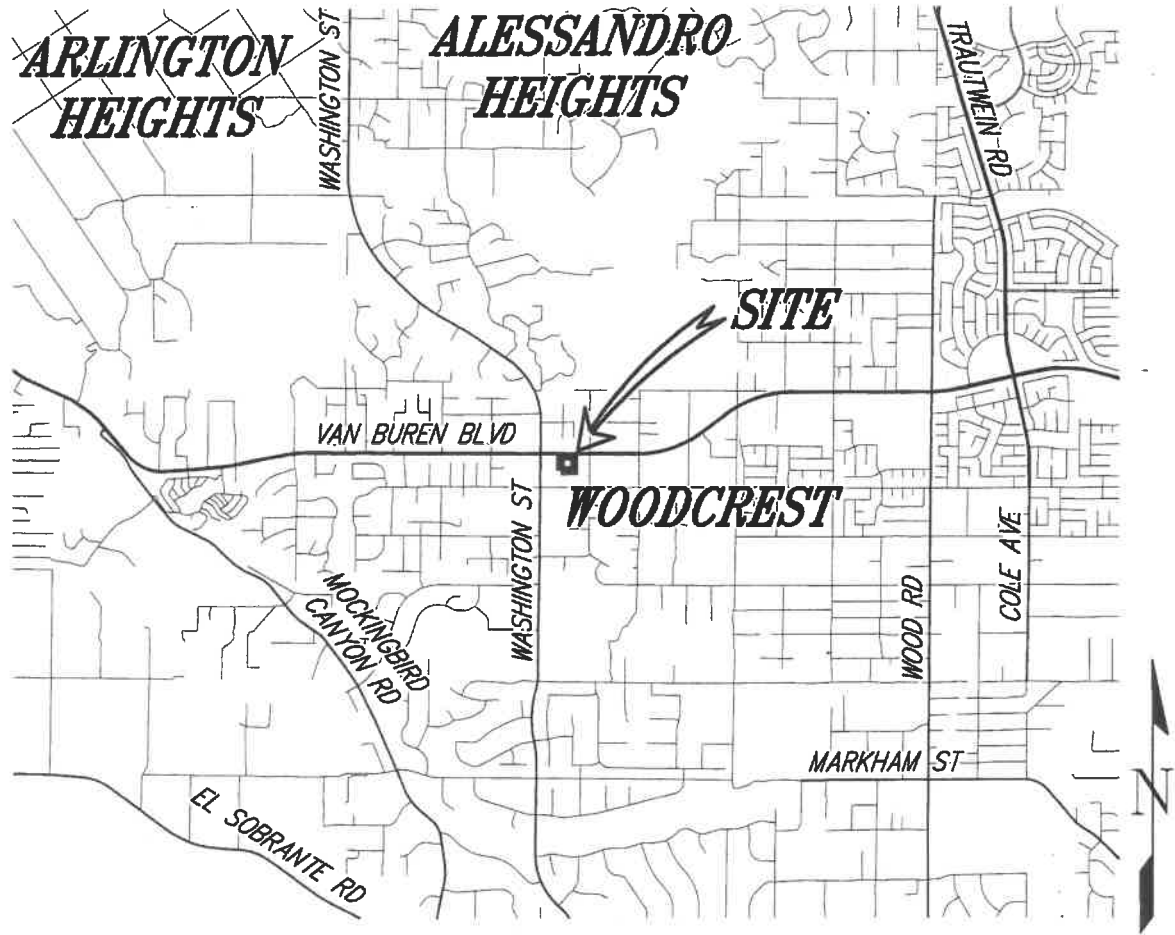
**RADIUS MAP TO NEAREST RUNWAY**

**RE:** PAR180021

**Subject Property Address:** 17155 Van Buren Blvd. Woodcrest, CA 92504

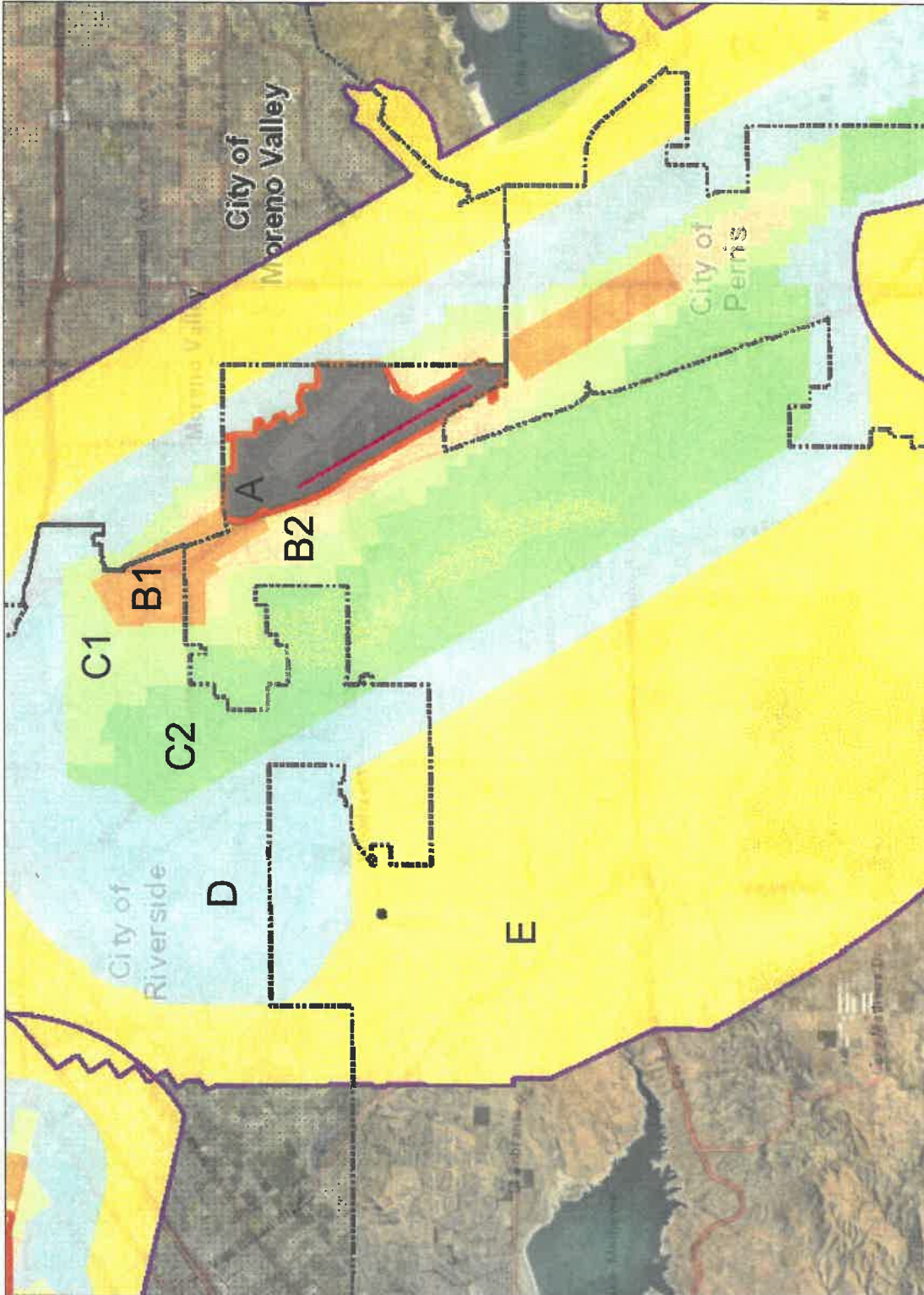
**APN#s:** 274-04-0021 & 22

**NOTE:** The subject project: WOODCREST COMMERCIAL is NOT subject to "FAA '7460' Review". The Subject Parcel is a greater distance than 20,000 in. ft. from the nearest point of the nearest runway of any airport within the local vicinity.



**VICINITY MAP**  
SCALE: 1" = 5,000'  
THOMAS BROTHER'S MAP 745/J4

# Map My County Map



**Legend**

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

A	A-EXC1
B1	B1
B1-APZ I	B1-APZ I
B1-APZ I-EXC1	B1-APZ I-EXC1
B1-APZ II	B1-APZ II
B1-APZ II-EXC1	B1-APZ II-EXC1
B1-EXC1	B1-EXC1
B2	B2
B2-EXC1	B2-EXC1
C	C
C1	C1
C1-EXC1	C1-EXC1
C1-EXC3	C1-EXC3
C1-EXC4	C1-EXC4
C1-HIGH	C1-HIGH
C2	C2
C2-EXC1	C2-EXC1
C2-EXC2	C2-EXC2
C2-EXC3	C2-EXC3
C2-EXC5	C2-EXC5
C2-EXC6	C2-EXC6

**Notes**

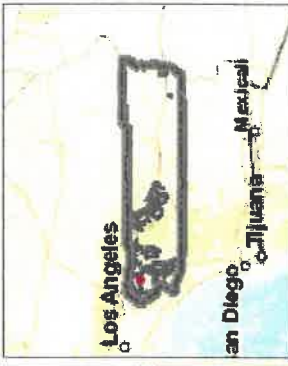
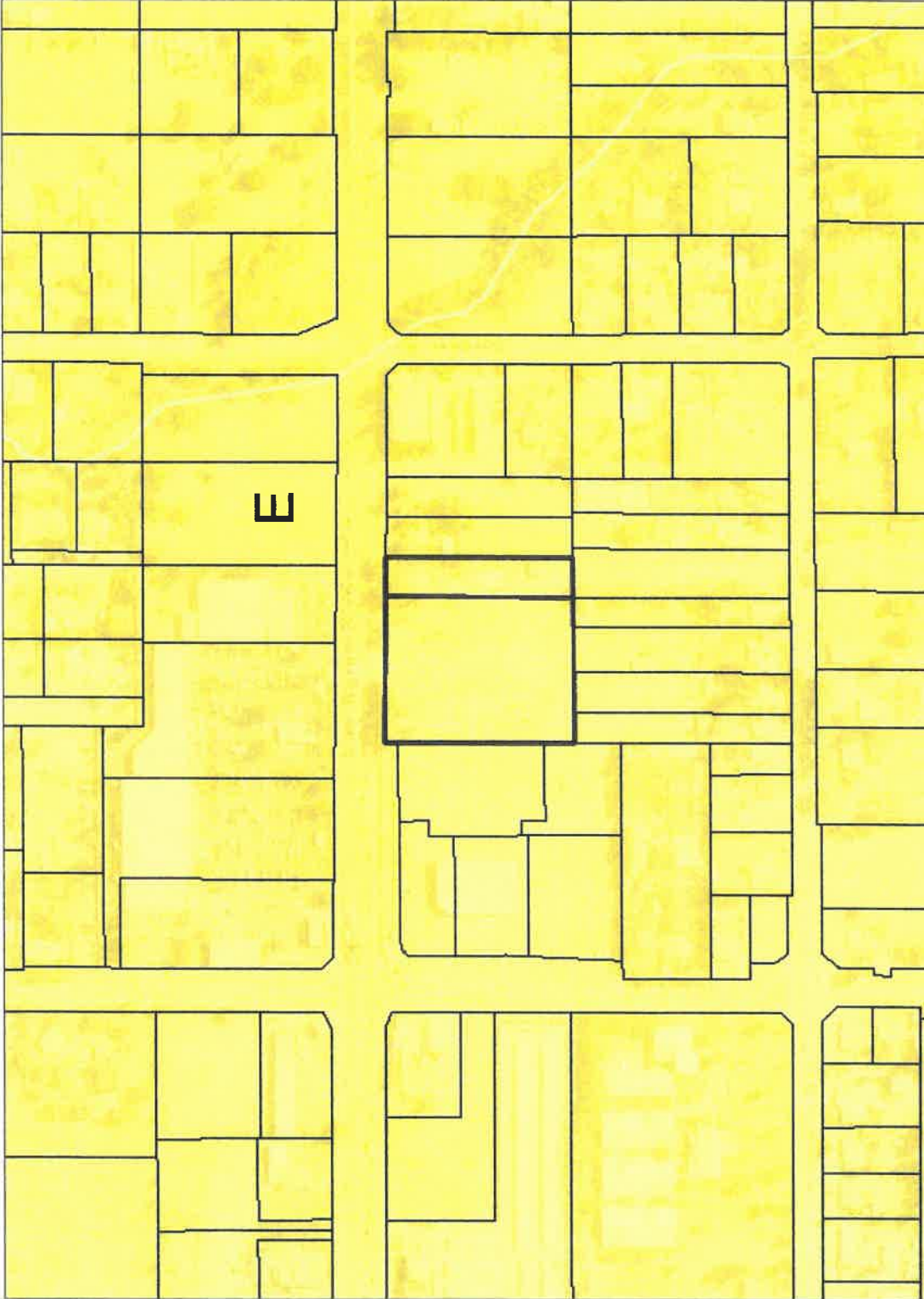
\*IMPORTANT\* Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness,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



REPORT PRINTED ON... 8/1/2018 7:49:27 AM

© Riverside County GIS

# Map My County Map



## Legend

- Parcels
- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- OTHER COMPATIBILITY ZONE

- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5

## Notes

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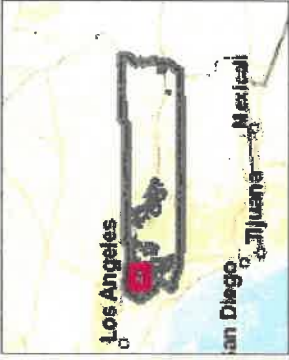
0 385 770 Feet

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© Riverside County GIS



# Map My County Map



## Legend

- City Areas
- World Street Map



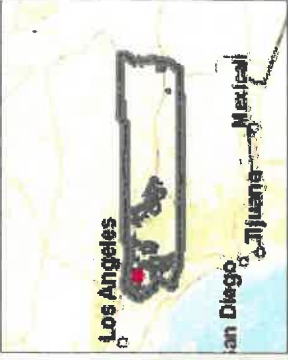
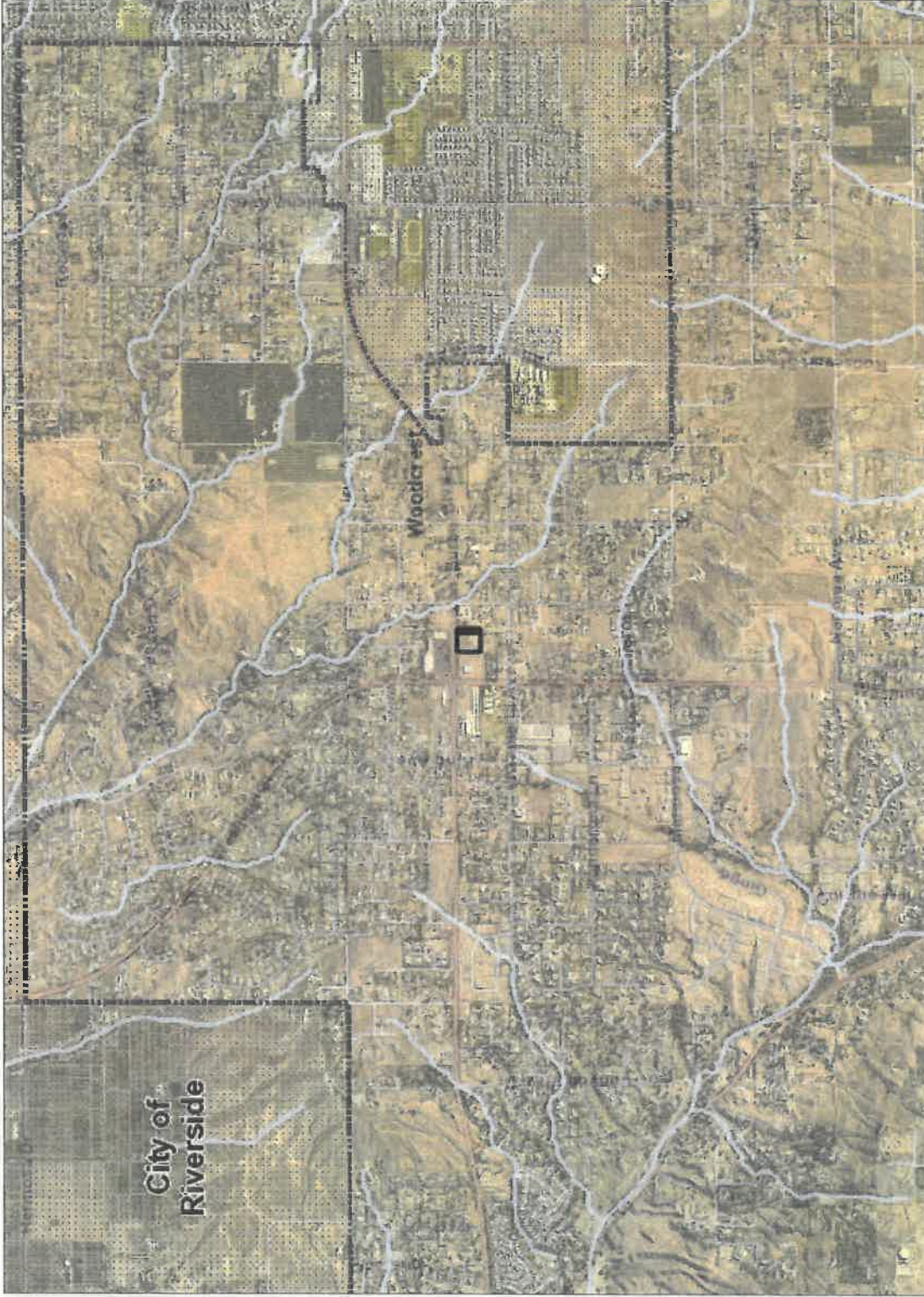
REPORT PRINTED ON... 8/1/2018 7:50:14 AM

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## Notes

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# Map My County Map



## Legend

- Blue line Streams
- City Areas
- World Street Map



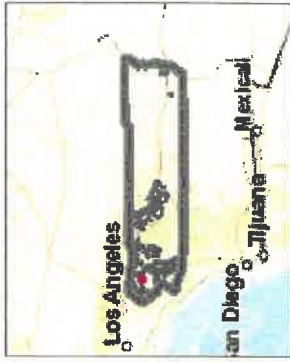
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## Notes

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# Map My County Map




- Legend**
- Blueline Streams
  - City Areas
  - World Street Map

## Notes

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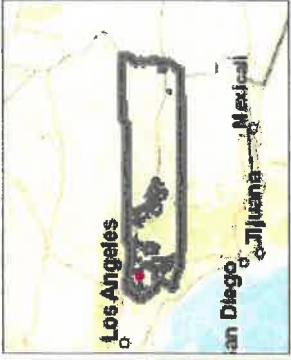
0 770 1,539 Feet



REPORT PRINTED ON... 8/1/2018 7:51:04 AM

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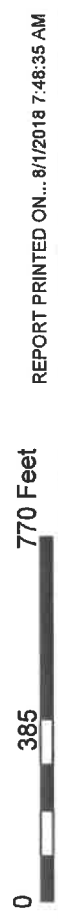
# Map My County Map



- Legend**
- Parcels
  - Blueline Streams
  - City Areas
  - World Street Map

**Notes**

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# CAL FIRE – RIVERSIDE UNIT RIVERSIDE COUNTY FIRE DEPARTMENT

Shawn C. Newman - Fire Chief

210 West San Jacinto Avenue, Perris, CA 92570-1915  
Bus: (951) 940-6900 Fax: (951) 940-6373 www.rvcfire.org

PROUDLY SERVING THE  
UNINCORPORATED AREAS  
OF RIVERSIDE COUNTY  
AND THE CITIES OF:

- BANNING
- BEAUMONT
- CANYON LAKE
- COACHELLA
- DESERT HOT SPRINGS
- EASTVALE
- INDIAN WELLS
- INDIO
- JURUPA VALLEY
- LAKE ELSINORE
- LA QUINTA
- MENIFEE
- MORENO VALLEY
- NORCO
- PALM DESERT
- PERRIS
- RANCHO MIRAGE
- RUBIDOUX CSD
- SAN JACINTO
- TEMECULA
- WILDOMAR
- BOARD OF SUPERVISORS:**
- KEVIN JEFFRIES  
DISTRICT 1
- JOHN TAVAGLIONE  
DISTRICT 2
- CHARLES WASHINGTON  
DISTRICT 3
- V. MANUEL PEREZ  
DISTRICT 4
- MARION ASHLEY  
DISTRICT 5

November 14, 2018

Mr. Wade Wylie  
WoodCrest Companies  
1410 Main Street, Suite C  
Ramona, California 92065

**RE: APN 274-040-021 Will Serve**

Dear Mr. Wylie,

In response to your request of the existing fire protection for the above referenced parcel, fire protection is provided by the following Riverside County Fire Stations:

1. Station 8, 16533 Trisha Way in Riverside, CA will respond with one city Type 1 Fire Engine or Medic Squad providing paramedic service. The distance from the station to the proposed development is approximately 1 mile and an average drive time to the project location from the fire station of 1.5 minutes (not including turn out time). This station is staffed 24 hours a day, 7 days a week, with a 3 person crew on the Fire Engine and a 2 person crew on the Medic Squad.

Please be advised that prior to building permit issuance, plans are required to be submitted to the Riverside County Fire Marshal for review and approval. Please contact the County Fire Marshals Office at 951-955-4777 for more information regarding submittal requirements.

For the latest information regarding ISO ratings in your project area, please contact ISO directly at:

Phone: 1-800-444-4554, (option 2)  
Email: PPC-Cust-Serv@iso.com

If we can be of further assistance, please contact us by email at [RRUStrategicPlanningBureau@fire.ca.gov](mailto:RRUStrategicPlanningBureau@fire.ca.gov)

Sincerely,

Dexter Galang  
Facilities Planner  
Strategic Planning



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

August 16, 2018

Cahuilla Band of Indians  
Anthony Madrigal, Cultural Director  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 15, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto: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:**

**CHANGE OF ZONE NO. 1800017 & CONDITIONAL USE PERMIT NO. 180016** – CEQ 180073 – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Krameria Avenue, south of Van Buren Avenue, west of Washington Street, east of Gardner Avenue – 3 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) & Residential Agriculture (R-A)

**REQUEST: Change of Zone No. 1800017** proposes to change the zoning classification on the southern portion of the project site from R-A to C-P-S. **Conditional Use Permit No 180016** proposes to establish an 18,800 square foot retail commercial building with a 15,000 square feet of outdoor display and a parking lot to accommodate 99 vehicles on 3 acres. - APNs: 274-040-022, 274-040-021

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Kevin White, [kewwhite@rivco.org](mailto:kewwhite@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

August 16, 2018

Colorado River Indian Tribes (CRIT)  
Brian Etsitty, THPO  
26600 Mohave Road  
Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 15, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Kevin White, [kewwhite@rivco.org](mailto:kewwhite@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

August 16, 2018

Moronggo Cultural Heritage Program  
Ray Huaute, THPO  
12700 Pumarra Rd.  
Banning, CA 92220

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)**

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 within 30 days of receiving this notice to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto:fsierra@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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Sincerely,

PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Kevin White, [kewwhite@rivco.org](mailto:kewwhite@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

August 16, 2018

Pala Band of Mission Indians  
Shasta C. Gaughen, THPO  
PMB 50, 35008 Pala Temecula Rd.  
Pala, CA 92059

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)**

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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Kevin White, [kewwhite@rivco.org](mailto:kewwhite@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

August 16, 2018

Pechanga Cultural Resources Department  
Ebru Ozdil, Planning Specialist  
P.O. Box 2183  
Temecula, CA 92593

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)**

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PLANNING DEPARTMENT

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Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

August 16, 2018

Quechan Indian Tribe  
H. Jill McCormick, Historic Preservation Officer  
P.O. Box 1899  
Yuma, AZ 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)**

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# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

August 16, 2018

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chair  
56310 Highway 371, Suite B  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)**

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**CHANGE OF ZONE NO. 1800017 & CONDITIONAL USE PERMIT NO. 180016** – CEQ 180073 – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Krameria Avenue, south of Van Buren Avenue, west of Washington Street, east of Gardner Avenue – 3 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) & Residential Agriculture (R-A)

**REQUEST: Change of Zone No. 1800017** proposes to change the zoning classification on the southern portion of the project site from R-A to C-P-S. **Conditional Use Permit No 180016** proposes to establish an 18,800 square foot retail commercial building with a 15,000 square feet of outdoor display and a parking lot to accommodate 99 vehicles on 3 acres. - APNs: 274-040-022, 274-040-021

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Kevin White, [kewwhite@rivco.org](mailto:kewwhite@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

August 16, 2018

Rincon Band of Luiseño Indians  
Destiny Colocho, Cultural Resource Manager  
1 West Tribal Road  
Valley Center, CA 92082

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 15, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto: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:**

**CHANGE OF ZONE NO. 1800017 & CONDITIONAL USE PERMIT NO. 180016** – CEQ 180073 – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Commercial Retail (CD: CR) – Location: North of Krameria Avenue, south of Van Buren Avenue, west of Washington Street, east of Gardner Avenue – 3 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) & Residential Agriculture (R-A)

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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Kevin White, [kewwhite@rivco.org](mailto:kewwhite@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

August 16, 2018

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Cultural Resource Director  
P.O. BOX 487  
San Jacinto, CA 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180016, CZ1800017)**

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by September 15, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org) and email cc to [fsierra@rivco.org](mailto: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.
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PLANNING DEPARTMENT

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Kevin White, [kewwhite@rivco.org](mailto:kewwhite@rivco.org)

Attachment: Project Vicinity Map and Project Aerial

# CUP180016



## Legend

- Blue Line Streams
- City Areas



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

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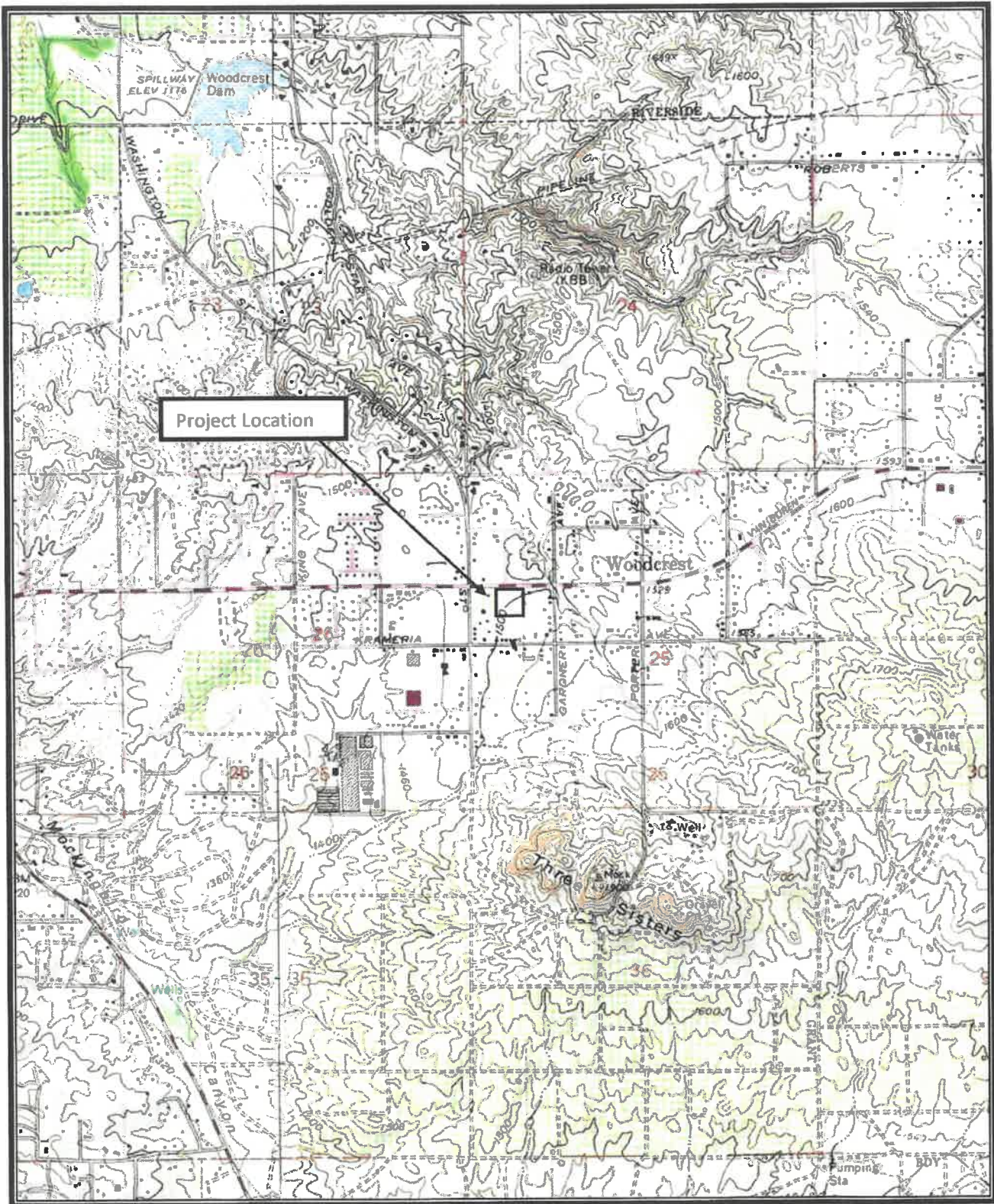
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REPORT PRINTED ON... 8/16/2018 2:24:07 PM

© Riverside County GIS

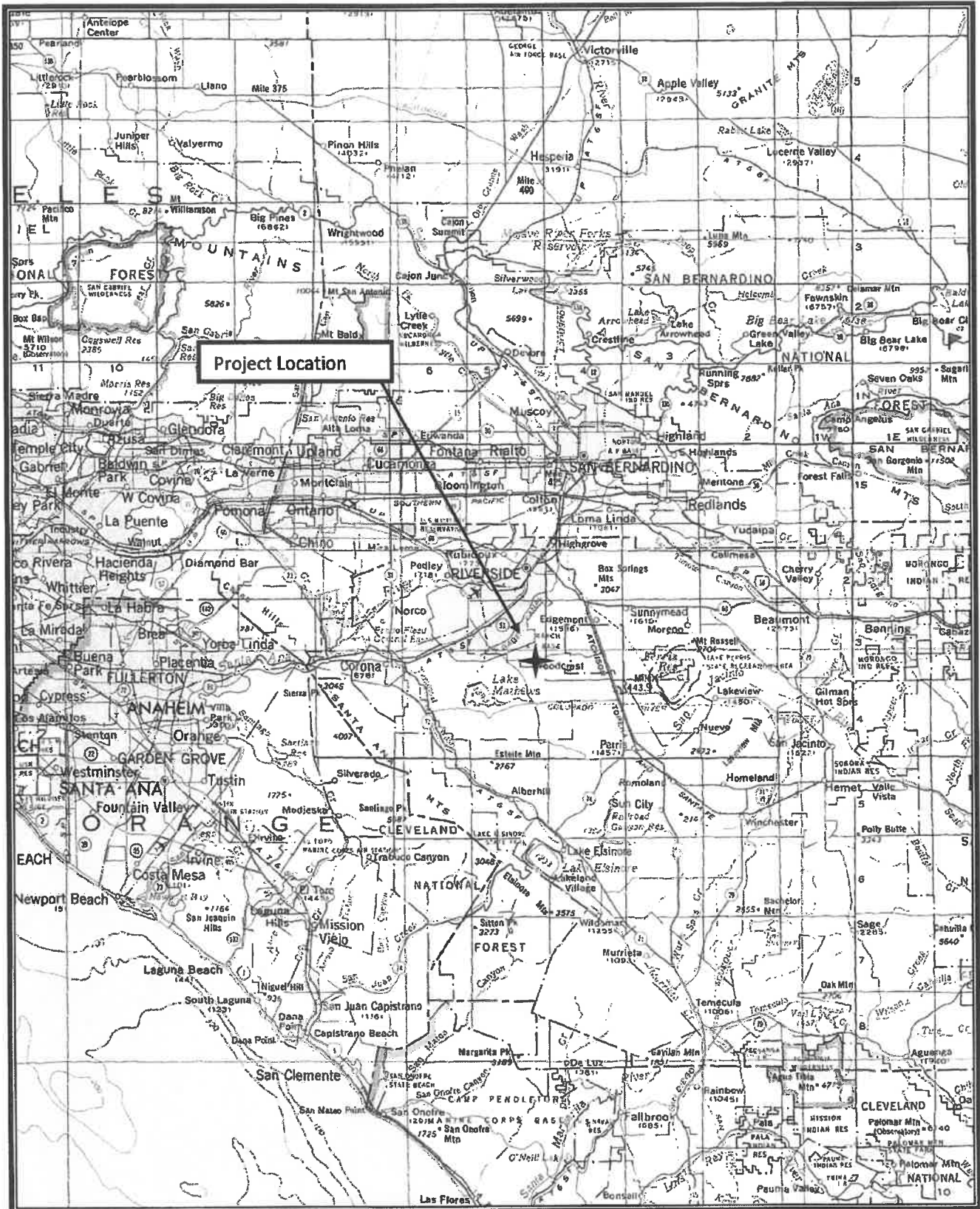
## Notes





**FIGURE 2: PROJECT LOCATION:  
RIVERSIDE WEST, RIVERSIDE EAST  
LAKE MATHEWS, AND STEELE PEAK  
U.S.G.S. 7.5-MINUTE MAPS**





**FIGURE 1: PROJECT LOCATION  
SOUTHERN CALIFORNIA U.S.G.S. MAP**



MORONGO  
BAND OF  
MISSION  
INDIANS



A SOVEREIGN NATION

**MORONGO BAND OF MISSION INDIANS  
TRIBAL HISTORIC PRESERVATION OFFICE  
12700 PUMARRA RD BANNING, CA 92220  
OFFICE 951-755-5059 FAX 951-572-6004**

Date: 9/7/2018

Re: AB 52 – CUP180016, CZ1800017

Dear,  
Heather Thomson  
Archaeologist  
County of Riverside

Thank you for contacting the Morongo Band of Mission Indians (MBMI) Cultural Heritage Department regarding the above referenced project(s). After conducting a preliminary review of the project, the tribe would like to respectfully issue the following comments and/or requests:

- The project is located within the Tribe's aboriginal territory or in an area considered to be a traditional use area or one in which the Tribe has cultural ties. In order to further evaluate the project for potential impacts to tribal cultural resources, we would like to formally request the following:
  - A thorough records search be conducted by contacting one of the California Historical Resources Information System (CHRIS) Archaeological Information Centers and a copy of the search results be provided to the tribe.
  - Tribal monitor participation during the initial pedestrian field survey of the Phase I Study of the project and a copy of the results of that study. In the event the pedestrian survey has already been conducted, MBMI requests a copy of the Phase I study be provided to the tribe as soon as it can be made available.
  - MBMI Tribal Cultural Resource Monitor(s) be present during all required ground disturbing activities pertaining to the project.

Please be aware that this letter is merely intended to notify your office that the tribe has received your letter requesting tribal consultation for the above mentioned project and is requesting to engage in consultation. Specific details regarding the tribe's involvement in the project must be discussed on a project by project basis during the tribal consultation process. This letter does not constitute "meaningful" tribal consultation nor does it conclude the consultation process. Under federal and state law, "meaningful" consultation is understood to be an ongoing government-to-government process and may involve requests for additional information, phone conferences and/or face-to-face meetings. If you have any further questions or concerns regarding this letter, please contact the Morongo Cultural Heritage office at (951) 755-5259.

Sincerely,

Travis Armstrong  
Tribal Historic Preservation Officer  
Morongo Band of Mission Indians  
Email: [thpo@morongo-nsn.gov](mailto:thpo@morongo-nsn.gov)  
Phone: (951) 755-5259

**PALA TRIBAL HISTORIC  
PRESERVATION OFFICE**

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



August 29, 2018

Heather Thomson  
Riverside County Planning Department  
4080 Lemon Street  
Riverside, CA 92502

Re: AB-52 Consultation: CUP180016, CA1800017

Dear Ms. Thomson:

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

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

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

Sincerely,

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



**PECHANGA CULTURAL RESOURCES**  
*Temecula Band of Luiseño Mission Indians*

Post Office, Box 2183 • Temecula, CA 92593  
Telephone (951) 770-6300 • Fax (951) 506-9491

September 5, 2018

Chairperson:  
Neal Ibanez

Vice Chairperson:  
Bridgett Barcello

Committee Members:  
Andrew Masiel, Sr.  
Darlene Miranda  
Evie Gerber  
Richard B. Searce, III  
Robert Villalobos

Director:  
Gary DuBois

Coordinator:  
Paul Macarro

Cultural Analyst:  
Taba Ebru Ozdil

Planning Specialist:  
Molly E. Escobar

**VIA E-MAIL and USPS**

Heather Thomson, Archaeologist  
Planning Department  
County of Riverside  
PO Box 1409  
Riverside, CA 92502

**PECHANGA TRIBE REQUEST FOR CONSULTATION PURSUANT TO AB 52 FOR  
CUP 180016, CZ 1800017 [APNs: 274-040-022, 274-040-021]**

Dear Ms. Thomson;

This letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe") a federally recognized Indian tribe and sovereign government in response to the AB 52 notice provided by the County of Riverside Planning Department.

This letter serves as the Tribe's formal request to begin consultation under AB 52 for this Project. Per AB 52, we intend to assist the County in determining the type of environmental document that should be prepared for this Project (i.e. EIR, MND, ND); with identifying potential tribal cultural resources (TCRs); determining whether potential substantial adverse effects will occur to them; and to develop appropriate preservation, avoidance and/or mitigation measures, as appropriate. Preferred TCR mitigation is always avoidance and the Tribe requests that all efforts to preserve sensitive TCRs be made as early in the development process as possible.

Please add the Tribe to your distribution list(s) for public notices and circulation of all documents, including environmental review documents, archaeological reports, development plans, conceptual grading plans (if available), and all other applicable documents pertaining to this Project. The Tribe further requests to be directly notified of all public hearings and scheduled approvals concerning this Project, and that these comments be incorporated into the record of approval for this Project.

The Pechanga Tribe asserts that the Project area is part of 'Atáaxum (Luiseño), and therefore the Tribe's, aboriginal territory as evidenced by the existence of cultural resources, named places, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive 'Atáaxum artifact record in the vicinity of the Project. This culturally sensitive area is affiliated with the

Pechanga Comment Letter to the County of Riverside  
Re: Pechanga Tribe Request: AB 52 Re CUP 180016  
September 5, 2018  
Page 2

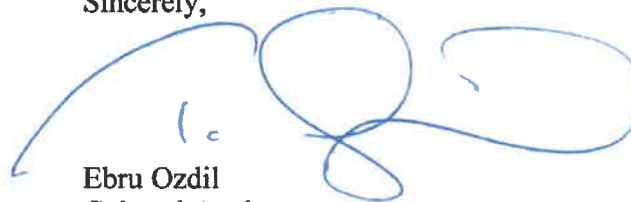
Pechanga Band of Luiseño Indians because of the Tribe's cultural ties to this area as well as our extensive history with the County and other projects within the area. During our consultation we will provide more specific, confidential information on potential TCRs that may be impacted by the proposed Project.

As you know, the AB 52 consultation process is ongoing and continues until appropriate mitigation has been agreed upon for the TCRs that may be impacted by the Project. As such, under both AB 52 and CEQA, we look forward to working closely with the County on ensuring that a full, comprehensive environmental review of the Project's impacts is completed, including addressing the culturally appropriate and respectful treatment of human remains and inadvertent discoveries. At this time, we are requesting archaeological, geotechnical, and conceptual grading plans.

In addition to those rights granted to the Tribe under AB 52, the Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts.

The Pechanga Tribe looks forward to working together with the County of Riverside in protecting the invaluable Pechanga cultural resources found in the Project area. The formal contact person for this Project will be Ebru Ozdil. Please contact her at 951-770-6313 or at [eozdil@pechanga-nsn.gov](mailto:eozdil@pechanga-nsn.gov) within 30 days of receiving these comments so that we can begin the consultation process. Thank you.

Sincerely,



Ebru Ozdil  
Cultural Analyst

Cc Pechanga Office of the General Counsel

# WOODCREST REAL ESTATE VENTURES

A Division of Woodcrest Homes, Inc.

## Parking Modification Request Letter

November 15, 2018

**Ms. Charissa Leach, PE**  
TLMA Assistant Director  
Community Development  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, California 92501  
[cleach@rivco.org](mailto:cleach@rivco.org)

PROJECT NAME: Woodcrest Tractor Supply Company  
PROJECT OWNER: Hix Snedeker Riverside, LLC  
APPLICANT: Woodcrest Real Estate Ventures, Steve Powell  
PROJECT ADDRESS: 17155 Van Buren Boulevard, Riverside, California 92504  
APN: 274-040-021, and -022  
RECORD ID: PAR180021 / CUP180016  
PROJECT CONTACT: Steve Powell, 760-271-9400 (cell) and 760-789-5493 (office)

Ms. Leach,

This letter is to formally request a modification to the parking requirements for the proposed Tractor Supply Company to be located at 17155 Van Buren Boulevard, in the community of Woodcrest.

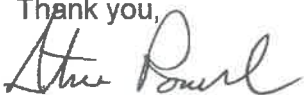
At the Pre-Application Review (PAR180021) on May 24, 2018, we were requested to provide a reason for the supplied parking amount with our submittal. Below is the response that was submitted as part of our submittal letter dated July 25, 2018. In subsequent conversations with Kevin White, our original planner, it was expressed to us that the below explanation satisfied the condition.

1. **PARKING:**

Ordinance 348 requires parking for the uncovered sales area at a ratio of 1 space per 1,000 sq. ft. of area. Response: The typical Tractor Supply Company (TSC) store has a low volume of customers which results in each store being overparked by a ratio of ~4:1. The typical TSC store utilizes on average 20-25 parking stalls during normal business hours. Based on the square footage of the building, this project is required to provide 94 spaces, of which, 99 have been proposed. Between the 6,257 sq. feet of unenclosed outdoor display and the 15,000 sq. ft. of fenced in outdoor display, Ordinance 348 would require the project to add an additional ~21 spaces. We are requesting a parking reduction that would waive any additional spaces. Based on the limited parcel size and the existing overparked proposal, the addition of these spaces is not necessary. As noted, the project will have more than 60 additional unused spaces at any given time during normal business operations.

Should you have any questions or concerns, please do not hesitate to contact us.

Thank you,



Steve Powell  
President  
Woodcrest Real Estate Ventures







# 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. PAR180021 /BBID: 755-220-197

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Woodcrest Real Estate Ventures

Contact Person: Steve Powell E-Mail: steve@woodcrestrev.com

Mailing Address: 1410 Main Street, Suite C

Ramona Street California 92065  
City State ZIP

Daytime Phone No: (760) 271-9400 or 789-5493 Fax No: ( )

Engineer/Representative Name: Projection Engineering, Inc.

Contact Person: Paul Fisher E-Mail: paulfisher@projectionengineerir

Mailing Address: 1230 Cedar Street

Ramona Street California 92065  
City State ZIP

Daytime Phone No: (760) 443-6504 Fax No: ( )

Property Owner Name: Sharene L. Greene, Trustee\*

Contact Person: c/o IPA, Carmen Law E-Mail: cylaw@IPAcmercial.com

Mailing Address: 3538 Central Avenue, Suite 200

Riverside Street California 92506  
City State ZIP

Daytime Phone No: (951) 686-1462 x324 Fax No: ( )

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

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

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Steve Powell (authorized agent)

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): 271-040-021, and -022

Approximate Gross Acreage: 3.45

General location (nearby or cross streets): North of Krameria Avenue, South of Van Buren Boulevard, East of Gardner Avenue, West of Washington Street

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

See ATTACHMENT "A": Project Description

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): Ordinance No. 348.4835, Section 9.50., Section 18.28, #6

Number of existing lots: 2

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1					<input type="checkbox"/>	
2					<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function		
1	18,800	30'	1	Commercial Retail Building		
2						
3						
4						
5						
6						
7						
8						
9						
10						

PROPOSED Outdoor Uses/Areas: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet			Use/Function		
1	6257			Unenclosed Outdoor Display		
2	15000			Enclosed Outdoor Display (EOD)		
3	144			Trash Enclosure		
4	1000gal.			Propane Tank for the sale of bulk propane (located within the "EOD" area)		
5	2000			"FUTURE" Forgae Shed (to be located within the "EOD" area)		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

Application for Change of Zone - form 295-1071

\_\_\_\_\_

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). PAR180021 /BBID: 755-220-197  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a signed copy(ies): See ATTACHMENT "B"

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: Woodcrest Real Estate Ventures  
Address: 1410 Main Street, Suite C, Ramona, CA 92065  
Phone number: 760-271-9400 or 760-789-5493  
Address of site (street name and number if available, and ZIP Code): 17155 Van Buren Blvd, 92504  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: 2008 Edition, page 715, quadrant J4  
Specify any list pursuant to Section 65962.5 of the Government Code: NOT LISTED  
Regulatory Identification number: NOT LISTED  
Date of list: 6/25/2018  
Applicant: \_\_\_\_\_ Date 7/23/2018

**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 7/23/2018  
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

Steve Weiss, AICP  
Planning 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: Woodcrest Real Estate Ventures

Contact Person: Steve Powell E-Mail: steve@woodcrestrev.com

Mailing Address: 1410 Main Street, Suite C  
Ramona California 92065  
City State ZIP

Daytime Phone No: ( 760 ) 271-9400 or 789-5493 Fax No: (        )                     

Engineer/Representative Name: Projection Engineering, Inc.

Contact Person: Paul Fisher E-Mail: paulfisher@projectionengineerir

Mailing Address: 1230 Cedar Street  
Ramona California 92065  
City State ZIP

Daytime Phone No: ( 760 ) 443-6504 Fax No: (        )                     

Property Owner Name: Sharene L. Greene, Trustee\* (See attached)

Contact Person: c/o IPA, Carmen Law E-Mail: cylaw@IPAcmercial.com

Mailing Address: 3538 Central Avenue, Suite 200  
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**

Riverside

City

California

State

92506

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.

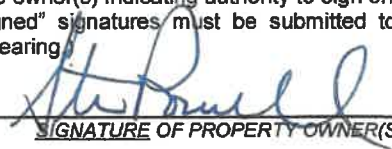
**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

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)

Steve Powell (authorized agent)

PRINTED NAME OF PROPERTY OWNER(S)



SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 274-040-021, and -022

Approximate Gross Acreage: 3.45

General location (nearby or cross streets): North of Krameria Avenue, South of



**APPLICATION FOR CHANGE OF ZONE**

---

Van Buren Boulevard \_\_\_\_\_, East of Gardner Avenue \_\_\_\_\_, West of Washington Street \_\_\_\_\_.

Proposal (describe the zone change, indicate the existing and proposed zoning classifications. If within a Specific Plan, indicate the affected Planning Areas):

The proposed use is consistent with the General Plan, however the property is split zoned, most of the site is Scenic Hwy Commercial with the southern portion being Residential Agricultural. The development is processing a COZ application to bring the southern portion consistent with the Scenic Hwy Commercial zone.

---

Related cases filed in conjunction with this request:

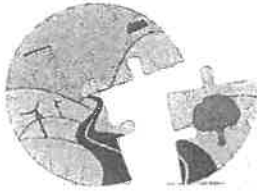
Conditional Use Permit (CUP) for a retail commercial building.

---

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**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: 05/17/2016



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.

*Sharene L. Greene JTE 4-19-18*

Property Owner(s) Signature(s) and Date

SHARENE L. GREENE, TRUSTEE OF THE RICHARD D. SUMMER TRUST and SHARENE L. GREENE,  
AS TRUSTEE OF THE GREENE FAMILY 1998 LIVING TRUST, DATED NOVEMBER 17, 1998

PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

**If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:**

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

**APN:** 274-04-0021, 274-04-0022

**Address:** 17155 Van Buren Boulevard, Riverside, California 92504

**Property Ownership –**

SHARENE L. GREENE, AS TRUSTEE OF THE RICHARD D. SUMMER TRUST  
and SHARENE L. GREENE, AS TRUSTEE OF THE GREENE FAMILY 1998  
LIVING TRUST, DATED NOVEMBER 17, 1998

**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:

**CHANGE OF ZONE NO. 1800017 and CONDITIONAL USE PERMIT NO. 180016 – CEQ180073 – Intent to Adopt a Mitigated Negative Declaration** – Applicant: Woodcrest Real Estate Ventures – Engineer/Representative: Projection Engineering Inc. – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) – Location: Northerly of Krameria Avenue, southerly of Van Buren Avenue, westerly of Washington Street, and easterly of Gardner Avenue – 3.45 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – Residential Agriculture (R-A) – **REQUEST:** The **Change of Zone No. 1800017** proposes to change the southern portion of the Project site currently zoned R-A to the C-P-S zoning classification. The **Conditional Use Permit No. 180016** proposes to establish an 18,800 sq. ft. retail commercial building, and 15,000 sq. ft. of attached outdoor display area and 6,257 sq. ft. of unenclosed display area. A Special Review of Parking has been approved by the Planning Director to allow the project to provide 99 parking spaces.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **APRIL 17, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project please contact Project Planner Deborah Bradford at (951) 955-6646 or email at [dbradfor@rivco.org](mailto:dbradfor@rivco.org), or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning 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: Deborah Bradford  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on December 18, 2018,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CZ1800017 / CUP1800016 for

Company or Individual's Name RCIT - GIS,

Distance buffered 600'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

TITLE: GIS Analyst

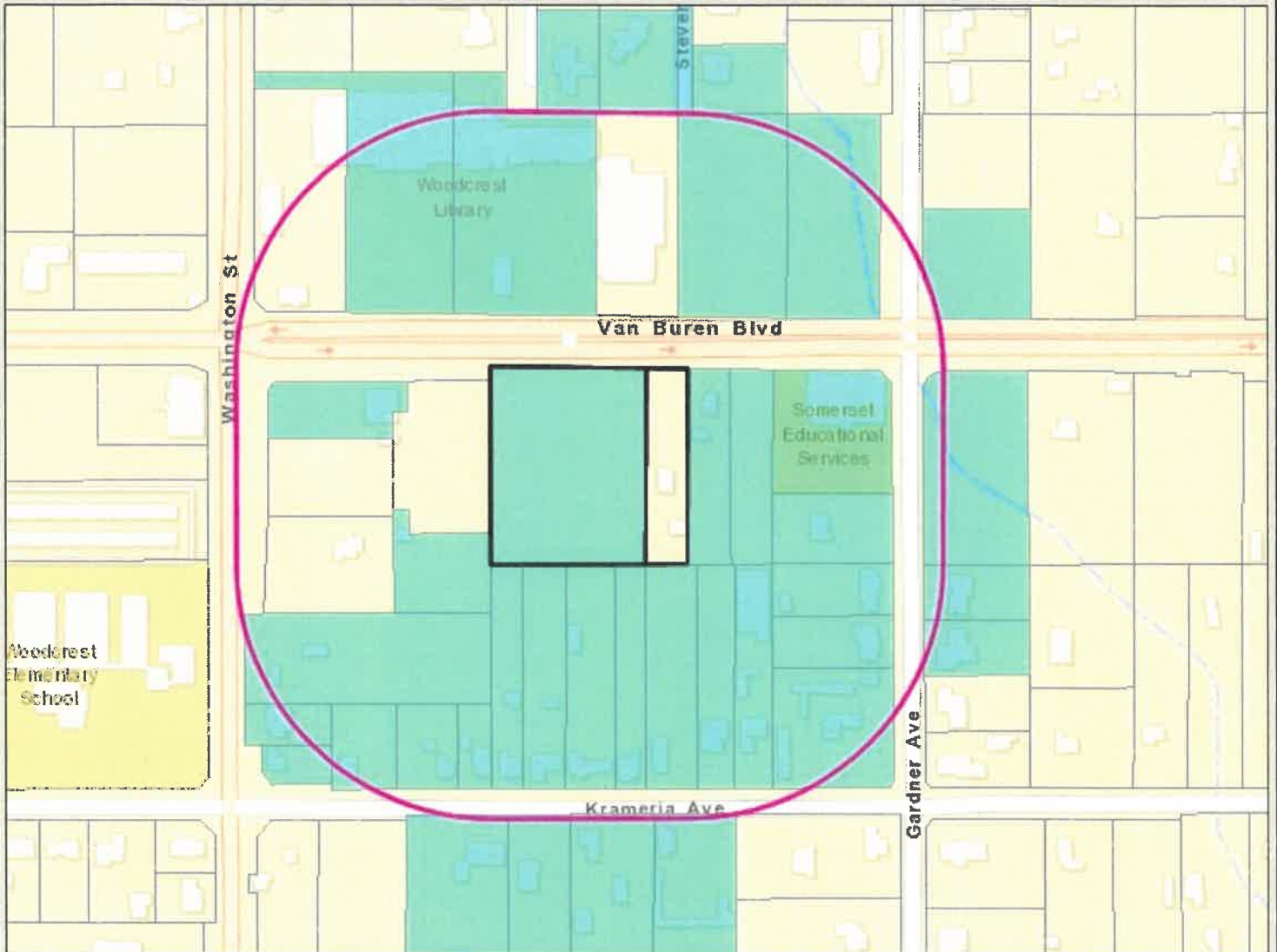
ADDRESS: 4080 Lemon Street 9<sup>TH</sup> Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

# Riverside County GIS Mailing Labels

CZ1800017 / CUP1800016 ( 600 feet buffer )



### Legend

-  County Boundary
-  Cities
-  Parcels
-  World Street Map

### Notes



0 376

752 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... 12/18/2018 12:10:44 PM

© Riverside County RCIT

274030007  
JOSE M ROCHA  
DIANE MARIE ROCHA  
16232 OLIVE AVE  
RIVERSIDE CA. 92504

274030008  
JOHN H SEARLE  
LAURIE A SEARLE  
16215 STEVENS LN  
RIVERSIDE CA. 92504

274030011  
PRINCE P MACON  
85 MEADOWVIEW DR  
POMONA CA 91766

274030012  
TERRENCE A MAGUIRE  
JOAN M MAGUIRE  
16220 STEVENS LN  
RIVERSIDE CA. 92504

274030016  
DIAJEFF  
PETROLANE INC  
C/O C/O KIN PROP  
185 NW SPANISH RIVER 100  
BOCA RATON FL 33431

274030017  
SANDS PARAGON MANAGEMENT  
C/O C/O SAMA HASSO  
P O BOX 17358  
ANAHEIM CA 92817

274030019  
KWANG S PARK  
YONG Y PARK  
4568 W 1ST ST NO 307  
LOS ANGELES CA 90004

274030020  
YON SHIN PARK  
2535 CYPRESS POINT DR  
FULLERTON CA 92833

274040004  
MARGARITO RODRIGUEZ  
16450 WASHINGTON ST  
RIVERSIDE CA. 92504

274040005  
WILLARD H WASHBURN  
CHERI L WASHBURN  
16472 WASHINGTON ST  
RIVERSIDE CA. 92504

274040008  
STEVEN THOMAS PEREZ  
17110 KRAMERIA AVE  
RIVERSIDE CA. 92504

274040009  
STEVEN PHILLIP MCCANN  
DEBRA LYNN MCCANN  
15505 SILVER SPUR RD  
RIVERSIDE CA 92504

274040010  
ARLENE JOYCE WATTS  
17126 KRAMERIA AVE  
RIVERSIDE CA. 92504

274040011  
AARON COOK  
STACEY COOK  
16740 TARANO LN  
MORENO VALLEY CA 92551



274040012  
ANDREA ALVAREZ  
17146 KRAMERIA AVE  
RIVERSIDE CA. 92504

274040013  
WOODCREST COMMUNITY CLUB  
17156 KRAMERIA AVE  
RIVERSIDE CA. 92504

274040014  
ARNOLD L E LLOYD  
SANDRA R LLOYD  
17160 KRAMERIA AVE  
RIVERSIDE CA. 92504

274040015  
THOMAS A MCCOY  
31971 CALLE CABALLOS  
TEMECULA CA 92592

274040016  
JOYCE A WESCHE  
JILL MARIE OTTO  
498 HUDSON LN  
VICTOR MT 59875

274040017  
ANN PATTINSON  
PATRICIA ANN BAYLESS  
16365 GARDNER AVE  
RIVERSIDE CA. 92504

274040018  
SOMERSET INC  
14400 METCALF AVE  
OVERLAND PARK KS 66223

274040019  
TIMOTHY J OLSON  
PATSY A OLSON  
17157 VAN BUREN BLVD  
RIVERSIDE CA 92504

274040020  
TIMOTHY J OLSON  
PATSY A OLSON  
17157 VAN BUREN BLV  
RIVERSIDE CA. 92504

274040022  
SHARENE L GREENE  
S L GREENE  
4434 3RD ST  
RIVERSIDE CA 92501

274040023  
JULIO R SALAS  
MONICA L SALAS  
16455 GARDNER AVE  
RIVERSIDE CA. 92504

274040024  
V MAR INC  
12025 FLORENCE AVE NO 105  
SANTA FE SPRINGS CA 90670

274040026  
JUDY CHOV  
17072 KRAMERIA AVE  
RIVERSIDE CA. 92504

274040027  
JOHN ELTON  
NICHOLE ELTON  
17100 KRAMERIA AVE  
RIVERSIDE CA. 92504

274040031  
THRIFTY PAYLESS INC  
DON FRUCIANO  
C/O C/O LEGAL DEPT  
P O BOX 3165  
HARRISBURG PA 17105

274040050  
DON FRUCIANO  
9390 CONATY PL  
RIVERSIDE CA 92503

274040051  
WMWD  
14205 MERIDIAN PKWY  
RIVERSIDE CA 92518

274060022  
ZIPLINEEXPRESS  
2872 TIGER TAIL  
ROSSMOOR CA 90720

274070001  
KEVIN THANH DOAN  
PAULINE LAN DOAN  
PO BOX 8338  
HUNTINGTON BEACH CA 92615

274070017  
TSUNG HUANG LIANG  
YUEH CHIN TSAI  
16428 GARDNER AVE  
RIVERSIDE CA. 92504

274070018  
MURIEL L JOHNSON  
16450 GARDNER AVE  
RIVERSIDE CA. 92504

274160002  
DELYNN C HUMPHREY  
17095 KRAMERIA AVE  
RIVERSIDE CA. 92504

274160003  
LORENZO RAMERIZ  
JOSEPHINE A RAMERIZ  
17115 KRAMERIA AVE  
RIVERSIDE CA. 92504

274160004  
VIRGINIA L DANNELLY  
DANNELLY MAUDE E ESTATE OF  
17151 KRAMERIA AVE  
RIVERSIDE CA. 92504

274160005  
JOSE LUIS CABRERA  
17159 KRAMERIA AVE  
RIVERSIDE CA. 92504

Woodcrest Real Estate Ventures  
Atten: Steve Powell  
1410 Main Street, Suite C.  
Ramona, CA 92065

Woodcrest Real Estate Ventures  
Atten: Steve Powell  
1410 Main Street, Suite C.  
Ramona, CA 92065

Projection Engineering, Inc.  
Atten: Paul Fisher  
1230 Cedar Street  
Ramona, CA 92065

Projection Engineering, Inc.  
Atten: Paul Fisher  
1230 Cedar Street  
Ramona, CA 92065

Sharene L. Greene  
C/o IPA, Carmen Law  
3538 Central Avenue, Suite 200  
Riverside, CA 92506

Sharene L. Greene  
C/o IPA, Carmen Law  
3538 Central Avenue, Suite 200  
Riverside, CA 92506

Empire Design Group, Inc.  
Atten: Alex Hann  
24861 Washington Ave.  
Murrieta, CA 92562

Empire Design Group, Inc.  
Atten: Alex Hann  
24861 Washington Ave.  
Murrieta, CA 92562

Western Municipal Water District  
14205 Meridian Pkwy.  
Riverside, CA 92518

Western Municipal Water District  
14205 Meridian Pkwy.  
Riverside, CA 92518

Riverside Transit Agency  
1825 Third Street  
P.O. Box 59968  
Riverside, CA 92517-1968

Riverside Transit Agency  
1825 Third Street  
P.O. Box 59968  
Riverside, CA 92517-1968

Thomas C. Ketcham, Woodcrest  
Community Representative  
4080 Lemon Street, 5<sup>th</sup> Floor  
PO Box 1527  
Riverside, CA 92501

Thomas C. Ketcham, Woodcrest  
Community Representative  
4080 Lemon Street, 5<sup>th</sup> Floor  
PO Box 1527  
Riverside, CA 92501

Southern California Edison  
P.O. Box 800  
Rosemead, CA 91770

Southern California Edison  
P.O. Box 800  
Rosemead, CA 91770

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507

Southern California Gas Co.  
4495 Howard Ave.  
Riverside, CA 92507.

Riverside County ALUC  
Attention: John Guerin  
4080 Lemon Street, 14<sup>th</sup> Floor  
Riverside, Ca 92501

Riverside County ALUC  
Attention: John Guerin  
4080 Lemon Street, 14<sup>th</sup> Floor  
Riverside, Ca 92501

City of Riverside  
c/o Community and Economic  
Development Department  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

City of Riverside  
c/o Community and Economic  
Development Department  
3900 Main Street, 3<sup>rd</sup> Floor  
Riverside, CA 92522

Pechanga Band of Luiseno Indians  
Attention: Ebru Ozdil  
P.O. Box 2183  
Temecula, California 92593

Pechanga Band of Luiseno Indians  
Attention: Ebru Ozdil  
P.O. Box 2183  
Temecula, California 92593

Morongo Band of Mission Indians  
Tribal Historic Preservation Office  
Atten: Travis Armstrong  
12700 Pumarra Road  
Banning, CA 92220

Morongo Band of Mission Indians  
Tribal Historic Preservation Office  
Atten: Travis Armstrong  
12700 Pumarra Road  
Banning, CA 92220

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

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

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

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

CZ1800017 and CUP180016

*Project Title/Case Numbers*

Deborah Bradford

*County Contact Person*

951-955-6646

*Phone Number*

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Woodcrest Real Estate Ventures, Steve Powell

*Project Applicant*

1410 Main Street, Suite C., Ramona, CA 92065

*Address*

North of Krameria Avenue, south of Van Buren Avenue, west of Washington Street, and east of Gardner Avenue.

*Project Location*

The Project site has a split zoning classification of Scenic Highway Commercial (C-P-S) and Residential Agricultural (R-A) The applicant is proposing to modify the parcel zoned R-A to the C-P-S zoning classification. The Conditional Use Permit will allow the outdoor storage area to exceed 200 square feet. Total outdoor storage area is comprised of 21,257 square feet (15,000 square feet attached to the building and 6,257 square feet of detached outdoor display area located to the east of the entrance).

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,354.75+\$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 NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
**Project Planner**

\_\_\_\_\_  
*Title*

\_\_\_\_\_  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

**FOR COUNTY CLERK'S USE ONLY**

Please change deposit fee case# CEQ 180073

**INVOICE (INV-00068338)  
FOR RIVERSIDE COUNTY**

**BILLING CONTACT**

Woodcrest Real Estate Ventures  
1410 Main St, C  
Ramona, Ca 92065

**County of Riverside  
Trans. & Land Management Agency**



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS
INV-00068338	02/26/2019	02/26/2019	Paid In Full

REFERENCE NUMBER	FEE NAME	TOTAL
CFW190001	0451 - CF&W Trust ND/MND	\$2,354.75
	0452 - CF&W Trust Record Fees	\$50.00
17155 Van Buren Blvd Riverside, CA 92504		<b>SUB TOTAL</b> \$2,404.75

**TOTAL** **\$2,404.75**

<b>Please Remit Payment To:</b>
County of Riverside P.O. Box 1605 Riverside, CA 92502

<b>Credit Card Payments By Phone:</b>
760-863-7735

**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: April 17, 2019**

**PROPOSED PROJECT**

<b>Case Number(s):</b>	TPM37562 & CUP180019	<b>Applicant:</b> Tower Energy Group
<b>Select Environ. Type</b>	Negative Declaration	
<b>Area Plan:</b>	Eastern Coachella Valley	<b>Representative:</b> Webb & Associates
<b>Zoning Area/District:</b>	Lower Coachella Valley District	
<b>Supervisory District:</b>	Fourth District	
<b>Project Planner:</b>	Jay Olivas	 John Hildebrand TLMA Administrative Services Manager
<b>Project APN(s):</b>	763-250-040	

**PROJECT DESCRIPTION AND LOCATION**

The proposed Project includes two entitlement requests:

**Tentative Parcel Map (TPM) No. 37562** proposes a Schedule “E” subdivision to divide 9.67 acres into three (3) parcels with Parcel 1 proposed for a convenience store, including motor vehicle fuel sales and beer and wine sales, on approximately 3.38 acres, and Parcels 2 & 3 to remain vacant.

**Conditional Use Permit (CUP) No. 180019** proposes construction of a single-story 5,275-square-foot convenience store building with a maximum height of 25 feet. In addition, Parcel 1 proposes construction of a 6,125-square-foot fuel canopy with 12 pumping stalls, approximately 38 parking stalls, a 10,000 gallon propane (liquid petroleum) tank, and project signage. The proposed convenience store includes a request for beer and wine sales for off-premises consumption.

The project is located north of Airport Boulevard, south of 55<sup>th</sup> Avenue, east of Harrison Street, and west of Shady Lane.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 180085**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** **TENTATIVE PARCEL MAP NO. 37562**, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**APPROVE CONDITIONAL USE PERMIT NO. 180019**, subject to the attached Advisory Notification Document and Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

**PROJECT DATA**

**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Parcel 1: Commercial Retail (CD:CR) (0.20 – 0.35 FAR) Parcel 2/3: Light Industrial (CD: LI) (0.25 – 0.60 FAR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
Surrounding General Plan Land Use Designations	
North:	Commercial Retail; Light Industrial
East:	Commercial Retail; Light Industrial
South:	Commercial Retail; Light Industrial
West:	Commercial Retail
Existing Zoning Classification:	Parcel 1: Commercial Scenic Highway (C-P-S) Parcel 2/3: Manufacturing - Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	C-P-S; M-SC
East:	M-SC
South:	I-P
West:	A-1-20
Existing Use:	Vacant Land
Surrounding Uses	
North:	Auto Shop; Bar, Nurseries
South:	Vacant Land (prior structures removed)
East:	Contractor Yard; Wireless Communications Tower
West:	Vacant

**Project Site Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	9.67	No Minimum Lot Size
Existing Building Area (SQFT):	N/A	No Maximum Lot Coverage
Proposed Building Area (SQFT):	11,400	N/A
Floor Area Ratio:	0.10	FAR 0.20 – 0.35
Building Height (FT):	25 feet	50 feet
Proposed Minimum Lot Size:	2.00 Acres (87,120 SF)	20,000 SF
Total Proposed Number of Lots:	Three (3)	N/A
Map Schedule:	E	

**Parking:**

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Convenience Store		1 space per 200 square feet	27	38

**Located Within:**

City's Sphere of Influence:	City of Coachella
Community Service Area ("CSA"):	Yes – Thermal #125 Lighting
Recreation and Parks District:	Yes – Desert Recreation District
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Yes (High)
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes (Zone B)
CVMSHCP Conservation Boundary:	Yes – No Conservation Area
Airport Influence Area ("AIA"):	Yes – Jacqueline Cochran, Zone D



## PROJECT LOCATION MAP



Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

**Background:** The project for TPM37562 and CUP180019 was filed on August 17, 2018. The proposed tentative parcel map and convenience store is located on approximately 9.67 acres at the northeast corner of Airport Boulevard and Harrison Street in Thermal.

The tentative parcel map proposes to subdivide 9.67 acres into 3 parcels with Parcel 1 requesting a Conditional Use Permit to facilitate the proposed convenience store with fuel canopy and above ground propane tank. Parcels 2 & 3 proposed as part of the TPM37562 subdivision would remain vacant at this time. Any new development for Parcels 2 & 3 would require separate development application at later date and is not part of this proposed entitlement.

The project recommends reciprocal easement Condition of Approval (COA) to accommodate a proposed 30-foot driveway located along the common lot line between proposed Parcels 1 & 2 since an approximate 15-foot portion would be located on Parcel 2.

### **General Plan Consistency**

The project site is designated Community Development: Commercial Retail (CR) & Light Industrial (CD:LI) on the Eastern Coachella Valley Area Plan, which allows for development of commercial and industrial related land uses. The Commercial Retail and Light Industrial land use designation requires that all developments have available public facilities and services such as roads and utilities. The proposed project would provide commercial retail building with fuel station for nearby land uses in the area.

## **ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS**

An Initial Study (IS), Environmental Assessment No. 180085, and Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County. On March 22, 2019, the documents were made available for public review per the CEQA Statute and Guidelines Section 15105.

Comment letters in response to the circulated IS and ND have not been received as of the preparation of this staff report. Since the end of the public review period for the IS and ND, revisions were not made to the project. As demonstrated in the IS and ND, the proposed project will not result in any significant impacts to the environment, with no mitigation necessary.

## **FINDINGS AND CONCLUSIONS**

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

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land will not be detrimental to the public health, safety or general welfare of the community, since as detailed in the Initial Study and Negative Declaration prepared for the project, the project would not have a significant impact on the environment.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property since the project is located in a semi-urbanized area which includes land uses such as vacant land, auto repair shop, bar, contractor yards and wireless communication towers. Additionally, the proposed project would not inhibit potential development of surrounding areas.
4. The project is located along Airport Boulevard (129' right-of-way) and Harrison Street (110' right-of-way). Due to proposed project for tentative parcel map for 3 parcels and a conditional use permit for convenience store, additional road dedications and road improvements including curbs, gutters, and sidewalks, are required for the project, as indicated by Conditions of Approval (COAs) such as 80.TRANSPORTATION.7-R-O-W Dedication and 80.TRANSPORTATION.9-T/S Geometrics.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does not propose sale of multiple buildings on one existing parcel, but the project is conditioned under Advisory Notification Document (AND) 15.PLANNING.-Land Division required should any future land divisions be proposed.
6. Due to proposed the tentative parcel map for 3 parcels and the conditional use permit for convenience store, drainage improvements shall be required, such as but not limited to, a retention basin and water quality basin being located along the southern property basin.

7. The proposed land use, as a convenience store with fuel and beer and wine (for off-premises consumption) sales on the C-P-S zone portion, is consistent with the development standards set forth in the Scenic Highway Commercial (C-P-S) Zone in that:
  - I. The proposed project's building heights are allowed up to 50-feet in this zone and the maximum height of the existing convenience store building with fuel island canopy is up to approximately 25 feet maximum, below the height limit allowed by the C-P-S zone, as indicated in Section 9.53.c. of Ordinance No. 348.
  - II. The proposed project's buildings are not subject to yard requirements (setbacks) since all buildings do not exceed 35 feet in height in accordance with Section 9.53.b. of Ordinance No. 348.
  - III. Automobile storage spaces are provided in accordance with Section 18.12 of Ordinance No. 348 in that the proposed project provides a minimum of 1-parking space per 200 square feet for proposed 5,275-square-foot convenience store building which totals 26 spaces, and the proposed project provides 38-parking spaces including two (2) parking spaces for the disabled.
  - IV. The proposed project is conditioned to screen all roof mounted equipment as required in Section 9.53.e. of Ordinance No. 348 in accordance with COA 90.PLANNING.5-Roof Equipment Shielding.
  - V. Proposed freestanding and wall signage comply with Section 19.4.E. of Ordinance No. 348. as demonstrated on the submitted sign plans.
  
8. The proposed land use, as a tentative parcel map with the vacant parcels (Parcels 2 and 3) for M-SC zone portion, is consistent with the development standards set forth in the Manufacturing Service Commercial (M-SC) Zone in that:
  - VI. Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75-feet. Parcel 2 & 3 located within M-SC zone are proposed at approximately 112,500 square feet each and are well in excess of lot width of 75 feet at 250 feet, therefore project complies with Section 11.4 A of Ordinance No. 348.
  - VII. Setbacks. The proposed project's does not propose any buildings within M-SC at this time and therefore is not subject to building setbacks, and therefore is in compliance with Section 11.4B of Ordinance No. 348.
  - VIII. Height Requirements. The proposed project's does not propose any buildings within M-SC at this time and therefore is not subject to building heights in M-SC, and therefore is in compliance with Section 11.4B of Ordinance No. 348.
  - IX. Masonry Wall. The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.
  - X. Landscaping. The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.

- XI. Parking Areas. The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.
- XII. Trash Collection Areas. The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.
- XIII. Outside Storage and Service Areas. The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.
- XIV. Utilities. The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.
- XV. Mechanical Equipment. The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.
- XVI. Lighting. The proposed project does not propose any buildings within M-SC zone at this time and therefore is not subject this development standard.

**Other Findings:**

1. The project site has a land use designation of "Commercial Retail" (C-R) and Light Industrial (L-I) on the Eastern Coachella Valley Area Plan.
2. The zoning classification for the subject site is Scenic Highway Commercial (C-P-S) and Manufacturing Service Commercial (M-SC). The proposed convenience store including motor vehicle sales is located on a 3.38 acre portion of the site that is entirely within the C-P-S zone. The two remaining parcels created by the project would remain vacant and are located in the M-SC zone.
3. The proposed land use as a convenience store with fuel sales is consistent with the Commercial Retail (C-R) Land Use Designation because since these type facilities are local and regional serving retail and service land uses as specifically identified under C-R.
4. The project site is surrounded by properties, which are designated Commercial Retail and Light Industrial to the north and west, and Light Industrial to the south and west.
5. The site contains vacant land with former tire shop and miscellaneous structures being removed.
6. The proposed project is permitted in the C-P-S zone with the approval of a CUP as conditioned, including the Exhibits and Conditions relating to such features as varied roof lines and proposed desert landscaping.
7. The project site is surrounded by properties which are zoned Scenic Highway Commercial (C-P-S), Manufacturing-Service Commercial (M-SC), Industrial Park (I-P), and Light Agriculture (A-1-20). The site is predominately surrounded vacant land, with auto shop located directly to the north. The proposed project would not conflict with the existing surrounding uses.

8. The proposed project will maintain consistency with the objectives of Type 20 – Off-Sale beer and wine ABC licensing requirements for the existing convenience store as indicated by COA AND 10. Planning.2— ABC20 Off-Sale Beer/Wine.
9. Per email communication with the California Alcoholic Beverage Control Board (ABC) dated February 26, 2019, a Public Necessity and Convenience finding is not required since census tract allows for three (3) off-sales licenses and only two (2) are in existence.
10. The proposed project is conditionally consistent with the objectives of Section 18.48 (Alcoholic Beverage Sales) of Ordinance No. 348 such as only beer and wine is allowed to be sold in conjunction with fuel sales, and no drive-in window is present or proposed to be installed for the sale of alcoholic beverages in accordance with Section 18.48.
11. The proposed project is not located within 1,000 feet of any school, public-park or playground, or established place of religious worship. It is not anticipated that the project is located in a manner that would present a hazard to a school, church, public park or playground. In addition, the CUP allows only the sale of beer and wine and has demonstrated compliance with the additional development standards identified in Ordinance No. 348, Section 18.48.C.5 for the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption.
12. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention maintenance measure such as driveway entrances, fire lanes and fire extinguishers as outlined in COA AND 15.FIRE.1-Fire Construction Permits Required.
13. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in COA AND 15.PLANNING.-Mt. Palomar Lighting Area.
14. Existing domestic water and sewer services are supplied by Coachella Valley Water District in accordance with transmittal letter dated July 3, 2018. Prior to the issuance of building permits, A 'Will Serve' letter will be required to submitted demonstrating the availability of sufficient water/sewer service for the project (80 – E. Health. Water Will Serve, 80 – E. Health. Sewer Will Serve)
15. The project site is located within an Airport Influence Area ("AIA") boundary and is therefore subject to the Airport Land Use Commission ("ALUC") review. The project was found "consistent" with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan based on ALUC approval letter dated September 13, 2018 including recommended measures, such as but not limited to, prohibiting: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the Advisory Notification Document.
16. This project site is located within the Coachella Valley Multiple Species Habitat Conservation Plan but is not located within a conservation area of that plan. The project for new convenience store is required to pay CV-MSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan and is a standard requirement.

17. Potential impacts to archaeological resources were analyzed and reviewed. In addition, notification letters as a result of AB 52 were mailed to various local tribes on November 13, 2018. No request to consult were received regarding AB 52. The Twenty-Nine Palms Band of Mission Indians letter of June 27, 2017 indicated no tribal cultural resources on the project site, and the Agua Caliente Band of Cahuilla Indians letter dated July 12, 2017 indicated the project having no impact to cultural resources. Consultation was subsequently concluded. Therefore, no physical tribal cultural resources are known to exist at the project site. However, ground disturbing activities are proposed for site preparation on approximate 3.38 acre portion of 9.67 acres to accommodate a convenience store. Condition of approval 60.PLANNING.CUL requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered.
18. The findings of the initial study performed pursuant to Environmental Assessment No. 180028 are incorporated herein by reference and are attached to the staff report. As demonstrated in the initial study, the proposed project will not have a significant effect on the environment, there is no evidence that the project will have a potential for adverse effects on wildlife resources, and no mitigation is required.
19. The project complies with Section 5.2 (Tentative Parcel Maps) of Ordinance No. 460 in that required parcel map data is depicted on the primary exhibit along with proposed improvements for storm water control and soil erosion control located on the subject site.
20. The proposed project consists of a Schedule "E" parcel map subdivision pursuant to Ordinance No. 460. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. The project specifically complies with the Schedule "E" improvement requirements of Ordinance No. 460. Based on review by staff and proposed Conditions of Approval, Tentative Parcel Map No. 37562 is consistent with the minimum improvements as outlined in Section 10.10 (Schedule "E" Subdivision) of Ordinance No. 460 as stated below:
  - a) Streets - Section 10.10.A. Streets, items 1-6, the applicant is required to dedicate right-of-way for required street improvements. Sufficient public street right-of-way along Harrison Street is conditioned to be conveyed for public use at a 110-foot-half-width right of way. Sufficient public street right-of-way along Airport Boulevard is conditioned for public use at a 76-foot half-width right-of-way (50- Transportation. R-O-W Dedication). In addition, the applicant has agreed to submit a cash-in-lieu construction agreement for the deferral of median improvements as conditioned (60-Transportation. Cash-IN-LIEU Agreement). Through these conditions the minimum required road improvements would be met.
  - b) Domestic Water and Sewage Disposal – Existing domestic water and sewage infrastructure currently serve the site from Airport Boulevard and Harrison Street and has been approved by the Coachella Valley Water District for the purposes of this subdivision.
  - c) Fire Protection – The applicant will be required to submit fire prevention maintenance measures such as driveway entrances, fire lanes and fire extinguishers as outlined in COA AND 15.FIRE.1-Fire Construction Permits Required.
  - d) Fences – There are no canals, drains, expressway or other feature that could be deemed to be hazardous that would require installation of a fence.

- e) Electrical and Communication Facilities – Electrical or communication facilities currently exist which will be connected from Airport Boulevard and Harrison Street.
21. Before approving a land division map, the County must make the findings required under Government Code section 66474 and Article VII, Section 7.1 of Ordinance No. 460. PM37562 is consistent with all of these requirements:
- a. The proposed map and its design and improvements are consistent with the General Plan in that the proposed land uses are consistent with the intended uses for the CR land use designation (no land uses proposed on the Light Industrial portion on the parcel map – Parcels 2 and 3). The proposed convenience store and motor vehicle fuel sales would be located on the CR designated portion of the site. The proposed project is consistent with the CR designation which is intended to allow for the development of commercial retail uses at neighborhood, community, and regional level as well as for professional office and tourist-orientated business. Floor area ratios range from .2 to .35. The proposed convenience store and motor vehicles sales would be consistent with the CR designation as it provides a fueling and retail opportunity for the neighborhood and visitors to the area. Furthermore, the project specifically addresses land use policies 8.1 (LU8.1), which states, “Accommodate the development of a balance of land uses that maintain and enhance Riverside County’s fiscal viability, economic diversity, and environmental integrity (LU8.1).” Future development will add potential economic growth and will trigger new investment into the site and adjacent properties. The proposed subdivision will allow the owner to facilitate variety of employment opportunities and business uses (LU8.2) by providing an opportunity for new ownership and investment for the site.

The project site has been designed to provide the minimum road improvements that would facilitate the ultimate right-of-way for Airport Boulevard and Harrison Avenue, thus consistent with the General Plan Land Use Designation, meeting all applicable circulation policies of the General Plan. The project has been reviewed by the Transportation Department and meets all development and design standards.

The proposed parcel map to subdivide 9.67 acres into three parcels will create a 3.38 acre parcel that is proposed for a convenience store and fuel sales. The 3.38 acre parcel is sufficient and physically suitable for the project as proposed. The proposed lot sizes meet the minimum requirements of the C-P-S and M-SC zoning classification and will be sufficient to support future development. The proposed subdivision, its design, and required improvements are consistent with the General Plan and will adhere to the County’s subdivision and zoning Ordinance. There is no applicable Specific Plan. The project has met all applicable development standards including parking and landscaping and is seeking no variances. In addition, an Initial Study was prepared through the California Environmental Quality Act (CEQA) to determine that the project, as designed, would not result in an impact to the environment or injury fish and/or wildlife or their habitat.

- b. The design of Tentative Parcel Map No. 37562 will not cause environmental damage, cause serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat and will not cause serious public health problems. The Tentative Parcel Map is not located within a designated Conservation Area pursuant to the Coachella Valley Multi-Species Habitat Conservation Plan (CVMSHCP). Impacts of the proposed

development of the site were analyzed in the Initial Study/Negative Declaration prepared for the project and determined that no impact or a less than significant impact on fish and wildlife and their habitat will not result in any significant environmental impacts. The proposed Tentative Parcel Map proposes development on Parcel 1 of 3.38 acres with remaining acreage of 9.67 acres to remain vacant at this time.

- c. The design of Tentative Parcel Map No. 37562 will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. Prior to map recordation the required easements for access, parking, and drainage and road improvements will be preserved through bonding and the dedication of right-of-way and easements.

**Fire Findings:**

1. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is not located within a hazard severity zone.

**Conclusion:**

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**

Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. As of the writing of this report, Planning Staff has received no communications from the general public.

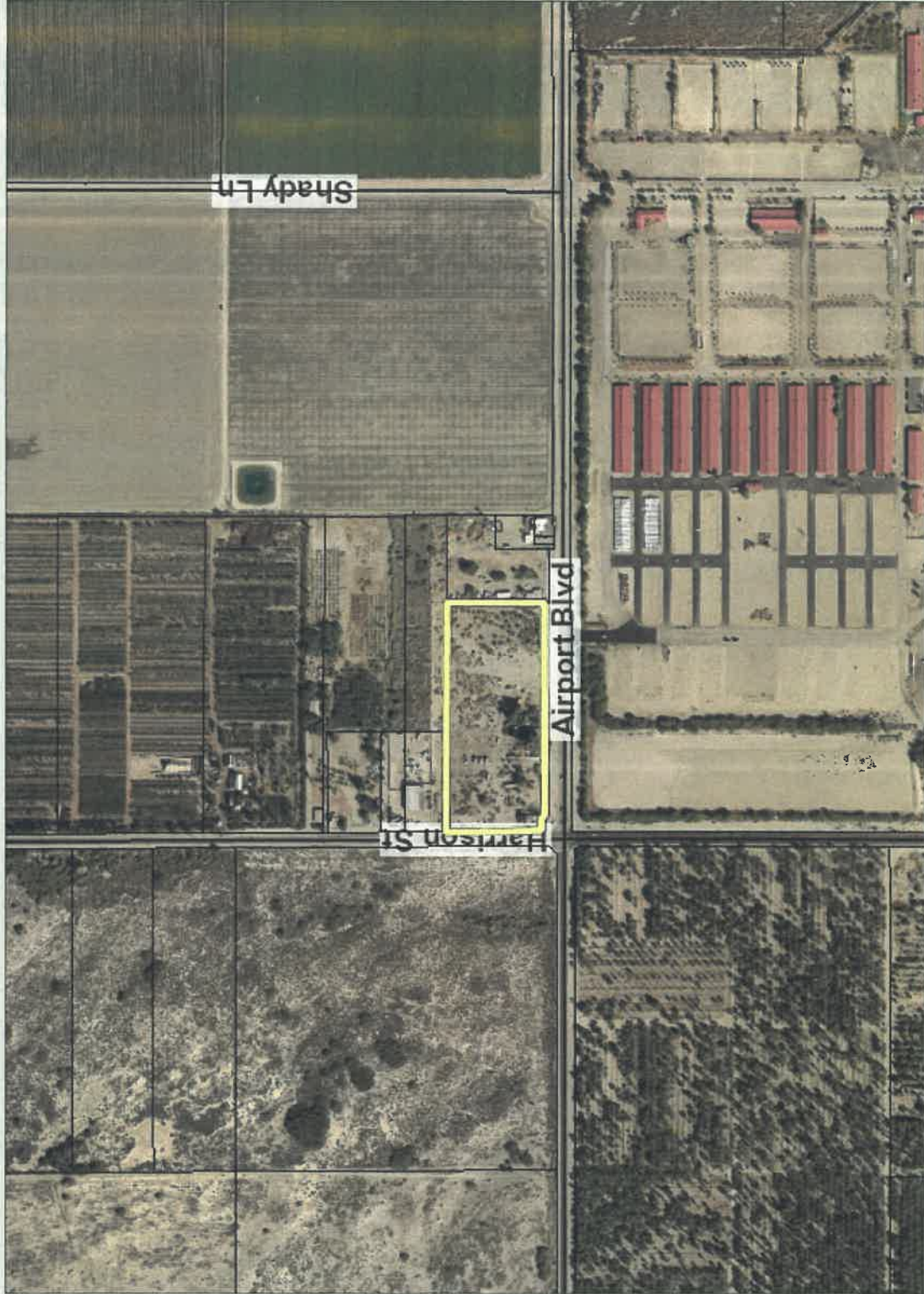
The project is located within the Sphere of Influence (SOI) of the City of Coachella. Project information was forwarded to the City of Coachella on March 22, 2019, and no comments have been received as of this writing. The project was also presented for informational purposes to the Thermal-Oasis Community Council on November 26, 2018.

**APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within ten days after the notice of decision appears on the Board's agenda, accompanied by the fee set forth in Ordinance No. 671.



# TPM37562 and CUP180019 Aerial Map



## Legend

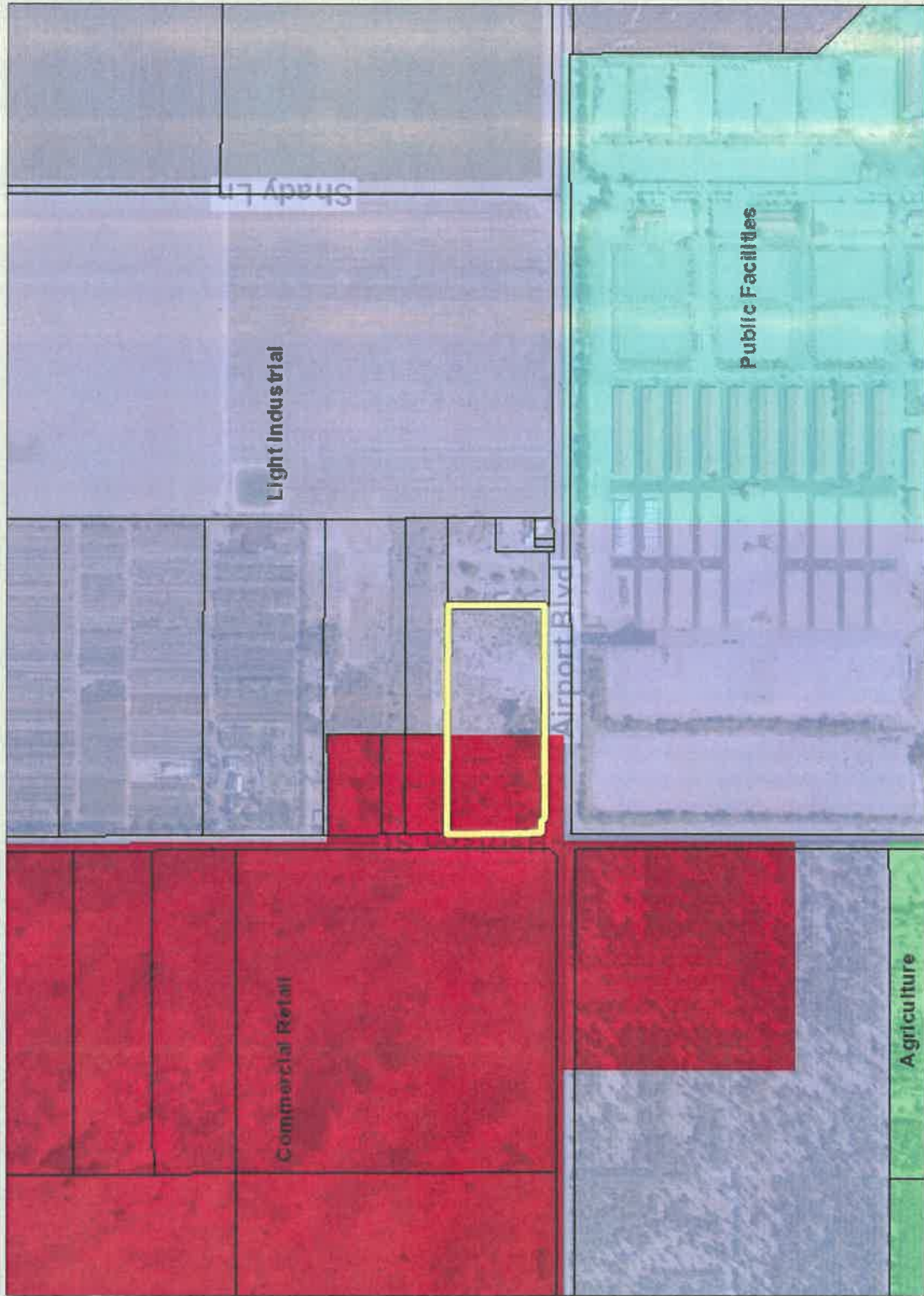
- Parcels
- County Centerline Names
- County Centerlines
- Blue Line Streams
- City Areas
- World Street Map

**Notes**

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

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# TPM37562 and CUP180019 General Plan Map



**Legend**

Parcels

**General Plan Land Use**

- Rural Community - Estate Density f
- Rural Community - Very Low Densi
- Rural Community - Low Density Re
- Estate Density Residential
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- Very High Density Residential
- Highest Density Residential
- Commercial Retail
- Commercial Tourist
- Commercial Office
- Community Center
- Light Industrial
- Heavy Industrial
- Business Park
- Public Facilities
- Mixed Use Area
- Rural Residential
- Rural Mountainous
- Rural Desert
- Agriculture
- Conservation

**Notes**

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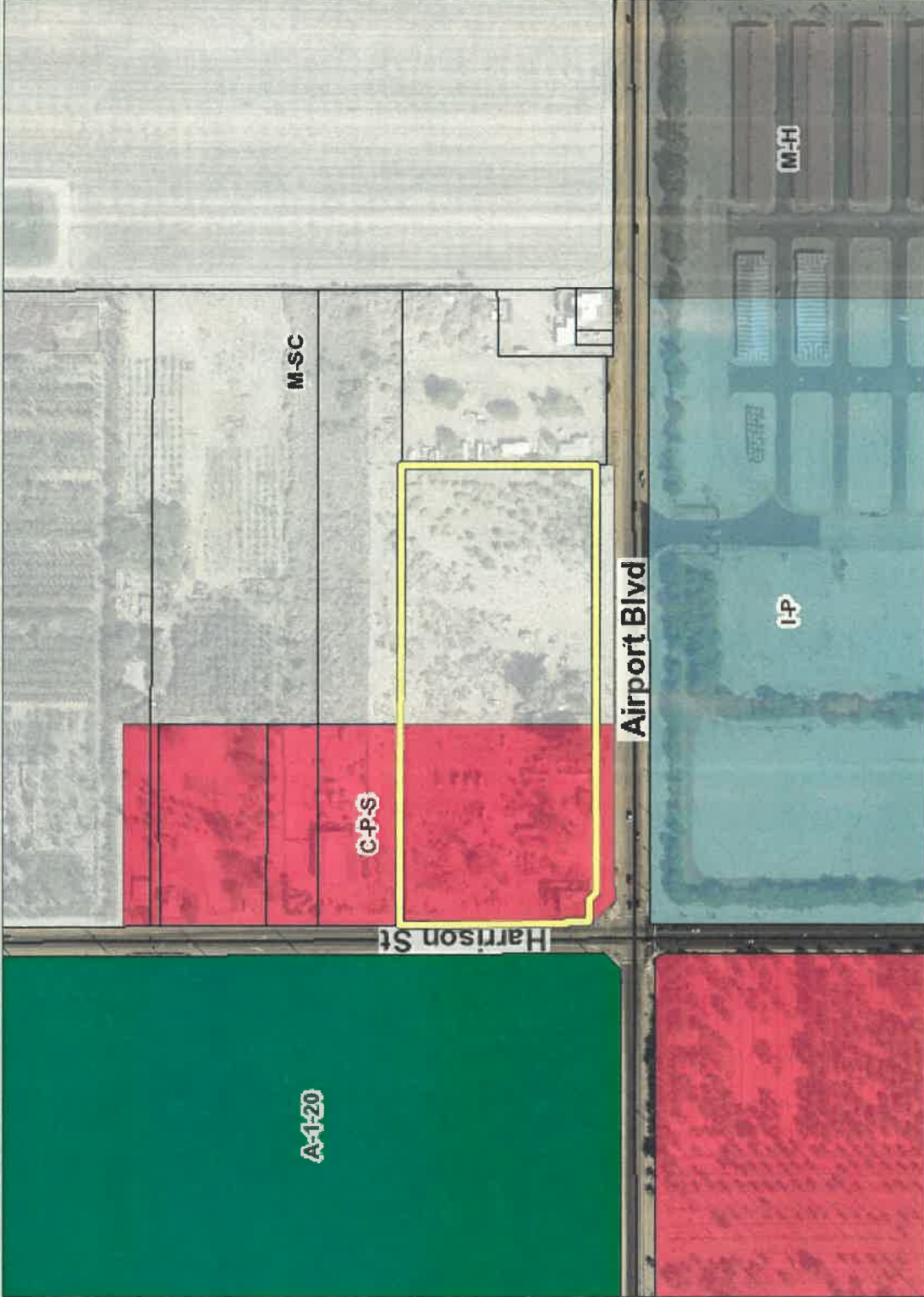




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# TPM37562 and CUP180019 Zoning Map



**Legend**

Parcels

**Zoning**

<input checked="" type="checkbox"/>	OTHER ZONING
	A-1
	A-1-1
	A-1-1 1/2
	A-1-1/2
	A-1-10
	A-1-15
	A-1-2
	A-1-2 1/2
	A-1-2 1/4
	A-1-20
	A-1-30000
	A-1-4
	A-1-40
	A-1-5
	A-2
	A-2-1
	A-2-10
	A-2-2
	A-2-2 1/2
	A-2-20
	A-2-5
	A-D
	A-P
	A-P-10

**Notes**

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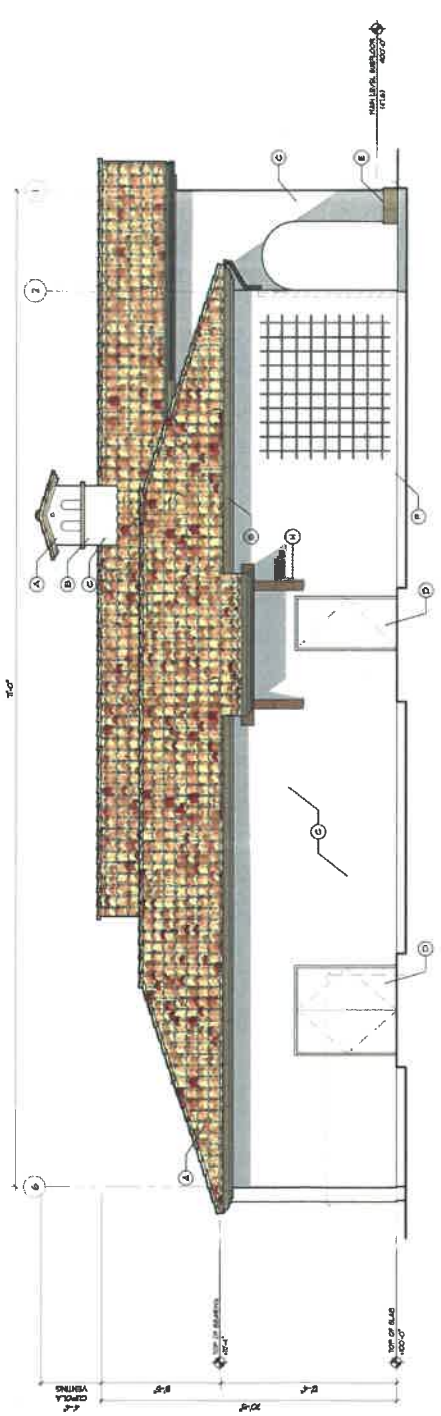
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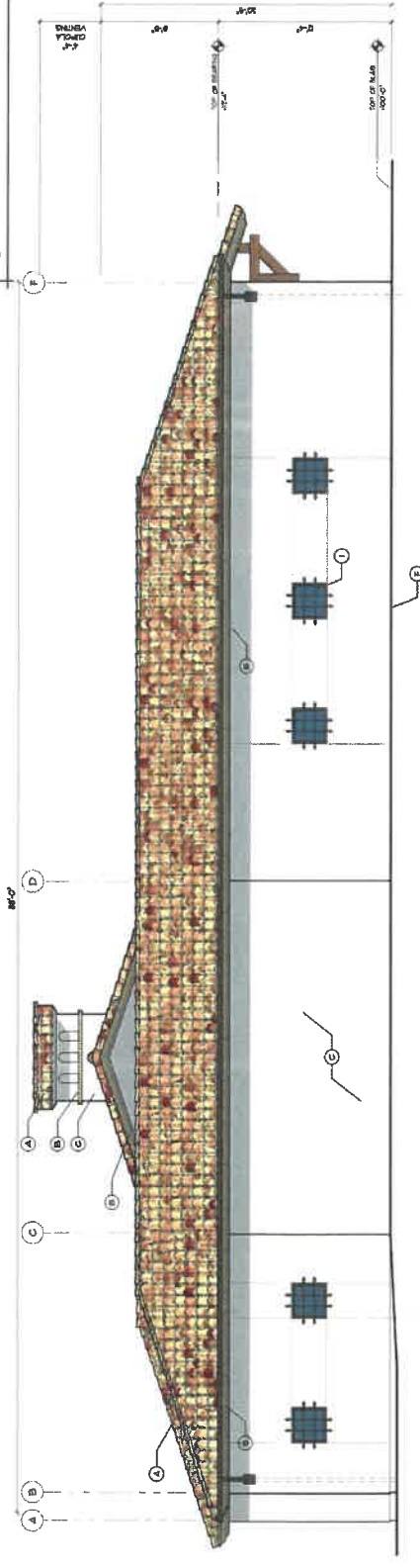








1 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



2 WEST ELEVATION  
SCALE: 1/4"=1'-0"

EXTERIOR FINISH SCHEDULE

- A BROWN, REPAIRABLE GLAZED ROSE GOLD SLING - COLOR MATCH TO EXISTING
- B WHITE, POLYURETHANE, 20% SOLIDS, RADIANT SET FLORENTIAL, AS WELL AS VERTICAL
- C PLASTER OVER FORMED FORM
- D PAINTED EXTERIOR 1 COAT GEMINI PLASTER
- E HOLLOW METAL DOOR FINISH TO MATCH WALL
- F PRECAST COLORED CONCRETE
- G REPAIRABLE GLAZED ROSE GOLD SLING - COLOR MATCH TO EXISTING. ALL OF WHICH THE FOUNDATION FLOOR LINE MUST BE PLACED AT A MINIMUM OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE FINISHED GRADE.
- H METAL TRUSS
- I NATURAL COLOR WOOD
- J HARRISSED ROYAL CORK



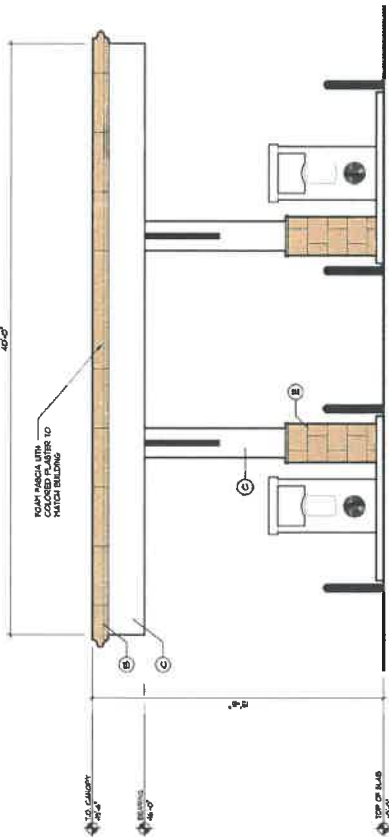
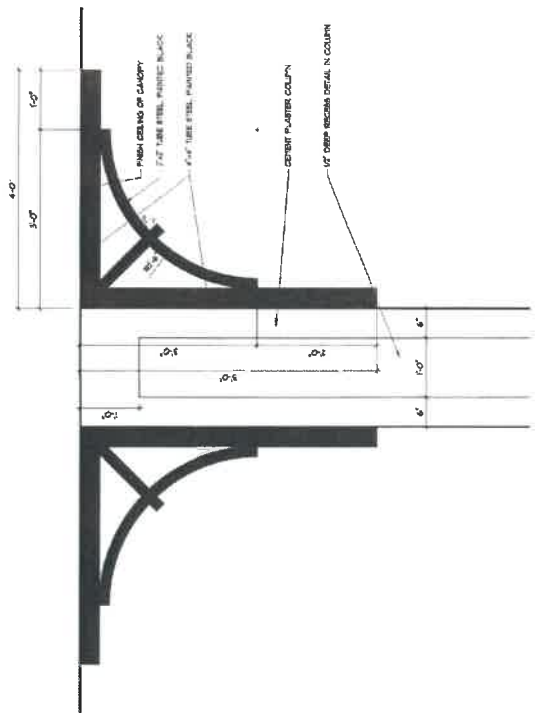
No.	Date	Revisions

Project Number: 18-103  
**TOWER MARKET STORE**  
 LAMARSON ST., JAMHORN BLVD., CALIFORNIA

PREPARED FOR REVIEW  
 BY: [Name]  
 CHECKED BY: [Name]  
 DATE: July 21, 2018

Sheet Title:  
**EXTERIOR ELEVATIONS**  
 Sheet Number:  
**A3.2**



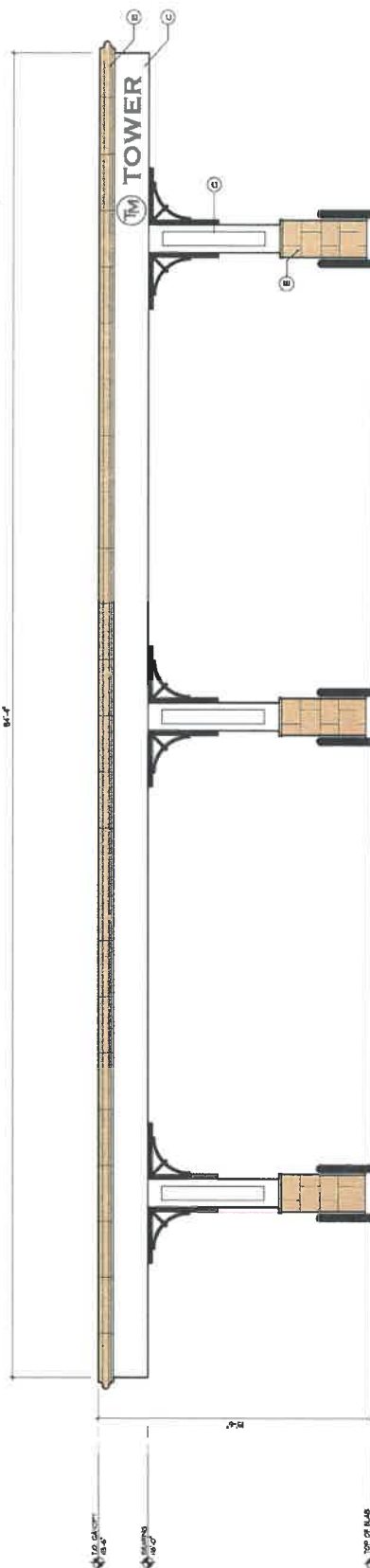


1 FUEL CANOPY NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

2 FUEL CANOPY HAUNCH  
SCALE: 1" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

- A RECLAM TERRAZZO CLAY TILE COLOR BROWN, 60% ON HORIZONTAL, 40% ON VERTICAL
- B PLASTER OVER FORMED CONCRETE
- C PAINTED EXTERIOR 3 COAT GYPSUM PLASTER
- D HOLOJAN METAL DOOR FINISHED TO MATCH GALL
- E PRECAST COLORED CONCRETE
- F PRECAST COLORED METAL GULLYGRATES BUILT UP ON 4\"/>



3 FUEL CANOPY EAST ELEVATION  
SCALE: 1/4" = 1'-0"

nfa  
nfa architects llc  
ARCHITECTS P.C.  
400 West 170th Street, Suite 100  
Torrance, CA 90503  
TEL: 310.206.1000

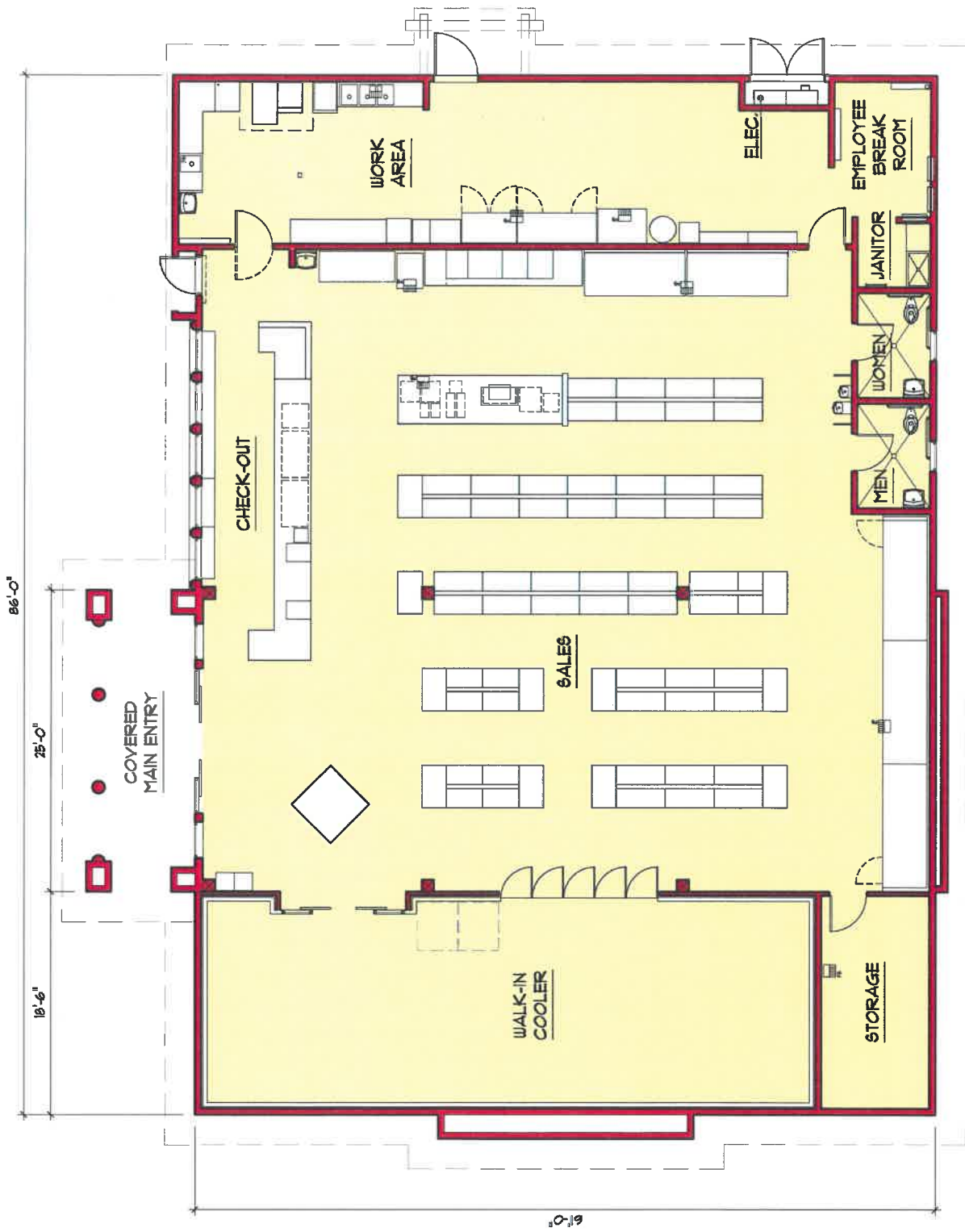


No.	Date	Revision

Project: Victor  
**TOWER MARKET STORE**  
 HARRISON BL. + AIRPORT BLVD.  
 CALIFORNIA

ISSUED FOR REVIEW  
 ALL WORK SHOWN IS SUBJECT TO THE ARCHITECT'S P.L.  
 AND IS NOT TO BE USED FOR ANY OTHER PROJECT.  
 Design: SU  
 Checked: MP  
 Date: Aug 27, 2018  
 Sheet Title:

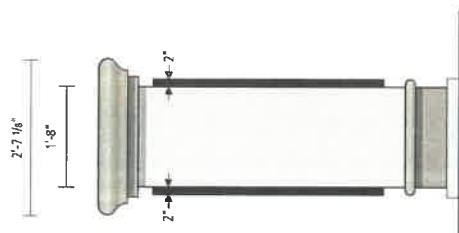
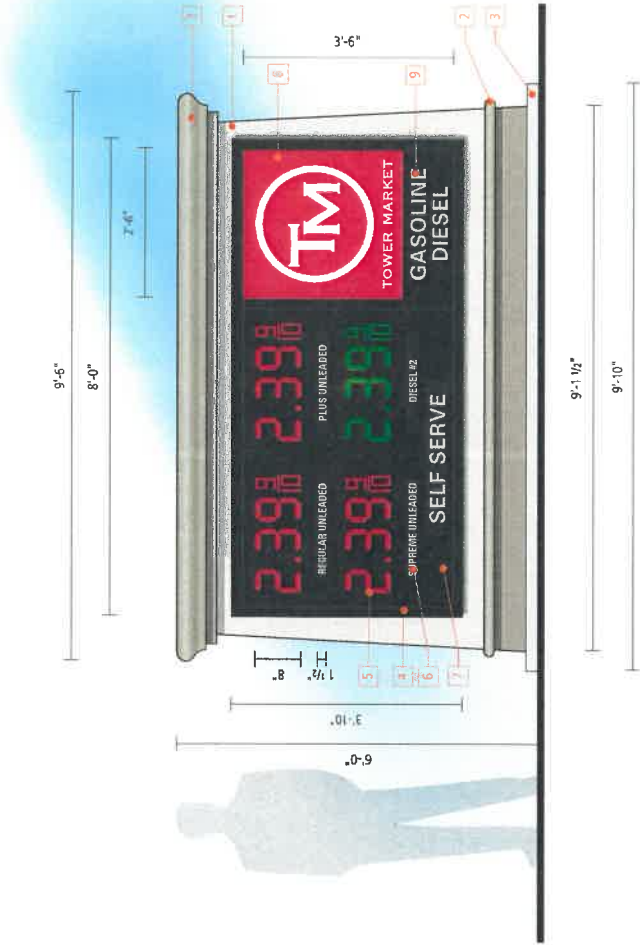
**EXTERIOR ELEVATIONS**  
 Victor, Victor  
**A3.4**



SCALE: 1/8" = 1'-0"

TOWER MARKET - HARRISON ST. & AIRPORT BLVD.

# Tower Market | D/F Monument Price Sign



## A 1 LED D/F Price Sign

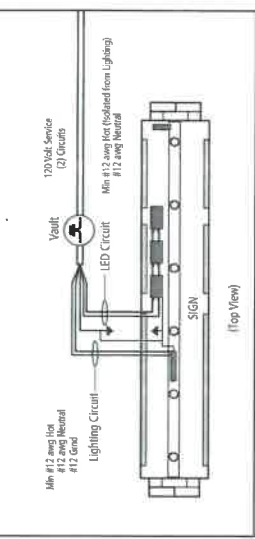
Scale 1/2" = 1'-0"  
Sign Area 31 SF

### Material Schedule

- 1 Cabinet  
Fabricated aluminum paint to match Sherwin Williams White Loxon, teacote finish.
- 2 Cornice, Trim and Base  
Color and finish to match fuel canopy faux Precast. Concrete trim by Others.
- 3 Concrete Pad  
Concrete, natural finish.
- 4 LED Cabinet  
Aluminum face with hinged retainer, paint Black, satin finish.
- 5 LED Price Per Gallon  
GURA 8" red LED Gasoline Numerals and 8" Green LED Diesel numerals. Black frame.

- 6 Grade  
Aluminum panels backed with 015-2 acrylic and opaques Black vinyl film. Letters reverse cut to illuminate White.
- 7 Tower Fuel Brand  
015-2 White acrylic with 3M 3630-33 red vinyl film. Letters reverse cut white.
- 8 Self Serve  
015-2 White acrylic with opaques Black vinyl film. Letters reverse cut white.
- 9 Gasoline / Diesel  
015-2 White acrylic with opaques Black vinyl film. Letters reverse cut white.

### DEDICATED CIRCUIT DIAGRAM



UL Listed  
Signs to be manufactured to UL Specifications and will bear the UL Label. The sign is intended to be installed in accordance with the requirements of the applicable local codes. This includes proper grounding and bonding of the sign.

Electrical Circuits  
Contractor to provide primary dedicated electrical circuit with a separate ground to the electrical panel. LED Circuits to have a separate neutral. Common ground to electrical panel acceptable.

California Title 24 Compliant  
Copyright ©2018  
The electrical drawings are the property of Pacific Neon Company and are not to be distributed, copied, e-mailed or otherwise used in any way without prior written release from Pacific Neon Company.



2939 Academy Way  
Sacramento, California 95815  
Tel: 916.937.4762  
Fax: 916.937.2414  
www.pacificneon.com

Project No: 180627-01

Account Executive:  
Howard Herzitz

Project:  
Tower Market

Address:  
Harrison St. & Airport Blvd.

Drawn By:  
Bruce Heller

Date: 5.30.18  
Revision 1:  
Revision 2:  
Revision 3:  
Revision 4:

X  
Customer Approval

# Site Photos

Photo #2



Photo #1

Photo #3



Photo #1: Photo taken from the corner of Harrison Street and Airport Blvd facing North East.



Photo #2: Photo taken on Harrison street facing South East.



Photo #3: Photo taken on Airport Blvd facing North West.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

## NEGATIVE DECLARATION

Project/Case Number: Tentative Parcel Map No. 37562 and Conditional Use Permit No. 180019

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

**COMPLETED/REVIEWED BY:**

By: Jay Olivas Title: Project Planner Date: 3/27/19

Applicant/Project Sponsor: Tower Energy Group Date Submitted: 8/17/2018

**ADOPTED BY:** Planning Commission

Person Verifying Adoption: \_\_\_\_\_ Date: 4/17/2019

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Jay Olivas, Project Planner at 760-863-8271.

Revised: 04/10/19  
Y:\Planning Case Files-Riverside office\CUP03774\PC Docs\Cover\_Sheet\_Negative\_Declaration.docx

Please charge deposit fee case#: ZEA43027 ZCFG06399

**FOR COUNTY CLERK'S USE ONLY**

**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (CEQ / EA) Number:** 180085  
**Project Case Type (s) and Number(s):** TPM37562 / CUP180019  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** 77-588 El Duna Ct Ste. H Palm Desert, CA 92211  
**Contact Person:** Jay Olivas, Project Planner  
**Telephone Number:** 760-863-7050  
**Applicant's Name:** Tower Energy Group  
**Applicant's Address:** 1983 W. 190<sup>th</sup> Street, No. 100  
Torrance, CA 90504-6234

**I. PROJECT INFORMATION**

The proposed Project, as depicted on Figure 1 (Site Plan) includes two entitlement request:

**Tentative Parcel Map (TPM) No. 37562** proposes a Schedule "E" subdivision to divide 9.67 acres into three (3) parcels. Parcel 1 proposes a convenience store including motor vehicle fuel sales on approximately 3.38 acres. Parcels 2 and 3 will remain vacant as part of this project.

**Conditional Use Permit (CUP) No. 180019** proposes construction of a single-story 5,275 square foot convenience store building with a maximum height of 25 feet. In addition, Parcel 1 proposes the construction of a 6,125 square foot fuel canopy with 12 pumping stalls, 38 parking stalls, 15,000 gallon propane (liquid petroleum) tank, and signage. The proposed convenience store includes a request for beer and wine sales for off-premises consumption.

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

**B. Total Project Area:** 9.67 Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 9.67	Lots: 3	Sq. Ft. of Bldg. Area: 11,400	Est. No. of Employees: 30
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

**C. Assessor's Parcel No(s):** 763-250-040

**Street References:** North of Airport Boulevard, East of Harrison Street, South of 55<sup>th</sup> Avenue, and west of Shady Lane.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 6 South, Range 8 East, Section 17

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The parcel contains vacant land with vacant land to the south and west, auto repair shop to the north, and contractor yard to the east. The project is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:** The project site has a General Plan Foundation Component of Community Development (CD), and a split land use designations of Commercial Retail (CR)

on approximately 40% of the site directly to the east of Harrison Street, and Light Industrial (LI) on the remaining approximately 60 percent of the site. The proposed convenience store and motor vehicle fuel sales would be located on the CR designated portion of the site. The proposed project is consistent with the CR designation which is intended to allow for the development of commercial retail uses at neighborhood, community, and regional level as well as for professional office and tourist-orientated business. Floor area ratios range from .2 to .35. The proposed convenience store and motor vehicles sales would be consistent with the CR designation as it provides a fueling and retail opportunity for the neighborhood and visitors to the area.

1. **Land Use:** The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade, the character of the surrounding area. The project implements Policy LU 29.1, accommodating the development of commercial uses in areas appropriately designated by the General Plan and area plan land use maps. The project is an intended use in the CR designation, and has meet all of the applicable development and design standards.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The project has been reviewed by the Transportation Department and meets all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies. The General Plan calls for a Class I Bikeway along the western and southern boundaries of the project site which is incorporated into the project design including shared sidewalk 10-feet in width to accommodate the bikeway along Airport Boulevard and Harrison Street.
4. **Safety:** The proposed project is not within a high fire hazard area. The proposed project is not located within special hazard zone (including flood zone, fault zone, dam inundation zones). The proposed project has allowed for sufficient provision of emergency response services through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies. The project will be required to adhere to the County's adopted Noise Ordinance.
6. **Housing:** The project is for proposed commercial land division and convenience store; the Housing Element Policies do not apply to this project.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The site is not located within an area identified as a Healthy Community.

**B. General Plan Area Plan(s):** Eastern Coachella Valley

**C. Foundation Component(s):** Community Development (CD)



**D. Land Use Designation(s):** Commercial Retail (CR) & Light Industrial (LI)

**E. Overlay(s), if any:** Not Applicable

**F. Policy Area(s), if any:** Not Applicable

**G. Adjacent and Surrounding:**

1. **General Plan Area Plan(s):** Eastern Coachella Valley

2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Commercial Retail (CR) & Light Industrial (LI)

4. **Overlay(s), if any:** Not Applicable

5. **Policy Area(s), if any:** Not Applicable

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Scenic Highway Commercial (C-P-S) & Manufacturing-Service Commercial (M-SC)

**J. Proposed Zoning, if any:** Not Applicable

**K. Adjacent and Surrounding Zoning:** Scenic Highway Commercial (C-P-S), Manufacturing-Service Commercial (M-SC), and Industrial Park (I-P) for all surrounding parcels.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                     | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality     | <input type="checkbox"/> Transportation                     |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning           | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Noise                         | <input type="checkbox"/> Wildfire                           |
| <input type="checkbox"/> Energy                         | <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               |   |

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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

\_\_\_\_\_  
Signature

Jay Olivas, Project Planner

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
3/27/19

Date

\_\_\_\_\_  
For: Charissa Leach, P.E.

*Assistant TLMA Director*

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-8 “Scenic Highways”

Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no impact.

b) The proposed tentative parcel map with three parcels totaling 9.67 acres and conditional use permit for proposed convenience store including motor vehicle fuel sales with 12 pumping stalls, will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project includes low-profile building elevations with building’s/fuel canopy designed as single-story up to 25-feet in height, at the northeast corner of the intersection of Harrison Street and Airport Boulevard. The project is in compliance with the architecture concept of the Thermal Design Guidelines. The proposed project shall also comply with advertising regulations and is conditioned to maintain desert landscaping such as palm trees (80.Transportation – LSP). Therefore, impacts would be less than significant.

c) The project is located in a non-urbanized area with land use designation of Commercial Retail and Light industrial in the unincorporated community of Thermal. Due to proposed building design and required desert landscaping, less than significant visual impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

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

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

Findings of Fact:

a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as Advisory Notification Document (AND) 15.Planning.-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, 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(s): On-site Inspection, Project Application Description

Findings of Fact:

a) The project consisting of proposed tentative parcel map and convenience store with a fuel canopy that would create a new light source, but any future sources of lighting are not anticipated to reach a significant level due to the size and scope of the project. Approximately 20 downcast low pressure sodium or equivalent light fixtures are proposed. Lighting is conditioned to be shielded and hooded thereby reducing any potential lighting impacts (AND 15.Planning.-Lighting Hooded/Directed). Desert landscaping including palm trees will also provide partial buffering including along Harrison Street (80.Transportation – LSP). Therefore, impacts would be less than significant.

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

b) Surrounding land uses include a commercial and industrial buildings and vacant land uses with scattered single-family dwellings. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All future lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with AND 15.Planning.Lighting Hooded/Directed. Outdoor lighting impacts are therefore considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project:

**4. Agriculture**

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is designated as "other lands". The site has no existing agriculture uses and no impacts are expected.

b) The project will not conflict with existing agriculture uses since no existing or proposed agriculture use is located on the 9.67 acre site. The site is not subject to the Williamson Act or is within a Riverside County Agriculture Preserve. Therefore, there is no impact.

c) The project is within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). Vacant land exists in the A-1-20 zone to west across Harrison Street. However, it is anticipated that the proposed project would conflict with any agricultural uses within 300 feet and therefore, less than significant impacts would occur.

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

d) The project would involve changes to the existing environment that results in conversion of Farmland to non-agricultural use since the site is considered "other lands and is proposing a convenience store. However, the site is not, nor previous used for agriculture purposes, therefore, no impact are expected.

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
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>AIR QUALITY</b> Would the project:				
<b>6. Air Quality Impacts</b>				
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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), SCAQMD CEQA Air Quality Handbook; Air Quality/Greenhouse Gas Analysis by Webb Associates dated December 19, 2018

**Findings of Fact:**

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

(1) The proposed project within the Salton Sea Air Basin will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the CalEEMod analysis conducted for the proposed site; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves proposed entitlements for tentative parcel map and conditional use permit that are required to comply with required Dust Control, California Building Codes and road improvements and vehicles with smog certifications, and project is not considered a significant with these measures.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or projected air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as ‘criteria pollutants’). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

**South Coast Air Basin Attainment Status – Riverside County**

<b>Pollutant</b>	<b>Federal</b>	<b>State</b>
O <sub>3</sub> (1-hr)	No Data	Nonattainment
O <sub>3</sub> (8-hr)	Nonattainment	Nonattainment
PM <sup>10</sup>	Attainment	Nonattainment
PM <sup>2.5</sup>	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO <sub>2</sub>	Unclassified/Attainment	Attainment
SO <sub>2</sub>	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

*Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.*

Assuming build-out of the site with convenience store and two vacant parcels, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

*Construction Emissions*

In this analysis, the California Emissions Estimator Model (CalEEMod) version 2016.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project’s disturbance area being 3.3 acres, a Fugitive Dust Control Plan or a Large Operation Notification Form is required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations were applied to the air quality analysis and are reflected in the emission estimates.

The table below titled Reference Project Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs from the referenced 3.3 acre project anticipated to be constructed in 2018/2019. Based on the results of the model, maximum daily emissions from the construction of the reference project will not exceed established SCAQMD thresholds. Since the project as noted above would be anticipated to result in substantially less emissions compared to the reference project, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project would also be anticipated to not exceed maximum daily emission thresholds for construction established by SCAQMD.

**Reference Project Maximum Daily Construction Emissions (lbs/day)**

Construction Phase	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
2019	40.6	24.79	0.06	5.79	3.33
2020	26.74	24.95	0.06	4.14	2.52
<b>SCAQMD Threshold</b>	<b>100</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Webb Associates

*Operational Emissions*

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Reference Project Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the reference convenience store with fuel sales and propane tank. Based on the results of the model, maximum daily emissions from the operation of the reference project for both summer and winter scenarios will not exceed established SCAQMD thresholds.

**Reference Project Maximum Daily Operational Emissions (lbs/day) (Summer)**

Construction Phase	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
Area Sources	0.00	122.70	0.13	12.57	12.57
Energy Sources	0.00	1.61	0.02	0.31	0.31
Mobile Sources	32.45	25.63	0.08	3.62	1.01
<b>Total Emissions</b>	<b>32.45</b>	<b>25.63</b>	<b>0.08</b>	<b>3.62</b>	<b>1.01</b>
<b>SCAQMD Threshold</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Webb Associates

**Reference Project Maximum Daily Operational Emissions (lbs/day) (Winter)**

Construction Phase	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sup>10</sup>	PM <sup>2.5</sup>
Area Sources	0.00	0.00	0.13	12.57	12.57
Energy Sources	0.00	0.00	0.02	0.31	0.31
Mobile Sources	31.56	26.51	0.08	3.63	1.02
<b>Total Emissions</b>	<b>31.56</b>	<b>25.61</b>	<b>0.08</b>	<b>3.63</b>	<b>1.02</b>
<b>SCAQMD Threshold</b>	<b>55</b>	<b>550</b>	<b>150</b>	<b>150</b>	<b>55</b>
<b>Potential Impact?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: Webb Associates

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project as proposed would be anticipated to have reduced emissions given the project represents a convenience store with fuel sales analyzed in this reference air quality analysis. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for operation established by SCAQMD. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

c) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, schools, playgrounds, child care centers, and athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

d) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the relatively moderate number of nearby residences (approximately 100), approximately 500 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours when most people are at work. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**BIOLOGICAL RESOURCES** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Wildlife &amp; Vegetation</b>				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a	<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
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

**Findings of Fact:**

a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project site is within the Eastern Coachella Valley Multiple Species Habitat Conservation Plan Area (ECVMSHCP), however, it is not located within a conservation area.

The project shall be required to pay CVMSHCP fees in accordance with Ordinance No. 875 in order to be consistent with the plan (COA 90.Planning.).

The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project is recommended and conditioned for CV-MSHCP fees in accordance with Ordinance No. 875. For these above reasons, the proposed project will have a less than significant impact.

b-c) Disturbance of any nesting bird habitat shall be avoided from February 1<sup>st</sup> thru August 31<sup>st</sup> <sup>h</sup>, otherwise a Migratory Bird Treaty Act nesting bird survey shall be conducted prior to issuance of a grading permit, and the results of this presence/absence survey be provided in writing to the Environmental Programs Division. The project will have a less than significant impact.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there is no impact.

e-f) The project site does not contain riverine/riparian areas, vernal pools or other water bodies. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance because none apply to the project site or the types of biological resources present on site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**CULTURAL RESOURCES** Would the project:

**8. Historic Resources**

a) Alter or destroy a historic site?

b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

Source(s): On-site Inspection, Project Application Materials; County Archaeological Report (PDA) No. 7006

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site based on review by the County Archaeologist and prior Phase I Cultural Resources Report conducted on the property. The project therefore does not propose the disturbance of a known historic site or the demolishing of any known historic structures. The project will not cause a substantial adverse change in the significance of a known historical resource as defined in California Code of Regulations, title 14, Section 15064.5. No impacts are anticipated. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**9. Archaeological Resources**

a) Alter or destroy an archaeological site?

b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?

c) Disturb any human remains, including those interred outside of formal cemeteries?

Source(s): On-Site Inspection, Project Application Materials; County Archaeological Report (PDA) No. 7006

Findings of Fact:

a-b) No significant cultural resources are located on subject property and is unlikely that cultural resources will be affected by the proposed project. PDA No. 7006 did not observe any archaeological

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or built-environment resources within the Project Area and terrain had been disturbed by the recent demolition of structures and mechanical grading of the parcel. Additionally, in compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on November 13, 2018. No request to consult was received as a result AB52 process. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to grading for 3.38 acre portion to accommodate proposed convenience store.

If, however, during ground disturbing activities, unique archaeological resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 15.Planning-CUL. 2). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There is no record of any cemetery or human remains onsite, and they are unlikely to be encountered. However, during any ground-disturbing activity, there may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**ENERGY** Would the project:

**10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials

Findings of Fact:

a-b) The proposed project would primarily increase electrical usage with installation of mainline electrical connection for the convenience store. The proposed project would develop the site in a manner consistent with the County’s General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. However, it is anticipated that energy usage and demand would be incremental and would not be significant. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. Due to the project’s required compliance with these, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

**11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**                       

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

a) According to RCLIS (GIS database) and County Geologic Report No. 180040, the proposed project is not located within a fault or special studies zone. Based on further review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing or trending toward the subject site that would expose people to structures to potential substantial adverse risks. Therefore, no impact is expected. In addition, the site is not located within one-half mile from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low and no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12. Liquefaction Potential Zone**                       

a) Be subject to seismic-related ground failure, including liquefaction?

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report (GEO180040)

Findings of Fact:

a) According to the County Geologic Report No. 180040 and review by the County Geologist, the potential for liquefaction is high at this site, however, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Since the project is required to adhere to the California Building Code as applicable, impacts from liquefaction are 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.

**13. Ground-shaking Zone**

a) Be subject to strong seismic ground shaking?

**Source(s):** Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report (GEO180040)

Findings of Fact:

a) According to GEO180040, the site could be subject to strong ground shaking that may result from earthquakes on local to distant sources (COA 15.PLANNING.). California Building Code (CBC) requirements pertaining to utility related development will reduce the potential impact to less than significant. As CBC requirements are applicable to all utility related development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Landslide Risk**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?

**Source(s):** On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope,” Geology Report (GEO180040)

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report (GEO180040)

**Findings of Fact:**

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that no subsidence was in the immediate area with no fissures or surficial evidence of subsidence observed at or near the project site. Therefore, no impacts are expected.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** On-site Inspection, Project Application Materials, Geology Report (GEO180040)

**Findings of Fact:**

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**17. Slopes**

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

**Findings of Fact:**

a) The project will not significantly change the existing topography on the subject site since site preparation for 3.38 acre portion is located on flat topography. No impacts are expected.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet since flat topography. There are no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not result in grading that affects or negates subsurface sewage disposal systems since no septic systems are proposed. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) The development of the site could result in the loss of topsoil from minor grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent any impacts from rising to a level of significance. BMPs are standard requirements that do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to utility related development will prevent any impacts from rising to a level of significance. As CBC requirements are applicable to all development and do not constitute mitigation pursuant to CEQA. Impacts would be less than significant.

c) The project is for the installation of a convenience store and will not require the use of septic or alternative disposal systems. The project will have no impact.

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"/>
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Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:**

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blow sand, either on or off site and is considered a standard requirement and not considered CEQA mitigation. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

**20. Greenhouse Gas Emissions**

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan (“CAP”), Project Application Materials; Air Quality/Greenhouse Gas Analysis by Webb Associates

**Findings of Fact:**

a) The project is for convenience store with total Coe2E of approximately 1,212 metric tons according to GHG analysis including table provided, which is less than 3,000 metric tons significant threshold. Therefore, greenhouse gas emissions generated during construction phase are minimal. In addition, the powering of the project will not require an extensive amount of electricity. Therefore, project is not anticipated to generate any significant greenhouse gas emissions, either directly or indirectly, to the environment. Impacts are less than significant.

**Total Project Related GHG Emissions (MT/yr)**

Source	CO2	CH4	N2O	CO2E
Energy	32.44	0.00	0.00	32.56
Mobile	1,157.70	0.15	0.00	1,161.41
Solid Waste	1.51	0.09	0.00	3.75
Water	3.76	0.01	0.00	4.10
<b>Total</b>				<b>1,212.42</b>

Source: Webb Associates

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. The project will have less than significant impact.

**Mitigation:** No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials

Findings of Fact:

The project does propose a use that would involve the transport, use, or disposal of hazardous material with fuel shipments to the proposed convenience store with fuel dispensers, above ground propane and underground fuel tanks on the premises. The project contains proposes two (2) underground fuel tanks with diesel, regular gasoline and premium gasoline totaling approximately 15,000 gallons each and an above 15,000 gallon ground liquid petroleum propane tank. The site proposes 12 fuel dispensers. Less than significant impacts are expected due existing and proposed site improvements such as paving and driveway areas, including compliance with building, health, and fire codes and recommended conditions of approval such as AND 15.Fire. Prior to Permit (Ord. 787).

b) The proposed project is not anticipated to 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. Flammable or explosive materials such as gasoline and diesel fuel and propane i.e. liquid petroleum are being shipped and stored in compliance with fuel storage requirements with local, state and federal requirements. Less than significant impacts are expected.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan due to immediate access from Harrison Street and Airport Boulevard. There are less than significant impacts.

d) The project site is not located within one-quarter mile of an existing or proposed school. There are no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment. There are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure S-20 “Airport Locations,” GIS database

Findings of Fact:

- a) The project site is located within an Airport Master Plan. The project was determined by the Airport Land Use Commission on September 13, 2018 to be “consistent” with the 2004 Jacqueline Cochran Airport Land Use Compatibility Plan. There will be no impact.
- b) The project site is located within an Airport Master Plan and required review by the Airport Land Use Commission. The Airport Land Use Commission (ALUC) Letter dated September 13, 2018 recommendations are summarized as follows: that outdoor lighting be hooded or shielded to prevent spillage of lumens or reflection into the sky, that detention basins remain dry 48 hours after rain storms to lessen avian impacts, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflected sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference. These recommendations have been incorporated into the project as conditions of approval in AND .Planning.–ALUC Letter. These are standard conditions of approval for projects within an Airport Land Use Plan and does not qualify as mitigation pursuant to CEQA. As a result of these measures, impacts would be less than significant.
- c) The project site is located within an airport land use plan and was determined to be consistent based on conditions as stated in the September 13, 2018 letter from ALUC; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. 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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d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project:

**23. Water Quality Impacts**

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which 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"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** 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; Preliminary Drainage Memorandum Coachella Valley Water District Letter dated July 18, 2018

**Findings of Fact:**

a) The proposed project is not anticipated to substantially violate any water quality standards or waste discharge requirements due to limited scope of project on approximate 3.38 acre portion of a 9.67 acre site including proposed water quality basin with driveway access from Harrison Street and Airport Boulevard. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, since domestic water service is proposed from Coachella Valley Water District. Less than significant impacts are expected.

c) The project would not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces since the site project is located within Flood Zone X in non-flood hazard area and would contain parking paving on approximately 3.38 acres with retention basin. The project is located in the Eastern Coachella Valley Storm Master Plan. Impacts would be less than significant.

d) The project will not result in substantial erosion or siltation on-site or off-site since project is limited in scope to 3.38 acres of improvements on 9.67 acre site with drainage improvements include retention basins and road widening along Airport Boulevard and Harrison Street. Impacts are less than significant.

e) The project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site due to limited scope of improved area. Impacts are less than significant.

f) The project would not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff since project is not located with a flood hazard area and limited improvements are required such as 3.38 acres of paving. Therefore impacts are less than significant.

g) The project is located in Flood Zone X which is in area of minimal flood hazard and therefore would not impede or redirect flood flows. No flood impacts are expected.

h) The project is not located in a flood hazard area, tsunami area, or seiche zones, nor will risk the release of pollutants due to project inundation. No impacts are anticipated.

i) The project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan since no groundwater is proposed to be used. Therefore no impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**LAND USE/PLANNING** Would the project:

**24. Land Use**

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project for land division of 9.67 acres into three (3) parcels and Conditional Use Permit (CUP) for convenience store use is consistent with the General Plan land use designation of Community Development: Commercial Retail (CD: CR) and Light Industrial (CD:LI) in the Eastern Coachella Valley Area Plan and does not conflict with the requirements and purposes of that land use designation. The project site is presently vacant, and split zoned Scenic Highway Commercial (C-P-S) and Manufacturing Service Commercial (M-SC). The C-P-S zone allows for convenience stores with fuel sales and beer and wine sales for off-premises consumption subject to CUP approval. The project will have a less than significant impact as it likely will not result in the substantial alteration of the present or planned land use of an area.

Additionally, the project site is located within the City of Coachella Sphere Of Influence. This project was provided to the City of Coachella for review on September 11, 2018, and no comments have been received as of this writing. The project was also presented to the Thermal-Oasis Community Council on November 26, 2018 for informational purposes only.

Therefore, the project will have less than significant impact.

b) The scope of the development will not divide the physical arrangement of an established community including low income or minority community due to the nature of the project as a land division and convenience store. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project:

**25. Mineral Resources**

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in:

**26. Airport Noise**

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?

b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is located within two miles of a public use airport, but would not expose people using the project to any significant airport noise since the project is approximately 1.5 miles from the airport in buffer zone area (Airport Zone D). The Airport Land Use Commission (ALUC) Director found the project consistent with the Airport Land Use Compatibility Plan and determined that the type of use will not result in people residing at all or working in the project area except for very short term during construction, maintenance, and store hours inside commercial building. In addition, the project will be subject to California Building Code requirements and therefore less than significant impacts are expected.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**27. Noise Effects by the Project**

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

**Source(s):** Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion. However, all noise generated during project construction and the operation of the site must comply with the County’s noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.

b) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

**Source(s):** Riverside County General Plan Figure OS-8 “Paleontological Sensitivity,” Paleontological Resource Impact Mitigation Program (“PRIMP”) Report

Findings of Fact:

a) According to GIS database, this site has been mapped as having a high potential for paleontological resources. Due to high potential, the County Paleontologist is requiring the applicant retain a qualified paleontologist. 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).

The project paleontologist retained shall review the approved development plan shall conduct any pre-construction work necessary to render appropriate monitoring measures as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit as indicated by COA 60.Planning.3—Paleo Primp & Monitor.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

No unique geological feature exist within the project boundaries, or has been previously discovered on the property. However as indicated, monitoring shall be required during construction related activities which is limited to temporary construction vehicles and equipment on approximately 3.38 acres, and paleontology monitoring is a general requirement for this project and similar projects countywide, and is not considered mitigation pursuant to CEQA. With implementation of these measures, paleontological impacts will be reduced to a level of less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Induce substantial unplanned 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(s):** Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project is a land division and convenience store. Given the scale and scope of the project it is not anticipated that the proposed development would be substantial enough to displace a number of housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.

b) The proposed project would create a slightly increased demand for additional housing due to the commercial nature of the project with approximately 30 permanent employees and 50 temporary construction workers as result of the proposed convenience store. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site with existing housing units located in the surrounding area such as Thermal, Coachella, and Indio. Because the increase is so small, there will be no impact.

c) The project would add a new business with up to approximately 30 permanent employees and 50 temporary construction jobs. This population increase will not exceed official regional or local population projections and impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**PUBLIC SERVICES** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

<b>30. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source(s):** Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential effects related to fire services will be prevented by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services. (COA

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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90.PLANNING.1) This is a standard Condition of Approval and pursuant to CEQA. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Sheriff Services**

Source(s): Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. As an unmanned wireless facility, it is extremely unlikely that the proposed project would ever need sheriff's services for any reason, and therefore the proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. However, the project shall comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. (COA 90.PLANNING.2) This is a standard Condition of Approval and pursuant to CEQA. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**32. Schools**

Source(s): School District correspondence, GIS database

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Coachella Valley Unified School District. As a commercial land division with convenience store, this project will create minor housing demand, approximately 15 jobs, and attract people to the area with customer traffic. This project has been conditioned to comply with School Mitigation Impact fees in order to prevent any potential effects to school services. (COA 80.PLANNING.) This is a standard Condition of Approval and pursuant to CEQA. Impacts are 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
<b>33. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>34. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source(s):** Riverside County General Plan

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the project proposes approximately 50 temporary construction workers who could potentially work at the project site. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**RECREATION** Would the project:

<b>35. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact:

- a) The project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have no impact.
- b) The project would not include the use of existing neighborhood or regional parks or other recreation facilities such that substantial physical deterioration of the facility would occur or be accelerated. The project will have no impact.
- c) The project is located within County Service Area Thermal #125-Lighting, however, commercial projects are not required to pay Quimby fees. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**36. Recreational Trails**

a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System (If applicable)

Findings of Fact: The General Plan calls for a Class I Bikeway along the western and southern boundaries of the project site which is incorporated into the project design including shared sidewalk 10-feet in width to accommodate the bikeway along Airport Boulevard and Harrison Street. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION** Would the project:

**37. Transportation**

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Project Application Materials, Traffic Impact Analysis (TIA) – Webb, January 2019

**Findings of Fact:**

a) The project will generate additional traffic to the area and regional transportation system based on trip generation calculations provided below. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system due to required road improvements for Harrison Street (110' Half Width ROW) and Airport Boulevard (76' Half Width ROW) as described in COA 90.TRANSPORTION.3-Improvement Plans. The impact is less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project provides a project total of 1992 daily trips as worst case scenario, with required road widening improvements along Harrison Street and Airport Boulevard with required installation of raised median at southwest corner of existing street intersection along with additional turning lanes. Approximately 231 daily trips would be a more reasonable estimate according to the TIA Study as opposed to 1992 daily trips as worst case scenario.

Land Use	Size	Unit	AM Peak Hour			PM Peak Hour			Daily
			Total	In	Out	Total	In	Out	
Super Convenience Market/Gas Station (960)	12	VFP	28.08	14.04	14.04	22.96	11.48	11.48	230.52

\*Trip generation rates are obtained from ITE Trip Generation Manual 10th Edition

Land Use	Size	Unit	AM Peak Hour			PM Peak Hour			Daily
			Total	In	Out	Total	In	Out	
Super Convenience Market/Gas Station (960)	12	VFP	337	169	169	276	138	138	2767
Pass-by Trips (AM: 28% PM: 28% Gas Station)			-94	-47	-47	-77	-39	-39	-775
<b>PROJECT TOTAL</b>			<b>243</b>	<b>122</b>	<b>122</b>	<b>199</b>	<b>99</b>	<b>99</b>	<b>1992</b>

\*Pass-by Trips Rates are used from SANDAG Trip Generation Manual

\*\*Trip generation from ITE Trip Generation Manual 10th Edition

Right of way dedications along Airport Boulevard and Harrison Street are also conditioned with the project to reduce traffic impacts below significance (COA 80.TRANSPORTION). The project provides temporary parking during construction and permanent on-site parking lot depicted on the site plan with a minimum of 38-spaces (COA.90.PLANNING.1). The project will have less than significant impact.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not substantially increase hazards due to a design feature or incompatible uses since there is immediate access along the Harrison Street and Airport Boulevard street frontages with required road improvements including installation of a raised medium. Impacts are less than significant.

d) The project may cause an effect upon a need for new or altered maintenance of roads since project site utilizes Harrison Street and Airport Boulevard for access with increase in traffic, however, the project is conditioned to provide Transportation Uniform Mitigation Fees (TUMF) which assists in maintaining county roads (COA 80.TRANSPORTATION.10) from new development projects. Therefore, the project will have less than significant impact.

e) The project site will cause a slight temporary effect upon circulation during the project's construction; however, impacts are considered less than significant due to immediate access from Harrison Street and Airport Boulevard. Impacts are less than significant.

f) The project will not cause inadequate emergency access or access to nearby uses due to immediate access from Airport Boulevard. The project will have less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**38. Bike Trails**

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact: The General Plan calls for a Class I Bikeway along the western and southern boundaries of the project site which is incorporated into the project design including shared sidewalk 10-feet in width to accommodate the bikeway along Airport Boulevard and Harrison Street. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TRIBAL CULTURAL RESOURCES** Would the project 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, or 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:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39. Tribal Cultural Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, the lead agency shall consider the significance of the resource to a California Native American tribe.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on November 13, 2018. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to site preparation on approximate 3.38 acre portion of 9.67 acres to accommodate a convenience store. . Condition of approval 60.PLANNING requires that prior to any ground disturbing activity a Native American Monitor be retained on site to ensure the protection of tribal resources should any be encountered. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITIES AND SERVICE SYSTEMS** Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>40. Water</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, Water Company; San 53

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The proposed project is served by the Coachella Valley Water District (CVWD) for domestic water at proposed convenience store, and would result in the expansion of existing domestic water line connections. The site will also contain desert landscaping with irrigation. Impacts would be less than significant.
- b) Based on review by CVWD and by Environmental Health Department, it is anticipated that the project will have sufficient water supplies available for the project including maintaining the proposed landscaping which will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**41. Sewer**

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Department of Environmental Health Review; Coachella Valley Water District letter dated July 18, 2018

Findings of Fact:

- a) The proposed project will be served by the Coachella Valley Water District (CVWD) for sanitation service and would result in the construction of new waste water treatment facilities or expansion of existing facilities as the result of the proposed convenience store. No RV dump stations are proposed on the project site. Less than significant impacts are anticipated.
- b) The proposed project is anticipated to have adequate wastewater treatment capacity to serve the proposed project as indicated by CVWD correspondence dated July 18, 2018. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**42. Solid Waste**

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Comply with federal, state, and local management and reduction 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(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will generate less than significant trash waste due to proposed convenience store with proposed waste disposal and refuse dumpsters. Additionally, adequate disposal facilities and services will be located on the project site subject to review and approval by County Waste Resources Department with required Waste Recycling Plan (WRP) as indicated by COAs such as 90.Waste Resources. - Waste Reporting Form and Receipts which includes disposal by local waste hauler. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**43. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would 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) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials, Utility Companies

Findings of Fact:

a,b,c) No Agency or District letters have been received requiring the proposed project to construct new facilities or expand facilities. The project will require utility services in the form of electricity, natural gas and telecommunications. Each of the utility systems is available at the project site and lines will have to be extended onto the property. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Imperial Irrigation District will ensure that potential impacts to utility systems are reduced to less than significant level of impact.

d) Existing street lights are located at the intersection of Harrison Street and Airport Boulevard. Electricity is available at the project site and lines will have to be extended onto the site to accommodate the project. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Less than significant impact to occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project will contribute to the need for maintenance of public facilities including Harrison Street and Airport Boulevard. TUMF fees are required. This impact is considered less than significant.

f) The project will not require additional government services. No impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

**44. Wildfire Impacts**

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s)**: Riverside County General Plan Figure S-11 “Wildfire Susceptibility”, GIS database, Project Application Materials

**Findings of Fact:**

a) The project will not substantially impair an adopted emergency response plan or emergency evacuation plan since project proposes a convenience store. The project is not located in a Fire Hazard Zone (Ord. 787) and has immediate access from adjoining streets including Airport Boulevard. Less than significant impacts are expected.

b) The project will not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire since project consist of an a proposed convenience store with flat topography and light vegetation. Impacts are less than significant.

c) The project requires the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities), however, these improvements are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required to be in conformance with the California Building Code and will not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts are less than significant.

d-e) The project will not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires due to the nature of the project as an unmanned mono-palm structure constructed of metal and related California building code materials along with Fire Codes such as fire access drive, portable fire extinguisher, addressing criteria, and inspections. Less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

**45.** 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

**46.** 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)?

Source(s): Staff Review, Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 9.67 acres site for proposed tentative parcel map and convenience store. The site is surrounded by existing vacant land, commercial and industrial development, and would largely serve traffic and customers who would normally visit this area even without the proposed project. Future development in the immediate vicinity is considered to be limited due to the existing and proposed urban improvements near at the intersection of Harrison Street and Airport Boulevard. So impacts as result of the proposed project as in-fill development would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining streets known as Harrison Street and Airport Boulevard which is partially improved and existing and proposed desert landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the construction vehicles, trucks and automobiles that access the property with two (2) proposed driveways and 38-parking spaces, and would not be cumulatively considerable. Therefore, impacts are less than significant.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

**Source(s):** Staff Review, Project Application Materials

**Findings of Fact:** The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

**VI. EARLIER ANALYSES**

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any: None

Location Where Earlier Analyses, if used, are available for review:

Location: County of Riverside Planning Department  
77588 El Duna Ct. Ste. H  
Palm Desert, CA 92211

**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.



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

*Juan C. Perez*  
*Agency Director*



04/10/19, 4:51 pm

TPM37562

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for TPM37562. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### **Advisory Notification**

Advisory Notification. 1           AND - Project Description & Operational Limits

The subject land division is to subdivide 9.67 acres into three (3) parcels (Schedule E) located within Assessor's Parcel Number 763-250-004.

Advisory Notification. 2           AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
4. County Design Guidelines
  - Thermal (Adopted 7/21/2009)

Advisory Notification. 3           AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP:

Tentative Map, Amended Map No. 1, dated March 28, 2019.

Advisory Notification. 4           AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
    - 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}



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}

- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}

- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}

- Ord. No. 457 (Building Requirements) {Land Use Entitlements}

- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}

- Ord. No. 460 (Division of Land) {for TTMs and TPMs}

- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}

- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}

- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}

- Ord. No. 625 (Right to Farm) {Geographically based}

- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}

- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)

- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)

- Ord. No. 878 (Regarding Noisy Animals)

- Ord. No. 655 (Regulating Light Pollution) {Geographically based}

- Ord. No. 671 (Consolidated Fees) {All case types}

- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}

- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}

- Ord. No. 787 (Fire Code)

- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}

- Ord. No. 857 (Business Licensing) {Land Use Entitlements}

- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}

- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}

- Ord. No. 916 (Cottage Food Operations)

- Ord. No. 925 (Prohibiting Marijuana Cultivating)

- Ord. No. 927 (Regulating Short Term Rentals)

- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)

- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)

- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)

- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)

- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

## ADVISORY NOTIFICATION DOCUMENT

### E Health

E Health. 1 ECP COMMENTS (cont.)

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for CUP180019 which is related to this project, and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

Any excavations that take place at the location of what had previously been an old service station must be overseen by an environmental professional.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

### Fire

Fire. 1 Fire

#### FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

#### 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.

#### 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.

### Flood

Flood. 1 Flood Haz. Report

Tentative Parcel Map (TPM) 37562 is a proposal for a Schedule J and/or Schedule E subdivision of 9.67 acres into three (3) parcels in the Coachella Valley area. The site is located on northeast corner of Harrison Street and Airport Boulevard in Thermal area of unincorporated county, adjacent to Augustine Indian Reservation. The project proposes a convenience store building in Parcel 1 (4.24 acres), and Parcels 2 and 3 remain vacant. This project is being reviewed alongside CUP 180019.

## ADVISORY NOTIFICATION DOCUMENT

### Flood

#### Flood. 1 Flood Haz. Report (cont.)

The project is located within a FEMA unshaded Zone X per FIRM (2018) 06065C2270H. There is offsite runoff from a tributary area of approximately 2700 acres which sheet flows in a northwest to southeast direction that transverse the property. A storm of unusual magnitude may still cause damage.

A technical memorandum prepared for the project by Webb indicates the entire 100 year-24hr project runoff will be mitigated by a retention basin. Neither the report nor the submitted tentative parcel exhibit shows any proposed drainage facility for the offsite runoff. Flood protection facility may be considered to protect the site from potential flood hazard. The facilities should be designed to outlet onsite and the flows returned to their natural state before exiting the property unless the applicant is able to obtain an easement from affected property owners.

The property's grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points and outlet conditions.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or [hyang@rivco.org](mailto:hyang@rivco.org).

### Planning

#### Planning. 1 Gen - CVWD Letter

The permit holder shall remain in compliance with the stormwater requirements of the CVWD letter dated July 18, 2018, a copy which is on file with the Riverside County Planning Department.

#### Planning. 2 Gen - Expiration Date

The conditionally approved TENTATIVE MAP shall expire three (3) years after the county of Riverside Board of Supervisors original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. A Land Management System (LMS) hold shall be placed on the TENTATIVE MAP, and a LMS hold shall be placed on any subsequent minor change or revised map, which shall be set to take effect on the expiration date. The LMS hold effective date shall be extended in accordance with any permitted extensions of time. The LMS hold shall be downgraded to a LMS notice upon recordation of the the first phase of the TENTATIVE MAP. The LMS hold or notice shall remain in effect until the recordation of the final phase of the TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the final phase the LMS hold or notice shall remain in effect and no further FINAL MAP recordation shall be permitted.

#### Planning. 3 Gen - 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")

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 3

Gen - Hold Harmless (cont.)

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 project 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 project, including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY. The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such LITIGATION, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 4

Gen - Map Act Compliance

The land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule E, unless modified by the conditions listed herein.

Planning. 5

Gen - Zoning Standards

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the C-P-S & M-SC zones.

### Transportation

Transportation. 1

DRAINAGE 1

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      DRAINAGE 1 (cont.)

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

#### Transportation. 2                      DRAINAGE 2

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

#### Transportation. 3                      STD INTRO 3 (ORD 460/461)

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

Plan: TPM37562

Parcel: 763250040

50. Prior To Map Recordation

Planning

050 - Planning. 1                      Gen - CC&R Reciprocal Easement                      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 review; and (b) the permit holder shall submit copies of the following documents to the Planning Department for concurrent review along with any condition review fee; and (c) the documents to be submitted by the permit holder to the Office of the County Counsel shall include all of the following: 1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number; 2. A signed and notarized grant of reciprocal easement document, which includes, but is not necessarily limited to, both a legal description of the boundaries of the reciprocal easement and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; 3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the grant of reciprocal easement is incorporated therein by reference; and 4. A deposit equaling three (3) hours at the current hourly rate for the Review of Covenants, Conditions and Restrictions as established pursuant to Ordinance No. 671 at the time the above documents are submitted for review by the Office of the County Counsel. The grant of reciprocal easement document submitted for review shall (a) provide for no limit to the term of years or life of the reciprocal easement, (b) provide reciprocal easements for ingress and egress parking between properties known as TPM37562, and (c) contain the following provision verbatim: "Notwithstanding any provision in this Grant of Reciprocal Easement to the contrary, the following provision shall apply: This Grant of Reciprocal Easement 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 reciprocal easement established pursuant to this Grant of Reciprocal Easement." Once approved by the Office of the County Counsel, the grant of reciprocal easement document shall be recorded by the permit holder. PRIOR TO THE MAP RECORDATION, the permit holder shall submit two (2) copies of the recorded Grant of Reciprocal Easement document to the Planning Department for verification and placement in the case file.

050 - Planning. 2                      Gen - ECS Note Airport                      Not Satisfied

The following environmental constraints note shall be placed on the ECS: "At the time of the approval of the tentative map by the County of Riverside, the Thermal Airport maintained operations to the west of this property. Property within this land division may be subject to overflight and noise as necessary to operate aircraft to or from the Thermal Airport."

050 - Planning. 3                      Gen - 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. 4                      Gen - Final Map Preparer                      Not Satisfied

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

050 - Planning. 5                      Gen - 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 -

Plan: TPM37562

Parcel: 763250040

50. Prior To Map Recordation

Planning

050 - Planning. 5                      Gen - Prepare a Final Map (cont.)                      Not Satisfied  
Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

050 - Planning. 6                      Gen - Surveyor Checklist                      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, except utility and common lots, on the FINAL MAP shall have a minimum lot size of 3-Acres, unless otherwise approved by the Planning Department. C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the C-P-S & M-SC zones, and with the Comprehensive General Plan. D. The common open space area(s) shall be shown as a numbered lot(s) on the FINAL MAP.

050 - Planning. 7                      Map - ECS Note-Mt. Palomar Lighting                      Not Satisfied

The following Environmental Constraint Note shall be placed on the ECS: "This property is subject to lighting restrictions as required by 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 Ordinance No. 655."

050 - Planning. 8                      Map - ECS Note-Right to Farm                      Not Satisfied

The following Environmental Constraints Note shall be placed on the ECS: "Parcel Nos. 1-3, as shown on this Final Map, is/are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes (A-1 Zone (Light Agriculture), A-P Zone (Light Agriculture with Poultry), A-2 Zone (Heavy Agriculture), A-D Zone (Agriculture-Dairy), and C/V Zone (Citrus/Vineyard)) pursuant to Ordinance No. 625. 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."

Transportation

050 - Transportation. 1                      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. 2                      EASEMENT FOR DRAINAGE                      Not Satisfied

The project proponent will prepare record easements for drainage purposes by separate instrument to

Plan: TPM37562

Parcel: 763250040

50. Prior To Map Recordation

Transportation

050 - Transportation. 2 EASEMENT FOR DRAINAGE (cont.) Not Satisfied

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."

050 - Transportation. 3 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Harrison Street shall be conveyed for public use to provide for a 110-foot half-width right-of-way.

Sufficient public street right-of-way along Airport Boulevard shall be conveyed for public use to provide for a 76-foot half-width right-of-way.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 EASEMENTS / PERMISSON 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.

060 - BS-Grade. 4 NO PRECISE GRADING Not Satisfied

A PRECISE GRADING PERMIT WILL NOT BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL (S) OF THIS SUBDIVISION – UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME PARCEL (S).

E Health

060 - E Health. 1 Well Destruction Not Satisfied

The existing onsite well must be destroyed under permit with Env. Health prior to grading. Well



Plan: TPM37562

Parcel: 763250040

60. Prior To Grading Permit Issuance

E Health

060 - E Health. 1 Well Destruction (cont.) Not Satisfied  
abandonment permit was issued for this property on July 5, 2018.

Planning-EPD

060 - Planning-EPD. 1 Burrowing Owl Pre-Construction Survey - EPD Not Satisfied

Preconstruction surveys for burrowing owls shall be completed in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012), with the first survey no less than 14 days prior to initiation of project related activities, and the second within 24 hours of project-related activities. If an active burrowing owl burrow is detected within 500 feet of the project site, avoidance and minimization measures shall be implemented in accordance with the CDFG 2012 guidelines, including implementation on a non-disturbance buffer and monitoring of the nest to ensure activities are not adversely affecting the nest. If the project will occur within this zone, then work must occur outside the nesting season, or until it can be shown that they have finished nesting, anti then passive relocation may occur. The proposed process must be documented in a burrowing owl relocation plan and submitted to the Coachella Valley Association of Governments at least 30 days in advance of the proposed activity.

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.

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 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](mailto:mpoonama@rivco.org) and Teresa Harness at [tharness@rivco.org](mailto:tharness@rivco.org) for instructions. Biological reports not uploaded to the FTP site may result in delayed review and approval.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT Not Satisfied

NO BUILDING PERMITS TO BE ISSUED , BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - UNLESS AN APPROPRIATE LAND USE PERMIT HAS ALSO BEEN ISSUED AND APPROVED, BY THE PLANNING DEPARTMENT, FOR THAT SAME

Plan: TPM37562

Parcel: 763250040

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMITS W/O LAND USE PERMIT (cont.) Not Satisfied  
PARCEL(S).

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 Sewer Will Serve Not Satisfied  
A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 3 Water Will Serve Not Satisfied  
A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1 Gen - 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. 2 Gen - School Fees Not Satisfied  
Impacts to the Coachella Valley Unified School District will be mitigated in accordance with California State law.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 NO PRECISE GRADE APPROVAL Not Satisfied  
A PRECISE GRADING INSPECTION WILL NOT BE PERFORMED, BY THE BUILDING AND SAFETY DEPARTMENT, FOR ANY PARCEL(S) OF THIS SUBDIVISION - ALL PRECISE GRADE INSPECTIONS TO BE PERFORMED UNDER THE PRECISE GRADE PERMIT ISSUED UNDER THE APPROPRIATE LAND USE PERMIT, FOR THAT SAME PARCEL(S).

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.



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

*Juan C. Perez*  
*Agency Director*



04/10/19, 4:57 pm

CUP180019

## **ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP180019. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

### **Advisory Notification**

**Advisory Notification. 1            AND - Project Description & Operational Limits**

The use hereby permitted under Conditional Use Permit No. 180019 is for construction of a single-story 5,275 square foot convenience store building with a maximum height of 25 feet, and additionally, construction of a 6,125 square foot fuel canopy with 12 pumping stalls, 38 parking stalls, 10,000 gallon propane (liquid petroleum) tank, and signage. The convenience store building includes beer and wine sales for off-premises consumption.

**Advisory Notification. 2            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

1. County Wide Design Guidelines and Standards
2. County Design Guidelines
  - Thermal (Adopted 7/21/2009)

**Advisory Notification. 3            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBITS:

Exhibit A (Site Plan, Conceptual Grading), Amended No. 1, dated March 27, 2019.

Exhibit B (Elevations), dated August 17, 2018.

Exhibit C (Floor Plans), dated August 17, 2018.

Exhibit L (Conceptual Landscaping/Irrigation Plans), dated August 17, 2018.

Exhibit M (Colors and Materials), dated August 17, 2018.

Exhibit S (Sign Plan), dated August 17, 2018.

**Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance**

1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
    - Clean Water Act
    - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
  - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
    - Government Code Section 66020 (90 Days to Protest)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance (cont.)

- Government Code Section 66499.37 (Hold Harmless)
- State Subdivision Map Act
- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA){for all projects with EIR, ND or MND determinations}

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

- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
- Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
- Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
- Ord. No. 457 (Building Requirements) {Land Use Entitlements}
- Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
- Ord. No. 460 (Division of Land) {for TTMs and TPMs}
- Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
- Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
- Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
- Ord. No. 625 (Right to Farm) {Geographically based}
- Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
- Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
- Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
- Ord. No. 878 (Regarding Noisy Animals)
- Ord. No. 655 (Regulating Light Pollution) {Geographically based}
- Ord. No. 671 (Consolidated Fees) {All case types}
- Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
- Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
- Ord. No. 787 (Fire Code)
- Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
- Ord. No. 857 (Business Licensing) {Land Use Entitlements}
- Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
- Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
- Ord. No. 916 (Cottage Food Operations)
- Ord. No. 925 (Prohibiting Marijuana Cultivating)
- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

- Advisory Notification. 4            AND - Federal, State & Local Regulation Compliance (cont.)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
  - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

### E Health

#### E Health. 1                            ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project.

Any excavations that take place at the location of what had previously been an old service station must be overseen by an environmental professional.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

### Fire

#### Fire. 1                                    Fire

##### FIRE CONSTRUCTION PERMITS REQUIRED

Submittal to the Office of the Fire Marshal for development, construction, installation and operational use permitting will be required.

##### 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.

##### 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.

### Planning

## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 1 Gen - 90 Days to Protest (cont.)

Planning. 1 Gen - 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.

Planning. 2 Gen - ABC20 OFF SALE BEER/WINE

OFF SALE BEER & WINE - (Package Store) Authorizes the sale of beer and wine for consumption off the premises where sold. Minors are allowed on the premises.

Planning. 3 Gen - Accessory Uses

Uses accessory to the convenience store with fuel sales included under this approval include food market, beer and wine sales for off-premises consumption, gift shop, and diesel fuel sales; no bars or cocktail lounges are approved.

Planning. 4 Gen - ALUC Letter

The permit holder shall remain in compliance with the recommendations of the Airport Land Use Commission letter dated September 13, 2018, including, but not limited to, that outdoor lighting be hooded, and that the following be prohibited: steady or flashing lights directed towards aircraft, uses that would reflect sunlight toward aircraft, smoke or water vapor generation, and uses that generate electrical interference.

Planning. 5 Gen - Beer & Wine Restrictions

The following development standards shall apply to the concurrent sale of motor vehicle fuels and beer and wine for off-premises consumption: a. Only beer and wine may be sold. b. The owner and the management 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 beverage 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. h. All alcoholic beverage displays and storage areas, and all electrical coolers containing alcoholic beverages shall be locked between



## ADVISORY NOTIFICATION DOCUMENT

### Planning

Planning. 9 Gen - Hold Harmless (cont.)

COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Planning. 10 Gen - Hours of Operation

Use of the facilities approved under this plot plan shall be within the hours of 6:00 a.m. to 12:00 midnight, excluding hours for maintenance and clean-up, Monday through Sunday, in order to reduce conflict with adjacent zones and/or land uses.

Planning. 11 Gen - Land Division Required

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

Planning. 12 Gen - Lighting Hooded/Directed

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

Planning. 13 Gen - Limit on Signage

Signage for this project shall be limited to the signage depicted on the APPROVED EXHIBITS. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

Planning. 14 Gen - Maintain Licensing

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval from Alcoholic Beverage Control Board (ABC), or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

Planning. 15 Gen - Mt. Palomar Lighting Ord. 655





## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

Planning-CUL. 2 PDA07006 accepted (cont.)  
 archaeological data indicate that undisturbed sediments within the Project area, if any, have a moderate to high potential for intact and significant buried prehistoric archaeological resources, particularly those locations associated with former Lake Cahuilla. Excavations associated with the Project may extend to undisturbed lacustrine deposits that may yield intact and historically significant buried archaeological deposits. Therefore, full-time cultural resource monitoring by both a Qualified Archaeologist and Tribal Monitor is recommended for those portions of the Project area within native soils.

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 GEO180040 ACCEPTED

County Geologic Report GEO No. 180040, submitted for the project CUP180019, was prepared by Sladden Engineering. The report is titled; "Geotechnical Investigation, Proposed Tower Market, 55998 Harrison Street, Thermal Area, Riverside County, California," dated October 16, 2018.

GEO180040 concluded:

1. No active faults are known to project through the site and the site is not within an Alquist-Priolo Earthquake Fault (Special Studies) Zone.
2. Based upon published maps, onsite mapping, and a review of aerial photographs of the site, risks associated with primary surface ground rupture should be considered "low."

## ADVISORY NOTIFICATION DOCUMENT

### Planning-GEO

Planning-GEO. 1                      GEO180040 ACCEPTED (cont.)

3. Based on the relatively flat nature of the site, risks associated with debris flows are considered "negligible".

4. Locally, no fissures or other surficial evidence of subsidence were observed at or near the subject site. Therefore, risks associated with subsidence are considered "low."

5. Based on our liquefaction analysis with anticipated high groundwater at 5 feet bgs and a PGAm of 0.734g, the potential total seismic settlements are calculated to be up to 2.13 inches for BH-1. Differential settlement is estimated to be less than 1 inch over a span of about 100 feet.

6. The bearing soil is non-expansive and falls within the "very low" expansion category in accordance with California Building Code (CBC) classification criteria.

GEO180040 recommended:

1. Areas to be graded should be cleared of any existing fill soil, vegetation, associated root systems, debris, and any other unsuitable matter, and disposed of offsite.

2. Overexcavation should extend to a minimum depth of 4 feet below existing grade or 3 feet below the bottom of footings, whichever is deeper.

3. The exposed soil should then be moisture conditioned to within 2 percent of optimum moisture and compacted to at least 90 percent relative compaction.

4. All footings should be bottomed into properly compacted engineered fill material and should have a minimum embedment depth of 12 inches below lowest adjacent grade.

5. Continuous and isolated footings should have a minimum width of 12 and 24 inches respectively.

6. A minimum slab thickness of 5 inches and a minimum reinforcement consisting of #3 bars at 24 inches on center in each direction is recommended.

7. Alternatively, a post-tensioned slab system may be used for the support of the proposed structure.

GEO No. 180040 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 180040 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.

Comments: RECOMMEND DWALSH 20181205

### Transportation

Transportation. 1                      COUNTY WEB SITE

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

Transportation. 2                      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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

Transportation. 2                    STD INTRO (ORD 461) (cont.)  
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. 3                    T/S - General

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.

Harrison Street (NS) at:  
  Airport Boulevard (EW)  
  Project Access (EW)  
  53rd Avenue (EW)  
  54th Avenue (EW)

Project Access (NS) at:  
  Airport Boulevard (EW)

Van Buren Street (NS) at:  
  Airport Boulevard (EW)

Tyler Street (NS) at:  
  Airport Boulevard (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.

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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.

E Health

060 - E Health. 1                      Well Destruction                      Not Satisfied

The existing, on site well must be properly destroyed under permit with Environmental Health. A well abandonment permit was issued on July 5, 2018.

Planning

060 - Planning. 1                      Gen - CVWD Clearance                      Not Satisfied

Prior to Grading Permit Issuance, the permittee shall submit a clearance letter from the Coachella Valley Water District to the Planning Department verifying compliance with the conditions stated in their letter dated July 18, 2019, summarized as follows: flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

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

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor (cont.) Not Satisfied

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 Burrowing Owl Pre-Construction Survey - EPD Not Satisfied

Preconstruction surveys for burrowing owls shall be completed in accordance with the Staff Report on Burrowing Owl Mitigation (CDFG 2012), with the first survey no less than 14 days prior to initiation of project related activities, and the second within 24 hours of project-related activities. If an active burrowing owl burrow is detected within 500 feet of the project site, avoidance and minimization measures shall be implemented in accordance with the CDFG 2012 guidelines, including implementation on a non-disturbance buffer and monitoring of the nest to ensure activities are not adversely affecting the nest. If the project will occur within this zone, then work must occur outside the nesting season, or until it can be shown that they have finished nesting, anti then passive relocation may occur. The proposed process must be documented in a burrowing owl relocation plan and submitted to the Coachella Valley Association of Governments at least 30 days in advance of the proposed activity.

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.

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 MBTA Nesting Bird Surveys - EPD (cont.) Not Satisfied

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 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.

Planning-PAL

060 - Planning-PAL. 1 PRIMP REQUIRED Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County 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 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 approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. Description of the proposed site and planned grading operations.
  2. Description of the level of monitoring required for all earth-moving activities in the project area.
  3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  8. Procedures and protocol for collecting and processing of samples and specimens.
  9. Fossil identification and curation procedures to be employed.
  10. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County 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.







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80. Prior To Building Permit Issuance

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                      Food Plans                      Not Satisfied

A total of three complete set of plans for each food establishment are needed including a fixture schedule, a finish schedule, and a plumbing schedule in order to ensure compliance with applicable California Health and Safety Code.

080 - E Health. 3                      Hazmat Clearance                      Not Satisfied

Obtain clearance from the Hazardous Materials Management Division.

080 - 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.

080 - E Health. 5                      Sewer Will Serve                      Not Satisfied

A "Will Serve" letter is required from the sewer agency serving the project.

080 - E Health. 6                      Water Will Serve                      Not Satisfied

A "Will-Serve" letter is required from the appropriate water agency.

Planning

080 - Planning. 1                      Gen - Conform to Elevations                      Not Satisfied

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBITS.

080 - Planning. 2                      Gen - Conform to Floor Plans                      Not Satisfied

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBITS.

080 - Planning. 3                      Gen - Coordinate w/TPM37562                      Not Satisfied

Coordinate with TPM37562.

080 - Planning. 4                      Gen - Fee Balance                      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 so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 5                      Gen - School Fees                      Not Satisfied

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5                      Gen - School Fees (cont.)                      Not Satisfied  
Impacts to the Coachella Valley Unified shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1              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. 2              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. 3              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. 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              LSP - LANDSCAPE INSPECTION DEPOSIT                      Not Satisfied

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

080 - Transportation. 6              LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT                      Not Satisfied

LSP - LANDSCAPE PERMIT/PLOT PLAN REQUIRED

Prior to issuance of building permits, the developer/permit holder shall apply for a Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

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

Drawings shall be completed on standard County Transportation Department plan sheet format (24" x 36"), 1:20 scale, with title block, north arrow, limit of work lines, hardscape features, graphic scale,

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 6 LSP - LANDSCAPE MINOR PLOT PLAN/PERMIT (cont.) Not Satisfied

and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

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

When applicable, plans shall include the following components:

- 1) Identification of all common/open space areas;
- 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
- 3) Shading plans for projects that include parking lots/areas;
- 4) The use of canopy trees (24" box or greater) within the parking areas;
- 5) Landscaping plans for slopes exceeding 3 feet in height;
- 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
- 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

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

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans.

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

080 - Transportation. 7 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Harrison Street shall be conveyed for public use to provide for a 110-foot half-width right-of-way.

Sufficient public street right-of-way along Airport Boulevard shall be conveyed for public use to provide for a 76-foot half-width right-of-way.

080 - Transportation. 8 T/S - Fairshare Not Satisfied

The project proponent shall pay its fair share to construct a traffic signal at the intersection of Van Buren Street and Airport Boulevard with the following geometrics:

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

The project's estimated fair share mitigation is 3.3%.

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 8 T/S - Fairshare (cont.) Not Satisfied

080 - Transportation. 9 T/S - Geometrics Not Satisfied

The intersection of Harrison Street (NS) at Airport Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: one left-turn lane, one shared through/right-turn lane

Southbound: one left-turn lane, one through lane, one right-turn lane

Eastbound: one left-turn lane, one shared through/right-turn lane

Westbound: one left-turn lane, one through lane, one free right-turn lane

NOTE: Restriping is required to implement the identified geometrics and may require modifications to the signal.

The intersection of Harrison Street (NS) at Project Driveway (EW) shall be improved to provide the following geometrics:

Northbound: one shared through/right-turn lane

Southbound: one left turn lane, two through lanes

Eastbound: N/A

Westbound: one shared left-turn/right-turn lane

The intersection of Project Driveway (NS) at Airport Boulevard (EW) shall be improved to provide the following geometrics:

Northbound: N/A

Southbound: one shared left-turn/right-turn lane

Eastbound: one left-turn lane, one through lane

Westbound: one shared through/right-turn lane

or as approved by the Transportation Department.

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

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

080 - Transportation. 10 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. 11 UTILITY PLAN Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 11 UTILITY PLAN (cont.) Not Satisfied

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.

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

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1                      PRECISE GRADE APPROVAL (cont.)                      Not Satisfied  
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.

090 - E Health. 4                      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.

090 - 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.

090 - E Health. 6                      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 - Accessible Parking                      Not Satisfied  
A minimum of two (2) 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

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90. Prior to Building Final Inspection

Planning

090 - Planning. 1                      Gen - Accessible Parking (cont.)                      Not Satisfied

minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_ or by telephoning \_\_\_." In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2                      Gen - 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 - Install Bike Racks                      Not Satisfied

A bicycle rack with a minimum of two (2) bicycle spaces shall be provided in convenient location 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. 4                      Gen - Ord. 875 CVMSHCP Fee                      Not Satisfied

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 180019 is calculated to be 3.38 net acres.

090 - Planning. 5                      Gen - Ord. 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 in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected. The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 180019 has been calculated to be 3.38 net acres.

090 - Planning. 6                      Gen - Roof Equipment Shielding                      Not Satisfied

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

090 - Planning. 7                      Gen - Trash Enclosures                      Not Satisfied



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90. Prior to Building Final Inspection

Planning

090 - Planning. 7                      Gen - Trash Enclosures (cont.)                      Not Satisfied

Trash enclosures which are adequate to enclose a minimum of two (2) bins shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

090 - Planning. 8                      Gen - Utilities Underground                      Not Satisfied

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

090 - Planning. 9                      Gen - WALL & FENCE LOCATIONS                      Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBITS.

090 - Planning. 10                      Use - Parking Paving Materials                      Not Satisfied

A minimum of 38 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.

Planning-CUL

090 - 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



Plan: CUP180019

Parcel: 763250040

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 IMPROVEMENTS (cont.) Not Satisfied

Harrison Street along project boundary is a paved County maintained road designated as an Expressway Highway and shall be improved with concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 110-foot half-width dedicated right-of-way and existing right-of-way west of centerline, in accordance with a modified County Standard No. 82, Pages 1 & 2. (126'/220')

NOTE: A 10-foot wide meandering concrete sidewalk shall be constructed within the 34' parkway per Standard No. 404.

Airport Boulevard along project boundary is a paved County maintained road designated as an Urban Arterial Highway and shall be improved with 8-inch concrete curb and gutter, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 76-foot half-width dedicated right-of-way in accordance with a modified County Standard No. 91, pages 1 & 2 (110'/152')

NOTE: A 10-foot wide concrete sidewalk shall be constructed within the 21' parkway per Standard No. 404.

Applicant shall submit street intersection improvements including location of signals, ADA ramps, striping etc., to maintain a LOS of B or better at the intersection of Harrison Street and Airport Boulevard.

090 - Transportation. 5 LSP - LANDSCAPE INSPECTION DEPOSIT Not Satisfied

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

090 - Transportation. 6 LSP - LANDSCAPE INSPECTION REQUIRED Not Satisfied

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. 7 R-O-W DEDICATION Not Satisfied

Sufficient public street right-of-way along Harrison Boulevard shall be conveyed for public use to provide for a 110-foot half-width right-of-way.

Sufficient public street right-of-way along Airport Boulevard shall be conveyed for public use to provide for a 76-foot half-width right-of-way.

Plan: CUP180019

Parcel: 763250040

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 7 R-O-W DEDICATION (cont.) Not Satisfied

090 - Transportation. 8 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. 9 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. 10 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. 11 UTILITY INSTALL Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 12 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.

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)

Plan: CUP180019

Parcel: 763250040

90. Prior to Building Final Inspection

Waste Resources

090 - Waste Resources. 1 Gen - Waste Reporting Form and Receipts (cont.) Not Satisfied  
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.



# AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

September 13, 2018

Mr. Jay Olivas, Project Planner  
County of Riverside Planning Department  
77588 El Duna Court H  
Palm Desert CA 92211

**CHAIR**  
Steve Manos  
Lake Elsinore

**VICE CHAIR**  
Russell Betts  
Desert Hot Springs

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Director  
Simon A. Housman

John Guerin  
Paul Rull  
Barbara Santos

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

[www.rcaluc.org](http://www.rcaluc.org)

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

File No.: ZAP1043TH18  
Related File No.: CUP180019 (Conditional Use Permit), PM37562 (Tentative Parcel Map)  
APN: 763-250-040

Dear Mr. Olivas:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to Policy 1.5.2(d) of the Countywide Policies of the 2004 Riverside County Airport Land Use Compatibility Plan, staff reviewed County of Riverside Case Nos. CUP180019 (Conditional Use Permit), a proposal to establish a gas station facility with 12 fueling spaces and a 5,275 square foot convenience store on 9.67 acres (Assessor’s Parcel Number 763-250-040) located on the northeast corner of Airport Boulevard and Harrison Street, and PM37562 (Tentative Parcel Map), a proposal to divide the 9.67-acre site into 3 parcels (with the proposed gas station being located on a 4.24 acre parcel).

The site is located within Airport Compatibility Zone D of the Jacqueline Cochran Regional Airport Influence Area (AIA). Within Compatibility Zone D of the Jacqueline Cochran Regional Airport Land Use Compatibility Plan, non-residential intensity is restricted to an average of 100 people per acre and 300 people in any given single-acre area. The proposed gas station facility includes a 5,275 square foot convenience store and 12 fueling stations, accommodating 106 people. This results in an average intensity for the entire 9.67-acre area of 11 people per acre, and an average intensity on the proposed 4.24-acre parcel of 25 people per acre, both of which would be consistent with the Compatibility Zone D average acre intensity criterion of 100 people. The most intense single-acre area would include the 5,275 square foot convenience store and 12 fueling stations, accommodating 106 people, which would be consistent with the Compatibility Zone D single acre intensity criterion of 300 people.

The elevation at the northwesterly end of Runway 12-30 at Jacqueline Cochran Regional Airport is -117 feet mean sea level (MSL). At a distance of 5,838 feet from the runway to the project, Federal Aviation Administration Obstruction Evaluation Services (FAA OES) review would be required for any structures with a top of roof exceeding -58.62 feet mean sea level. The site’s elevation is -96 feet MSL. The proposed building has a height of 26 feet, resulting in a top point elevation of -70 feet MSL. Therefore, FAA obstruction evaluation review for height/elevation was not required.

## **AIRPORT LAND USE COMMISSION**

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2005 Jacqueline Cochran Regional Airport Land Use Compatibility Plan, as amended in 2006, provided that the County of Riverside applies the following recommended conditions:

1. Any new outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The review of this Plot Plan is based on the proposed uses and activities noted in the project description. The following uses/activities are not included in the proposed project and shall be prohibited at this site:
  - (a) Any use or activity which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
  - (b) Any use or activity which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
  - (c) Any use or activity which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
  - (d) Any use or activity which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The following uses/activities are specifically prohibited: wastewater management facilities; trash transfer stations that are open on one or more sides; recycling centers containing putrescible wastes; incinerators.
4. The attached notice shall be provided to all potential purchasers of the property and tenants/lessees of the buildings thereon, and shall be recorded as a deed notice.
5. Any new aboveground detention or water quality basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/water quality basin(s) that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.
6. This project has been evaluated for a gas station facility consisting of 12 fueling stations and 5,275 square foot convenience store. Any increase in building area, change in use or modification of the tentative parcel map lot lines and areas will require an amended review by the Airport Land Use Commission.

**AIRPORT LAND USE COMMISSION**

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION



Simon A. Housman, ALUC Director

Attachments: Notice of Airport in Vicinity

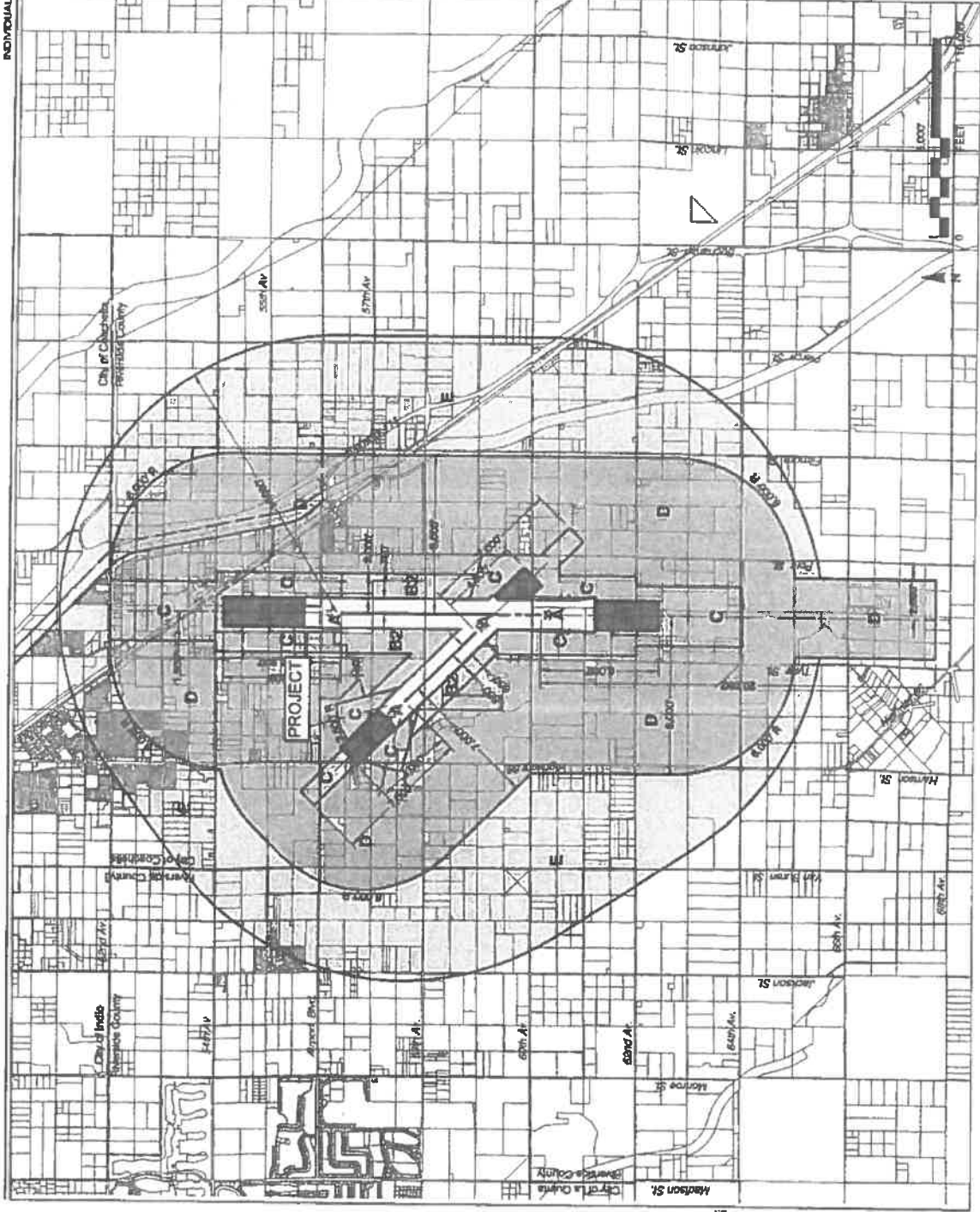
cc: Tower Energy Group, Mark Vasey (applicant/property owner)  
Albert A. Webb Associates, Fayres Hall (representative)  
Vince Yzaguirre, Assistant Director, Riverside County Economic Development Agency  
Liliana Valle, County Airports Manager  
ALUC Case File

Y:\AIRPORT CASE FILES\JCRA\ZAP1043TH18\ZAP1043TH18.LTR.doc



# NOTICE OF AIRPORT IN VICINITY

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



### Legend

#### Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E

#### Boundary Lines

- Airport Property Line - Existing
- Airport Property Line - Planned
- City Limits

#### Note

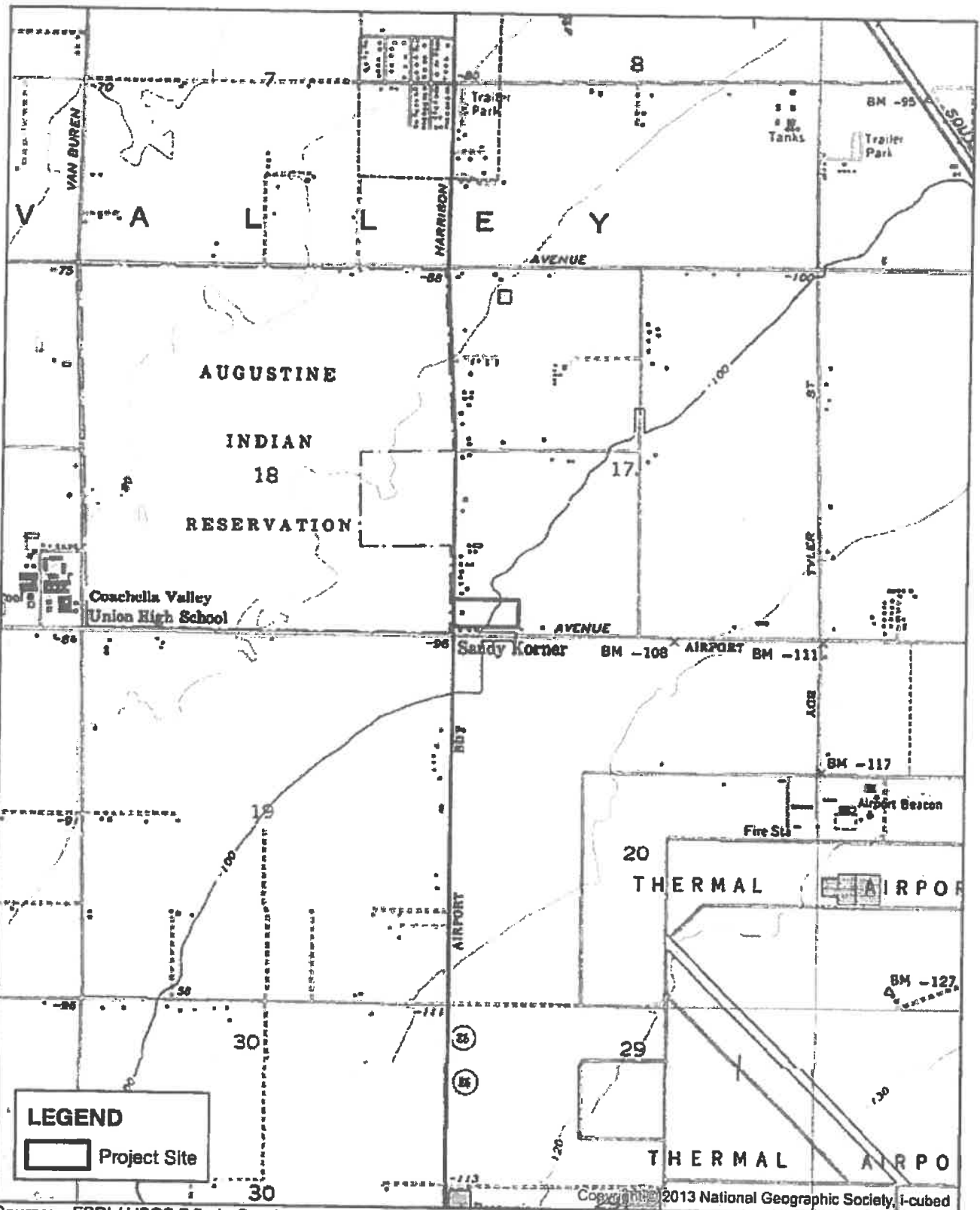
Except for southern extension, Airport Influence Area boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAA Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map.

Riverside County  
Airport Land Use Commission  
Riverside County  
Airport Land Use Compatibility Plan  
Policy Document  
(Adopted June 2005)

Map JC-1

Compatibility Map  
Jacqueline Cochran Regional Airport

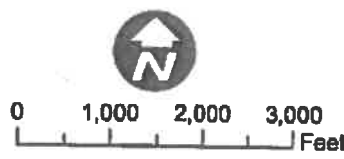


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Sources: ESRI / USGS 7.5min Quad DRGs.

**LEGEND**

Project Site

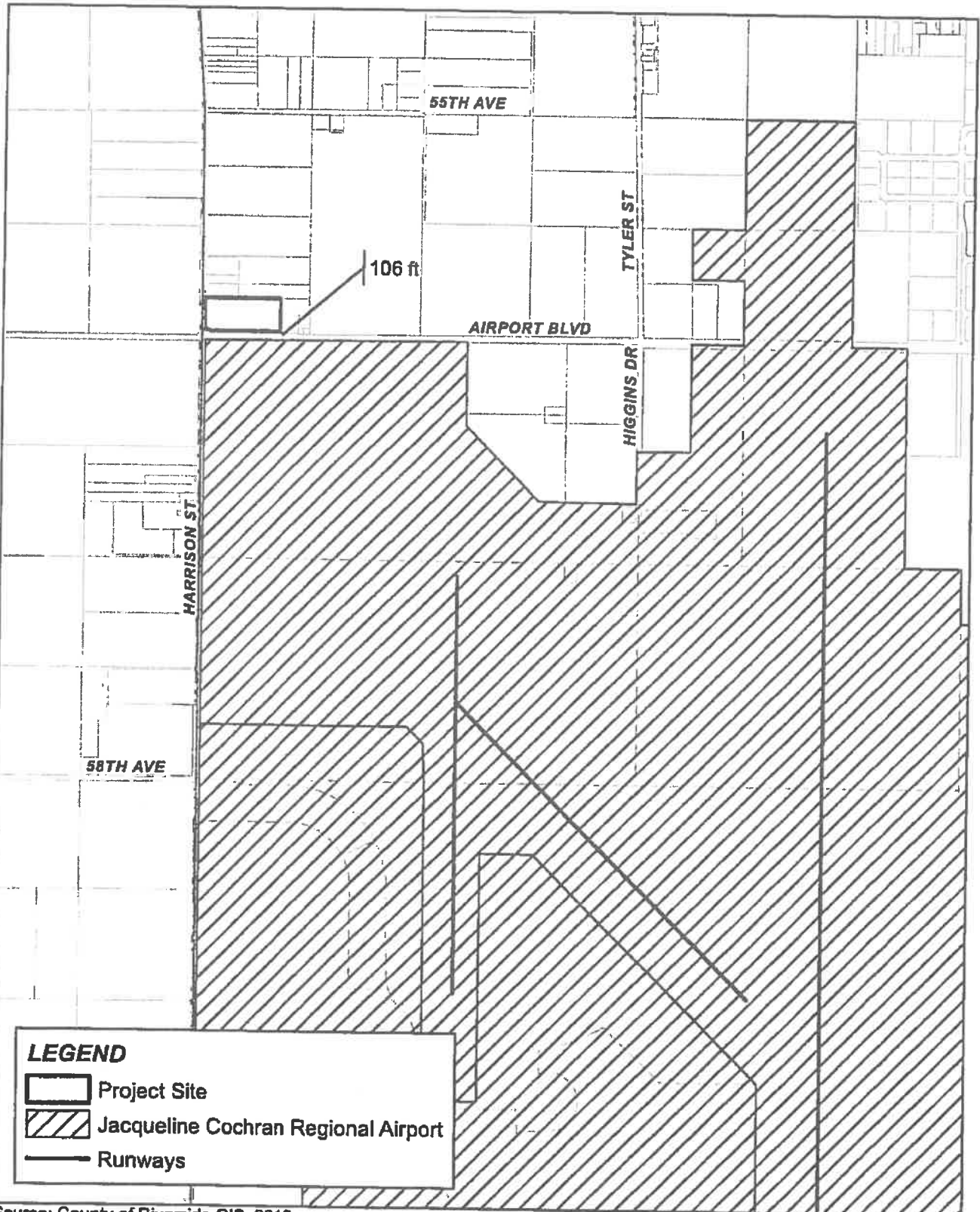


USGS 7.5min Quad: INDIO  
Township 6S, Range 8E, Sec. 17

**USGS Map**  
Tower Energy

ALBERT A.  
**WEBB**  
ASSOCIATES

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**LEGEND**

-  Project Site
-  Jacqueline Cochran Regional Airport
-  Runways

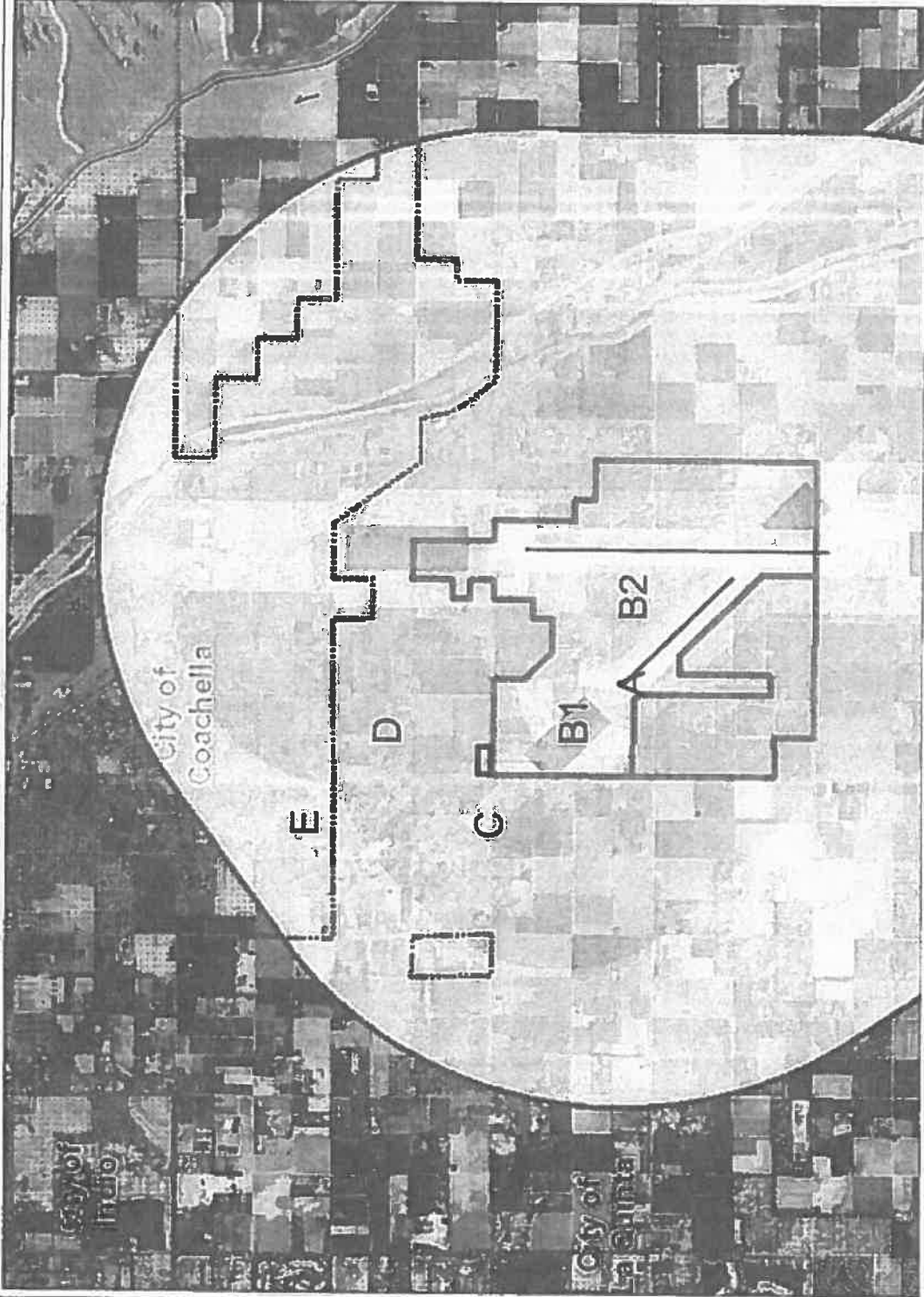
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Source: County of Riverside GIS, 2018

**Relation to Jacqueline Cochran Regional Airport**



# Map My County Map



**Legend**

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- ▨ OTHER COMPATIBILITY ZONE

A	A-EXC1
B1	B1
B1-APZ I	B1-APZ I
B1-APZ I-EXG1	B1-APZ I-EXG1
B1-APZ II	B1-APZ II
B1-APZ II-EXG1	B1-APZ II-EXG1
B1-EXG1	B1-EXG1
B2	B2
B2-EXC1	B2-EXC1
C	C
C1	C1
C1-EXG1	C1-EXG1
C1-EXG3	C1-EXG3
C1-EXG4	C1-EXG4
C1-HIGHT	C1-HIGHT
C2	C2
C2-EXC1	C2-EXC1
C2-EXC2	C2-EXC2
C2-EXC3	C2-EXC3
C2-EXC5	C2-EXC5
C2-EXC8	C2-EXC8

**Notes**

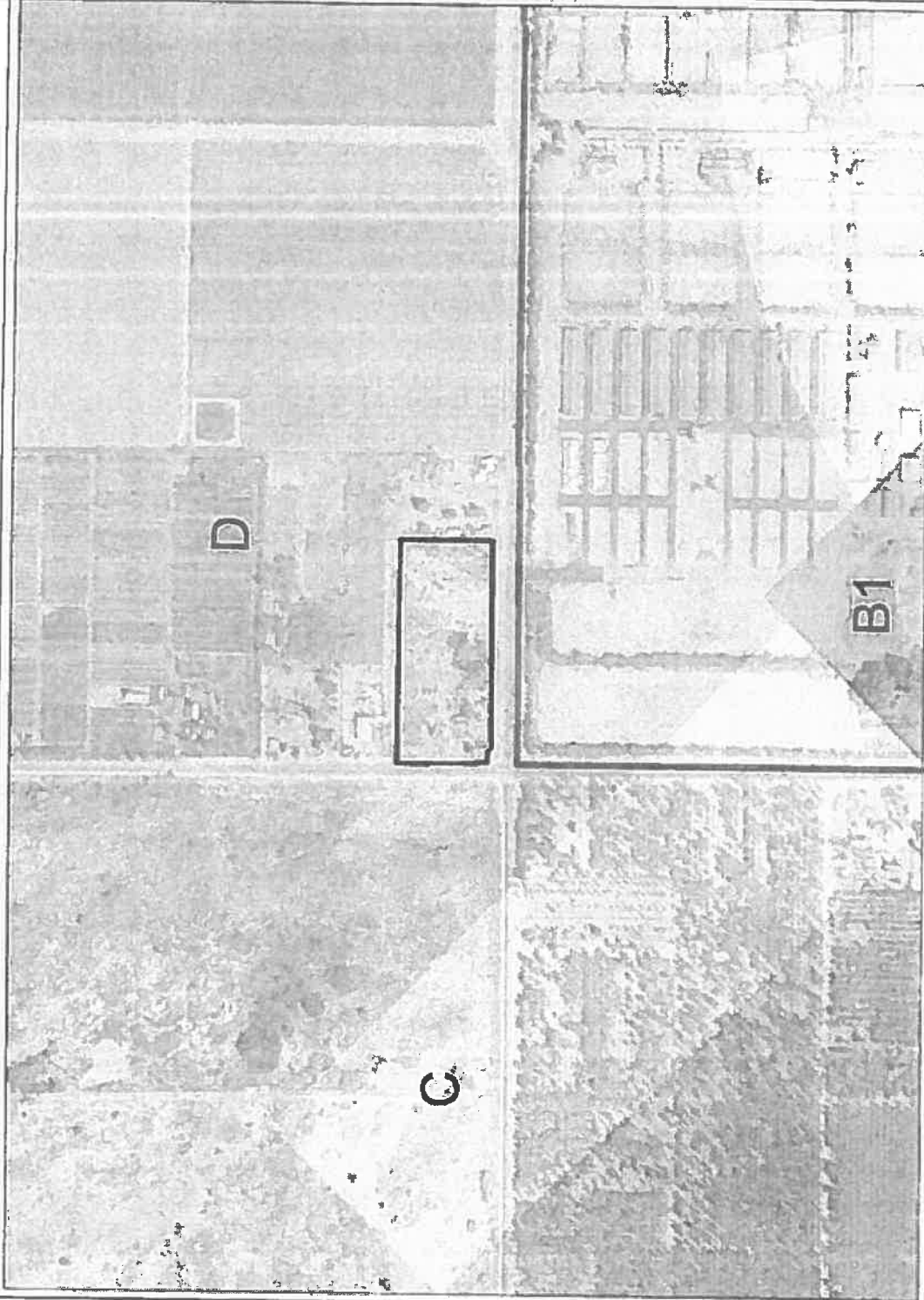
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# Map My County Map



## Legend

- Runways
- Airports
- Airport Influence Areas
- Airport Compatibility Zones
- ☑ OTHER COMPATIBILITY ZONE

- A**
- A-EXC1
  - B1
  - B1-APZ I
  - B1-APZ I-EXC1
  - B1-APZ II
  - B1-APZ II-EXC1
  - B1-EXC1
- B2**
- B2-EXC1
- C**
- C1
  - C1-EXC1
  - C1-EXC3
  - C1-EXC4
  - C1-HIGHT
- C2**
- C2-EXC1
  - C2-EXC2
  - C2-EXC3
  - C2-EXC5
  - C2-EXC6

## Notes

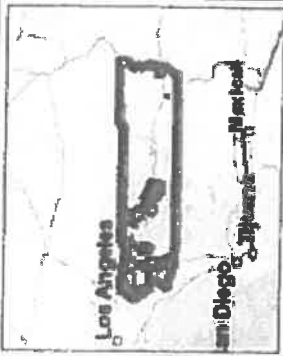
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# Map My County Map



## Legend

- Blue Line Streams
- City Areas
- World Street Map

## Notes

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# Map My County Map



## Legend

- Blue Line Streams
- City Areas
- World Street Map

## Notes

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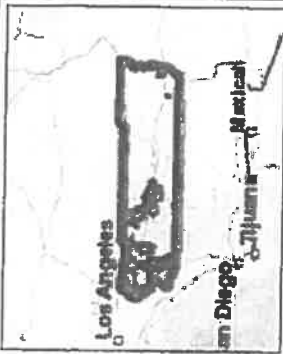
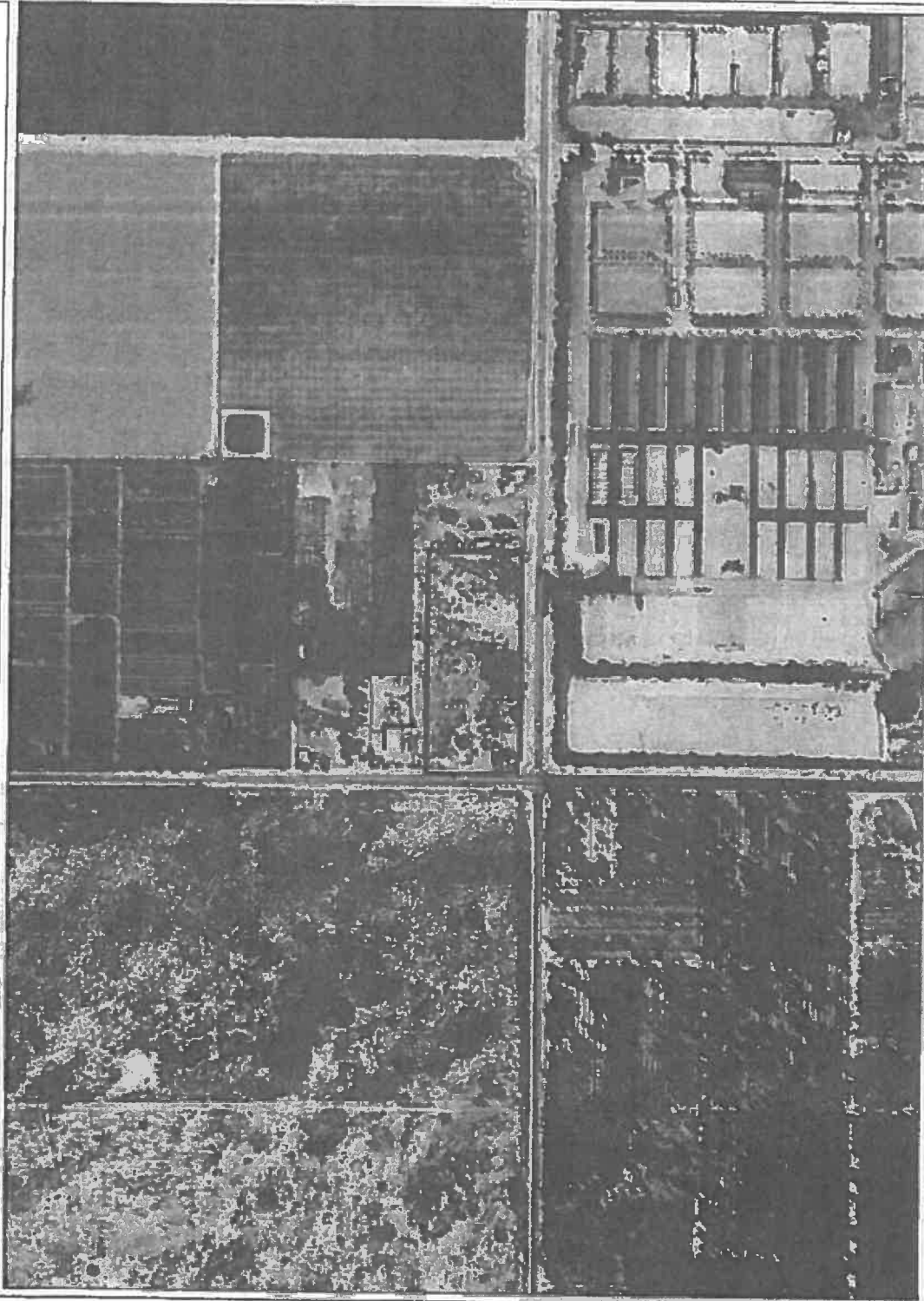


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# Map My County Map



- Legend**
- Blue Line Streams
  - City Areas
  - World Street Map



0 770 1,539 Feet



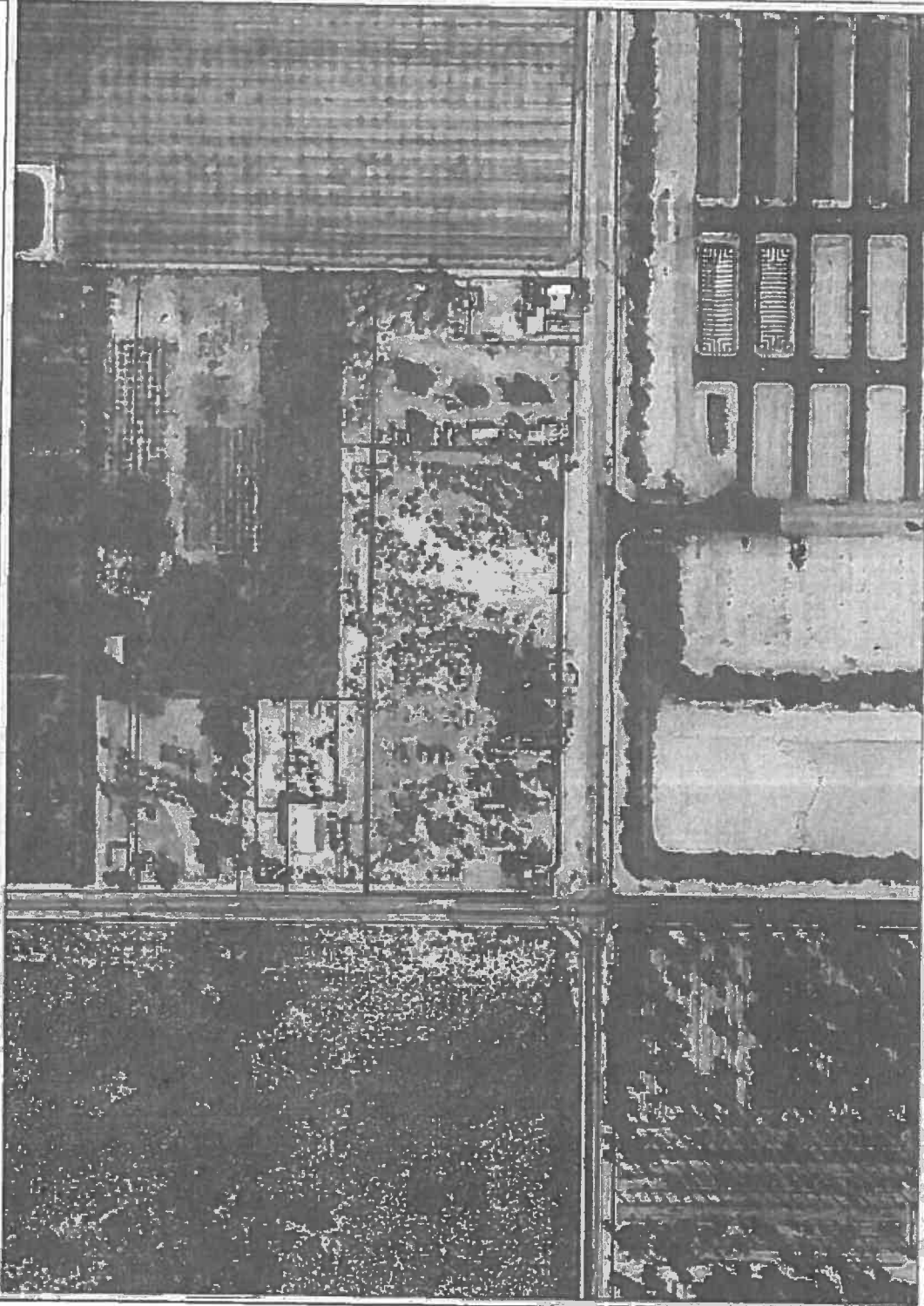
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## Notes

# Map My County Map



## Legend

- Parcels
- Blueline Streams
- City Areas
- World Street Map



0 385 770 Feet



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## Notes







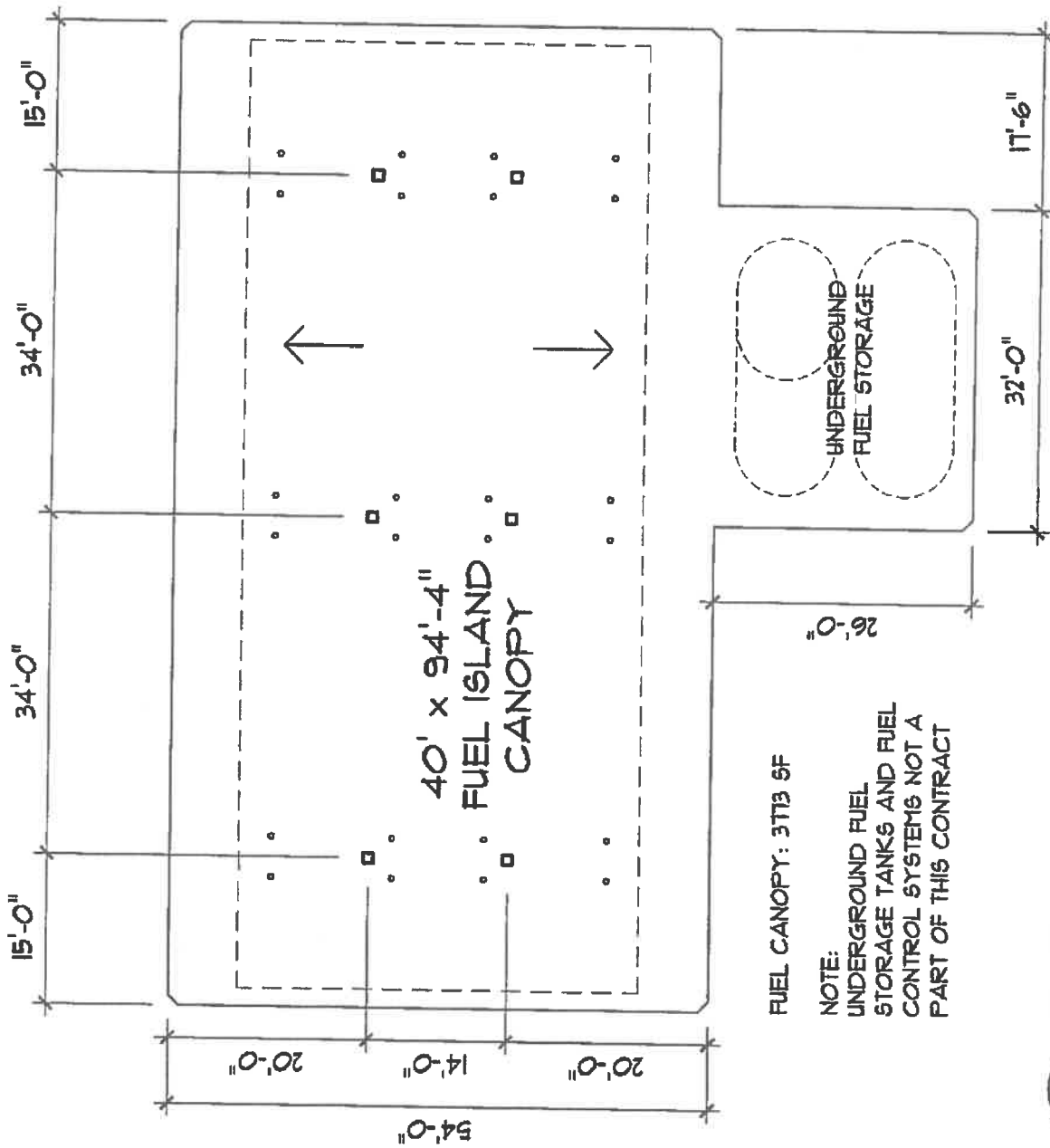












FUEL CANOPY: 3773 SF

NOTE:  
 UNDERGROUND FUEL  
 STORAGE TANKS AND FUEL  
 CONTROL SYSTEMS NOT A  
 PART OF THIS CONTRACT

# FUEL CANOPY PLAN

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





# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 13, 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 (CUP180019, TPM37562)**

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 December 13, 2018 to [hthomson@rivco.org](mailto:hthomson@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:**

**TENTATIVE PARCEL MAP NO. 37562 / CONDITIONAL USE PERMIT NO. 180019** – CEQ180085 – Applicant: Tower Energy Group – Engineer: Webb Associates – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CR) & Light Industrial (LI) – Location: North of Airport Boulevard, East of Harrison Street, South of 55<sup>th</sup> Avenue, and west of Shady Lane – 9.67 Acres - Zoning: C-P-S & M-SC.

**REQUEST: Tentative Parcel Map No. 37562** proposes a Schedule J and/or Schedule E subdivision to divide 9.67 acres into three (3) parcels with Parce1 proposed for a convenience store building, and Parcels 2 & 3 to remain vacant. **Conditional Use Permit (CUP) No. 180019** proposes construction of a single-story 5,275 square foot convenience store building up to 25-feet in height and 6,125 square foot fuel canopy with six (6) fuel pumps and approximately 38-parking stalls on 3.38 acres. The proposed convenience store building will include beer and wine sales for off-premises consumption. APN: 763-250-004.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in cursive script that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [jolivas@rivco.org](mailto:jolivas@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

November 13, 2018

Cabazon Band of Mission Indians  
Doug Todd Welmas, Chair  
84-245 Indio Springs Parkway  
Indio, CA 92203

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180019, TPM37562)**

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PLANNING DEPARTMENT

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Heather Thomson, Archaeologist

Email CC: Jay Olivas, [jolivas@rivco.org](mailto:jolivas@rivco.org)

Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

November 13, 2018

Cahuilla Band of Indians  
Anthony Madrigal, Cultural Director  
52701 Highway 371  
Anza, CA 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180019, TPM37562)**

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 December 13, 2018 to [hthomson@rivco.org](mailto:hthomson@rivco.org). To ensure an effective and good faith consultation effort, Planning asks that the request for consultation also indicate the following:

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- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

**Project Description:**

**TENTATIVE PARCEL MAP NO. 37562 / CONDITIONAL USE PERMIT NO. 180019** – CEQ180085 – Applicant: Tower Energy Group – Engineer: Webb Associates – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Community Development: Commercial Retail (CR) & Light Industrial (LI) – Location: North of Airport Boulevard, East of Harrison Street, South of 55<sup>th</sup> Avenue, and west of Shady Lane – 9.67 Acres - Zoning: C-P-S & M-SC.

**REQUEST: Tentative Parcel Map No. 37562** proposes a Schedule J and/or Schedule E subdivision to divide 9.67 acres into three (3) parcels with Parcel 1 proposed for a convenience store building, and Parcels 2 & 3 to remain vacant. **Conditional Use Permit (CUP) No. 180019** proposes construction of a single-story 5,275 square foot convenience store building up to 25-feet in height and 6,125 square foot fuel canopy with six (6) fuel pumps and approximately 38-parking stalls on 3.38 acres. The proposed convenience store building will include beer and wine sales for off-premises consumption. APN: 763-250-004.

Sincerely,

PLANNING DEPARTMENT

A handwritten signature in cursive script that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Jay Olivas, [jolivas@rivco.org](mailto:jolivas@rivco.org)

Attachment: Project Vicinity Map and Project Aerial





# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

November 13, 2018

Colorado River Indian Tribes (CRIT)  
Brian Etsitty, THPO  
26600 Mohave Road  
Parker, Arizona 85344

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180019, TPM37562)**

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Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

November 13, 2018

Quechan Indian Tribe  
H. Jill McCormick, Historic Preservation Officer  
P.O. Box 1899  
Yuma, AZ 85366

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180019, TPM37562)**

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Heather Thomson, Archaeologist

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Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY

---

# PLANNING DEPARTMENT

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

November 13, 2018

Ramona Band of Cahuilla  
Joseph D. Hamilton, Chair  
56310 Highway 371, Suite B  
Anza, California 92539

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180019, TPM37562)**

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Attachment: Project Vicinity Map and Project Aerial



# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 13, 2018

Soboba Band of Luiseño Indians  
Joseph Ontiveros, Cultural Resource Director  
P.O. BOX 487  
San Jacinto, CA 92581

**SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP180019, TPM37562)**

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

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

November 13, 2018

Torres Martinez Desert Cahuilla Indians  
Michael Mirelez, Cultural Resource Coordinator  
P.O. Box 1160 Thermal, CA 92274

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# RIVERSIDE COUNTY

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# PLANNING DEPARTMENT

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

November 13, 2018

Twenty- Nine Palms Band of Mission Indians  
Darrell Mike, Chair  
46-200 Harrison Place  
Coachella, CA 92236

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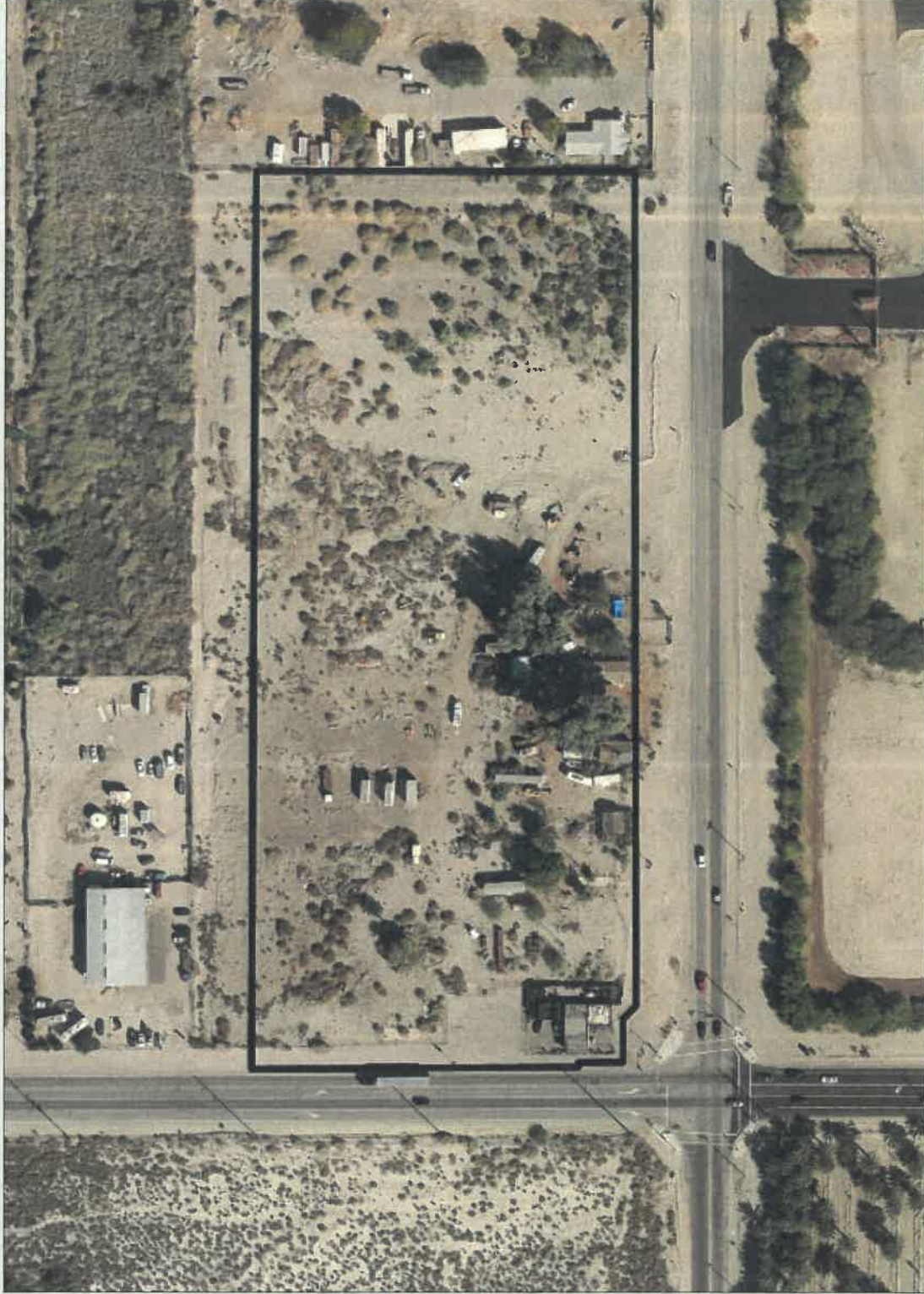
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CUP180019, TPM37562



**Legend**

- Blue Line Streams
- City Areas



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

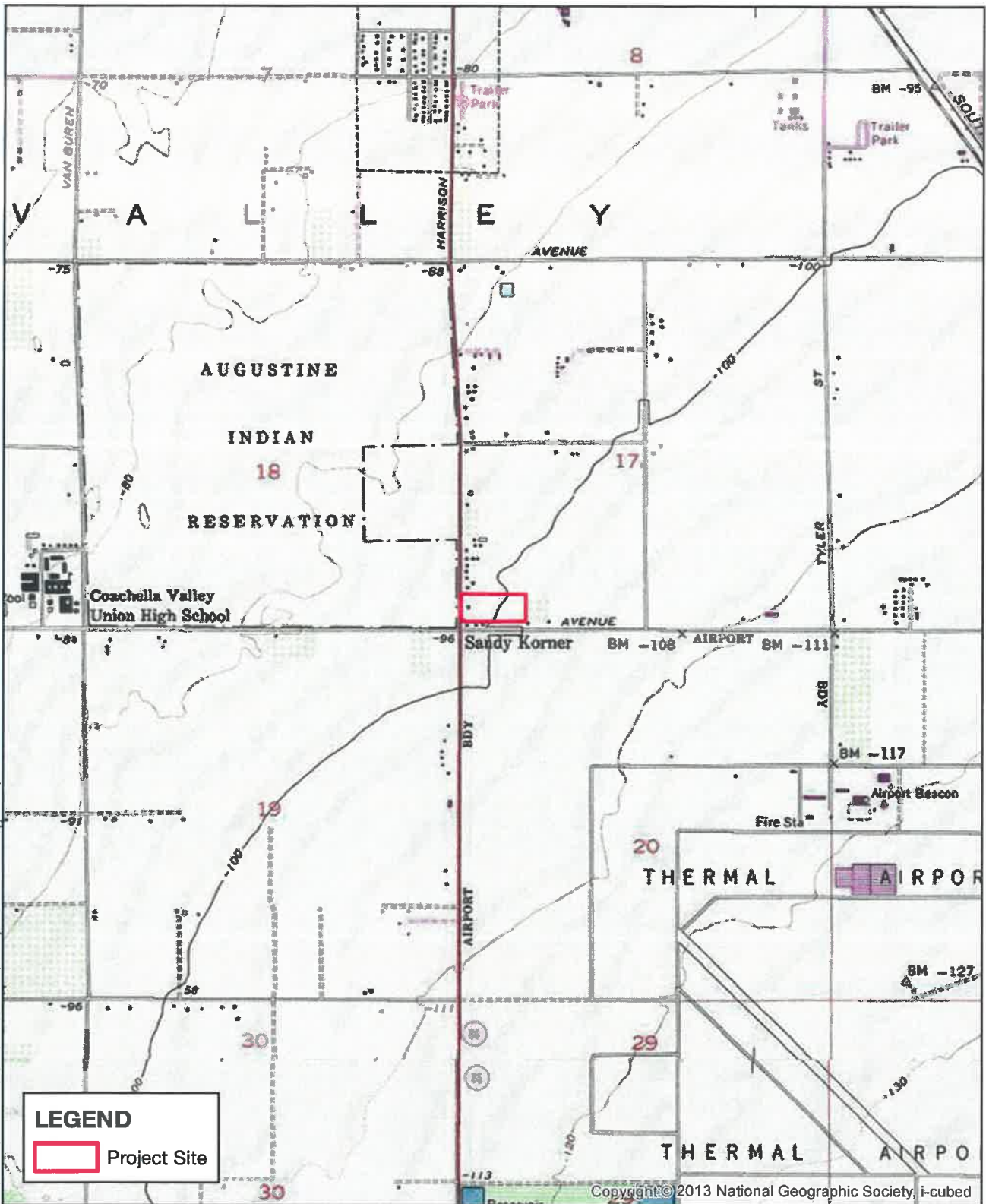
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© Riverside County GIS

**Notes**

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Sources: ESRI / USGS 7.5min Quad DRGs.



USGS 7.5min Quad: INDIO  
Township 6S, Range 8E, Sec. 17

**USGS Map**  
Tower Energy

ALBERT A.  
**WEBB**  
ASSOCIATES

Copyright © 2013 National Geographic Society, i-cubed



# COACHELLA VALLEY WATER DISTRICT

*Established in 1918 as a public agency*

GENERAL MANAGER  
Jim Barrett

ASSISTANT GENERAL MANAGER  
Robert Cheng

July 18, 2018

Jay Olivas  
Riverside County Planning Department  
77588 El Duna Court, Suite H  
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Proposed Tower Market #944 at Northeast Corner of Harrison Street  
and Airport Boulevard, APN 763-250-040, Thermal

This area is designated Zone X on Federal Flood Insurance rate maps, which are in effect at this time by the Federal Emergency Management Agency (FEMA).

Flood protection measures for local drainage shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

The County of Riverside (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

This area is underlain with agricultural drainage lines. There are CVWD facilities not shown on the development plans. There may be conflicts with these facilities. The County shall withhold issuance of grading permits until CVWD has reviewed the proposed development and related impacts to the CVWD facilities and associated right-of-way and provided County with written confirmation that there is no interference. The CVWD conflicts include but are not limited to Avenue 56 Drain.

Surface and subsurface drainage facilities in the vicinity of this project were designed and constructed for agricultural drainage. CVWD will consider use of these drainage facilities for urban drainage if (1) the surface and subsurface drainage facilities can physically handle the new urban drainage, (2) the area is incorporated into the National Pollutant Discharge Elimination System permit and Waste Discharge Requirements for the discharge of stormwater in the Whitewater River Watershed, which is known as the MS4 Permit and (3) the project is annexed into a future district(s) for recovery of capital and operation/maintenance costs associated with the new urban drainage system.

CVWD may need replacement or additional drainage facilities to provide for the orderly expansion of the drainage system. These facilities may include pipelines, channels, pump stations and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for such purpose.

The project lies within the East Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

This development lies within the City of Coachella's water service area boundary. CVWD and the City have signed a Memorandum of Understanding (MOU) to work together to provide sufficient water supplies for new development. The MOU outlines ways that the City will participate in funding CVWD's acquisition of supplemental water supplies sufficient to offset the impacts of new water demands resulting from development within the City. The amount paid for supplemental water supplies shall not exceed CVWD's Supplemental Water Supply Charge for similar development types and water requirements in effect at the time paid.



Jay Olivas  
Riverside County Planning Department  
July 18, 2018  
Page 3

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant  
Assistant Director of Engineering

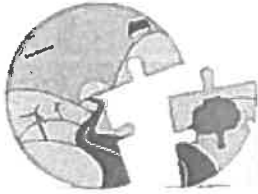
cc: Andrew Simmons  
Riverside County Department of Transportation  
77588 El Duna, Suite H  
Palm Desert, CA 92211

Russell Williams  
Riverside County Department of Transportation  
4080 Lemon Street, 8<sup>th</sup> Floor  
Riverside, CA 92501

Mark Abbott  
Supervising Environmental Health Specialist  
Riverside County Department of Environmental Health  
Environmental Protection and Oversight Division  
47-950 Arabia Street, Suite A  
Indio, CA 92201

Mark Vasey  
Albert A. Webb Associates  
1983 W. 190<sup>th</sup> Street, No. 100  
Torrance, CA 90504

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File: 0163.1, 0421.1, 0721.1  
Geo. 060817-3  
PZ 18-9041



# 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: Tower Energy Group

Contact Person: Mark Vasey E-Mail: m@tetm.com

Mailing Address: 1983 W. 190th Street, No. 100

Torrance CA 90504-6234  
City State ZIP

Daytime Phone No: (310) 538-8000 Fax No: ( )

Engineer/Representative Name: Albert A. Webb Associates

Contact Person: Fayres Hall E-Mail: fayres.hall@webbassociates.com

Mailing Address: 3788 Mccray Street

Riverside CA 92506  
City State ZIP

Daytime Phone No: (951) 886-1070 Fax No: (951) 788-1256

Property Owner Name: Tower Real Estate Holdings, LLC

Contact Person: Mark Vasey E-Mail: m@tetm.com

Mailing Address: 1983 W. 190th Street, No. 100

Torrance CA 90504-6234  
City State ZIP

Daytime Phone No: (310) 538-8000 Fax No: ( )

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

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

*"Planning Our Future... Preserving Our Past"*

**APPLICATION FOR LAND USE AND DEVELOPMENT**

Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

**AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:**

I certify that I am/we are the record owner(s) or authorized agent, and that the information filed is true and correct to the best of my knowledge, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Mark Vasey  
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): 763-250-040-5

Approximate Gross Acreage: 9.31

General location (nearby or cross streets): North of Airport Blvd, South of Avenue 55, East of Harrison Street, West of Shady Lane.

**APPLICATION FOR LAND USE AND DEVELOPMENT**

**PROJECT PROPOSAL:**

Describe the proposed project.

---



---



---

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): \_\_\_\_\_

Number of existing lots: \_\_\_\_\_

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input 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 type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Are there previous development applications filed on the subject property: Yes  No

If yes, provide Application No(s). \_\_\_\_\_  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known) \_\_\_\_\_ EIR No. (if applicable): \_\_\_\_\_

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes  No

If yes, indicate the type of report(s) and provide a signed copy(ies): \_\_\_\_\_

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes  No

Is this an application for a development permit? Yes  No

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to [Riverside County's Map My County website](#) to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

[Santa Ana River/San Jacinto Valley](#)

[Santa Margarita River](#)

[Whitewater River](#)

**APPLICATION FOR LAND USE AND DEVELOPMENT**

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

**HAZARDOUS WASTE AND SUBSTANCES STATEMENT**

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: \_\_\_\_\_  
Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_  
Regulatory Identification number: \_\_\_\_\_  
Date of list: \_\_\_\_\_  
Applicant: \_\_\_\_\_ Date \_\_\_\_\_

**HAZARDOUS MATERIALS DISCLOSURE STATEMENT**

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes  No
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes  No

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) MLV Date 7/19/18  
Owner/Authorized Agent (2) \_\_\_\_\_ Date \_\_\_\_\_

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

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**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.

Property Owner(s) Signature(s) and Date

PRINTED NAME of Property Owner(s)

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

**If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:**

- *If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.*
- *If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.*
- *If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.*
- *If the property owner is a trust, provide a copy of the trust certificate.*

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

Desert Office · 77-588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"



## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider a proposed project in the vicinity of your property, as described below:

**TENTATIVE PARCEL MAP NO. 37562 and CONDITIONAL USE PERMIT NO. 180019 – Intent to Adopt a Negative Declaration** – EA180085 – Owner/Applicant: Tower Energy Group – Engineer: Albert A. Webb Associates – Fourth Supervisorial District – Eastern Coachella Valley Area Plan: Community Development (CD): Commercial Retail (CR) – Light Industrial (LI) – Location: Northerly of Airport Boulevard, easterly of Harrison Street, southerly of 55<sup>th</sup> Avenue, and westerly of Shady Lane – 9.67 Acres – Zoning: Scenic Highway Commercial (C-P-S) – Manufacturing – Service Commercial (M-SC) – **REQUEST: Tentative Parcel Map (TPM) No. 37562** proposes a Schedule “E” subdivision to divide 9.67 acres into three (3) parcels. Parcel 1 proposes a convenience store including motor vehicle fuel sales on approximately 3.38 acres. Parcels 2 and 3 will remain vacant as part of this project. **Conditional Use Permit (CUP) No. 180019** proposes construction of a single-story 5,275 sq. ft. convenience store building with a maximum height of 25 ft. In addition, Parcel 1 proposes the construction of a 6,125 sq. ft. fuel canopy with 12 pumping stalls, 38 parking stalls, 15,000 gallon propane (liquid petroleum) tank, and signage. The proposed convenience store includes a request for beer and wine sales for off-premises consumption.

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.  
DATE OF HEARING: **APRIL 17, 2019**  
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER  
BOARD CHAMBERS, 1ST FLOOR  
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Jay Olivas at (760) 863-7050 or email [jolivas@rivco.org](mailto:jolivas@rivco.org), or go to the County Planning Department’s Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street 12<sup>th</sup> Floor, Riverside, CA 92501 or the Desert Office, 77588 El Duna Court Suite H, Palm Desert, CA 92211. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Jay Olivas  
77588 El Duna Court Suite H, Palm Desert, CA 92211

**PROPERTY OWNERS CERTIFICATION FORM**

I, VINNIE NGUYEN certify that on March 22, 2019,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers CUP180019 / TPM37562 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 9<sup>TH</sup> Floor

Riverside, Ca. 92502


TELEPHONE NUMBER (8 a.m. – 5 p.m.): (951) 955-8158

# Riverside County GIS Mailing Labels

CUP180019 / TPM37562 ( 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... 3/22/2019 1:02:54 PM

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763250019  
AIRPORT BOULEVARD PROP  
1570 LINDA VISTA DR  
SAN MARCOS CA 92069

763250034  
MOON VALLEY NURSERY  
19820 N 7TH ST  
PHOENIX AZ 85024

763250040  
TOWER ENERGY GROUP  
1983 W 190TH ST STE 100  
TORRANCE CA 90504

763250029  
AFP 1  
AITCHISON III  
2007 BRADHOFF AVE  
SAN LEANDRO CA 94577

759020017  
MARK LINDSAY  
2294 CLEVELAND AVE  
THERMAL CA 92274

759020018  
JUAN CARLOS TORRES  
3805 PALO VERDE DR  
THERMAL CA 92274

763250012  
ROBERT PADILLA  
SUSAN R PADILLA  
39455 REGENCY WAY  
PALM DESERT CA 92211

763220006  
EDWARD C LAST  
FIRST AMERICAN TRUST  
FIRST AMERICAN TR  
  
5 FIRST AMERICAN WAY  
SANTA ANA CA 92707

763250014  
JAMES FRANCO  
JENNIFER FRANCO  
52945 AVENIDA VELASCO  
LA QUINTA CA 92253

763250010  
SERGIO LOPEZ  
SANTIAGO NUNEZ  
CARMEN CAMPOS

55600 HIGHWAY 86  
THERMAL CA. 92274

763250013  
CESAR TOVAR  
55710 HIGHWAY 86  
THERMAL CA. 92274

759020024  
CHARLES RICHARD WARD  
MARIA WARD  
56655 HARRISON ST  
THERMAL CA 92274

759020010  
FLORENTINO TORRES  
BLANCA LYDIA TORRES  
RUBEN GUTIERREZ GUTIERREZ

763220004  
USA 763  
5750 DIVISION ST STE 201  
RIVERSIDE CA 92506

56675 HIGHWAY 86  
THERMAL CA. 92274

759020008  
HERNAN CASTRO  
ELVIA CASTRO  
80613 PLUM LN  
INDIO CA 92201

763250011  
MARCELLO ZEPEDA  
84357 VOLARE AVE  
INDIO CA 92203

763250025  
JUNE C REED  
85240 AIRPORT BLV  
THERMAL CA 92274

763250024  
JUNE C REED  
85240 AIRPORT BLV  
THERMAL CA. 92274

763250027  
PETER RABBIT FARMS INC  
85810 GRAPEFRUIT BLVD  
COACHELLA CA 92236

759040013  
COUNTY OF RIVERSIDE  
P O BOX 1180  
RIVERSIDE CA 92502

759020006  
ANTHONY VINEYARDS INC  
P O BOX 9578  
BAKERSFIELD CA 93309

759020007  
ANTHONY VINEYARDS INC  
PO BOX 9578  
BAKERSFIELD CA 93389

763220005  
USA 763  
U S DEPT OF INTERIOR  
WASHINGTON DC 21401

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607

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# RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.  
Assistant TLMA Director

## NOTICE OF DECISION

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

77588 El Duna Ct  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

Tentative Parcel Map No. 37562 and Conditional Use Permit No. 180019

*Project Title/Case Numbers*

Jay Olivas

*County Contact Person*

760-863-7050

*Phone Number*

N/A

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Tower Energy Group - c/o Mark Vasey

*Project Applicant*

1983 West 190<sup>th</sup> Street, No. 100, Torrance, CA 90504

*Address*

North of Airport Boulevard, south of 55th Avenue, east of Harrison Street, and west of Shady Lane.

*Project Location*

Tentative Parcel Map (TPM) No. 37562 proposes a Schedule "E" subdivision to divide 9.67 acres into three (3) parcels with Parcel 1 proposed for a convenience store including motor vehicle fuel sales on approximately 3.38 acres, and Parcels 2 & 3 to remain vacant. Conditional Use Permit (CUP) No. 180019 proposes construction of a single-story 5,275 square foot convenience store building with a maximum height of 25 feet. In addition, Parcel 1 proposes construction of a 6,125 square foot fuel canopy with 12 pumping stalls, approximately 38 parking stalls, a 15,000 gallon propane (liquid petroleum) tank, and project signage.

*Project Description*

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on April 17, 2019, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act and it reflects the independent judgment of the Lead Agency (County of Riverside).
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct. Palm Desert, CA 92211.

\_\_\_\_\_  
*Signature*

Project Planner  
*Title*

2/21/18  
*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_

DM/dm Revised 3/18/2019  
Y:\Planning Case Files-Riverside office\CUP03774\PC Docs\NOD Form.docx

Please charge deposit fee case#: EA/CEQ No. XXXX CFG/CFW No. XXXX  
**FOR COUNTY CLERK'S USE ONLY**